

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

REGULAR MEETING AGENDA

Santee City Council

CITY OF SANTEE

MEETING INFORMATION

Wednesday, March 26, 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) <u>www.cityofsanteeca.gov</u>

IN-PERSON ATTENDANCE

Members of the public who wish to view the Council Meeting live may watch the live taping of the 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 start when the participant begins speaking.





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: Christ Lutheran Church and School La Mesa – Travis Ferguson

PLEDGE OF ALLEGIANCE

RECOGNITION: San Diego Regional Fire and Emergency Services Foundation and San

Diego River Conservancy

PROCLAMATION: Celebrating John Morley

PRESENTATION: Waste Management ("WM") 2024 Year in Review

CONSENT CALENDAR:

PLEASE NOTE: Consent Calendar items are considered routine and will be approved by one motion with no separate discussion. 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 submitted 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 Meeting Minutes of the Santee City Council for the Regular Meeting of February 26, 2025, Special Meeting of February 27, 2025, and Regular Meeting of March 12, 2025. (City Clerk Jeffries)
- (3) Approval of Payment of Demands as Presented. (Finance Jennings)
- (4) Approval of the Expenditure of \$110,321.14 for February 2025 Legal Services. (Finance Jennings)
- (5) Adoption of a Resolution Authorizing the Expenditure of Funds for Emergency Repair of Fire Engine 4 (V178). (Fire Matsushita)
- (6) Adoption of a Resolution Authorizing the Purchase of Three (3) Toro Zero-Turn Mowers, One (1) Toro Stand-On Aerator, and Add-On Items per Sourcewell Contract #112624-TTC from Western Mower & Engine in an Amount Not to Exceed \$64,700.00. (Community Services Chavez)





(7) Adoption of a Resolution Authorizing Submission of the General Plan and Housing Element Annual Progress Report for Calendar Year 2024 to the State of California's Office of Land Use and Climate Innovation and Department of Housing and Community Development and Finding the Action is Not a Project and Therefore Not Subject to the California Environmental Quality Act. (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 will be heard prior to Council Reports.

PUBLIC HEARING:

(8) Continued Public Hearing for a Tentative Parcel Map (TPM2020-1) and Development Review Permit (DR2020-1) for a Residential Subdivision Consisting of Four Single-Family Dwelling Units Located at 8732 Prospect Avenue in the Low-Medium Density Residential (R-2) Zone (Applicant: Palm Tree Investments). (Planning and Building – Sawa)

Recommendation:

- 1. Conduct and close the Public Hearing; and
- 2. Find that Tentative Parcel Map TPM2020-1 and Development Review Permit DR2020-1 are exempt from CEQA and authorize the filing of a Notice of Exemption; and
- 3. Adopt the Resolutions approving Tentative Parcel Map TPM2020-1 and Development Review Permit DR2020-1.

NEW BUSINESS:

(9) Proposed "Accessible Santee Small Business Grant Program" Utilizing Certified Access Specialist Program Fees. (Planning and Building – Sawa)

Recommendation:

Authorize staff to initiate the "Accessible Santee Small Business Grant Program" subject to any Council recommendations as to the proposed program and requirements.





(10) Resolution Amending the Management Services Agreement of the City Clerk and Authorizing the Appropriation of Funds to the Operating Budget. (Human Resources – Freeman)

Recommendation:

- 1. Adopt the Resolution approving the First Amendment to the City Clerk's Management Services Agreement; and
- 2. Authorize the appropriation of \$3,230.00 from the General Fund Reserve to fund the salary and benefit increase.

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:

(11) 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

Mar -	05	Santee Park and Recreation Committee Cancelled	Council Chamber
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.

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 26, 2025

ITEM TITLE CERTIFICATES OF RECOGNITION FOR THE SAN DIEGO REGIONAL FIRE AND EMERGENCY SERVICES FOUNDATION AND SAN DIEGO RIVER CONSERVANCY

DIRECTOR/DEPARTMENT Justin Matsushita, Fire Department



SUMMARY

On June 4, 2024, the San Diego Regional Fire and Emergency Services Foundation (Fire Foundation) and the City of Santee executed a Memorandum of Understanding (MOU) approving the acquisition, ownership, operation, and maintenance of a Type 3 Fire Engine. The MOU approved the use of \$407,174 of Fire Foundation grant funds for the purchase of a Type 3 Wildland Brush Engine to better address the threat of wildfires in the City of Santee.

On February 8, 2025, the City of Santee took delivery of Brush 5, a 2024 HME Type 3 – Model 34 Wildland Brush Engine. This new engine will respond from Santee Fire Station 5, and will play an important role in mitigating the threat of wildfire in the City of Santee and throughout the County of San Diego.

FINANCIAL STATEMENT

None.

<u>CITY ATTORNEY REVIEW</u> □ N/A • ⊠ Completed

RECOMMENDATION

Present the Certificates of Recognition.

ATTACHMENT

Certificates of Recognition



City of Santee Certificate of Recognition

This certificate is proudly presented in recognition of

San Diego Regional Fire Foundation

The City of Santee recognizes San Diego Regional Fire Foundation for providing the majority of the funding for the purchase of a Type 3 Fire Engine (BR5).

Mayor John W. Minto March 26, 2025

DO MORE ▶ **DUE EAST**



City of Santee Certificate of Recognition

This certificate is proudly presented in recognition of

San Diego River Conservancy

The City of Santee recognizes San Diego River Conservancy for providing the majority of the funding for the purchase of a Type 3 Fire Engine (BR5).

Mayor John W. Minto March 26, 2025

DO MORE ▶ **DUE EAST**



MEETING DATE March 26, 2025

ITEM TITLE JOHN MORLEY. PROCLAMATION OF THE CITY COUNCIL CELEBRATING

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

John Morley was struck by polio at a very young age, just prior to the release of the first polio vaccine in the United States. He did not let polio slow him down. He was a husband, father, and grandfather, and he was involved with many events and organizations in Santee: Santee Chamber of Commerce, Santee Santas, Santee Parks and Recreation, Santee Lakes Foundation, Santee Street Fair, Santee Car Show and BBQ Festival, Santee-Lakeside Rotary Club, Chair Relay for Life Santee, and Concert at the Lakes. John held jobs as a circuit board assembler and storage unit manager, and he owned Pak Mail of Santee and Morley & Sons Signs. We honor John's contributions and influence to our city.

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW ⋈ N/A • ☐ Completed

RECOMMENDATION

Present Proclamation.

ATTACHMENT

Proclamation





Proclamation

WHEREAS, Santee resident John Morley was husband to Brenda; father to Jamie Morley, Amanda Boucher, Corey Norman, and Brandon Norman (deceased); grandfather to Marcus Young, Kayla Boucher, Donovan Brooks, Justus Faison, Elden Norman, and Ash Norman, and brother to Pam Fite; and

WHEREAS, John was struck with polio at the age of four, mere months before the first polio vaccine was released in the United States. He spent one year at Shriners Hospital and had more than 17 surgeries during his childhood; and

WHEREAS, John was able to walk with long leg braces and crutches, and he did not let polio slow him down. He was involved with the Santee Chamber of Commerce as Past President, and as a Board Member for Santee Santas, Santee Parks and Recreation, and Santee Lakes Foundation. He was Chairman of the Santee Street Fair and the founding member of the first ever Santee Street Fair. John was Chairman of the Santee Car Show and BBQ Festival, and he was involved in the Chair Relay for Life Santee, Concert at the Lakes, and the Santee-Lakeside Rotary Club; and

WHEREAS, John received the Santee Chamber of Commerce President Award in 2011; a California Legislature Assembly Resolution and a County of San Diego Proclamation in 2013, and he was the 2015-2016 Rotarian of the Year; and

WHEREAS, over his work life, John was employed as a circuit board assembler, storage unit manager, and business owner of both Pak Mail of Santee and Morley & Sons Signs.

NOW, THEREFORE, I, John W. Minto, Mayor of the City of Santee, on behalf of the City Council, do hereby proclaim March 27th, 2025, as

JOHN MORLEY DAY

in the City of Santee in recognition of the many ways John contributed to and influenced the Santee community.

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

Mayor John W. Minto



Presentation

MEETING DATE March 26, 2025

ITEM TITLE

WASTE MANAGEMENT (WM) 2024 YEAR IN REVIEW

DIRECTOR/DEPARTMENT Nicolas Chavez, Community Services

SUMMARY

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

WM would like to provide a brief presentation of services provided to the City, its residents and businesses in 2024.

FINANCIAL STATEMENT & for Hy

<u>CITY ATTORNEY REVIEW</u> □ N/A • ⊠ Completed

RECOMMENDATION

Receive and file update, no action needed.

ATTACHMENT

None



MEETING DATE March 26, 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

<u>CITY ATTORNEY REVIEW</u> □ 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 26, 2025

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL FOR THE REGULAR MEETING OF FEBRUARY 26, 2025, SPECIAL MEETING OF FEBRUARY 27, 2025, AND REGULAR MEETING OF MARCH 12, 2025

DIRECTOR/DEPARTMENT James Jeffries, City Clerk

SUMMARY

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

FINANCIAL STATEMENT

N/A

<u>CITY ATTORNEY REVIEW</u> ⊠ N/A • □ Completed

RECOMMENDATION

Approve Minutes as presented.

<u>ATTACHMENT</u>

February 26, 2025, Regular Meeting Minutes February 27, 2025, Special Meeting Minutes March 12, 2025, Regular Meeting Minutes



DRAFT

Minutes Santee City Council Council Chamber – Building 2 10601 Magnolia Avenue Santee, California February 26, 2025

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

<u>ROLL CALL</u>: Present: Mayor John W. Minto, Vice Mayor Rob McNelis, and Councilmembers Ronn Hall, Laura Koval, and Dustin Trotter – 5

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty and City Clerk James Jeffries

INVOCATION was given by Gary Lawton, Calvary Chapel of Santee

PLEDGE OF ALLEGIANCE was led by Councilmember Koval

CONSENT CALENDAR:

Marlene Best, City Manager, requested Item 13 under Closed Session be removed from the Agenda.

- (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 Meeting Minutes of the Santee City Council for the Regular Meeting of February 12, 2025. (City Clerk Jeffries)
- (3) Approval of Payment of Demands as Presented. (Finance Jennings)
- (4) Approval of the Expenditure of \$108,378.31 for January 2025 Legal Services. (Finance Jennings)
- (5) Adoption of a Resolution Accepting the City Hall Improvements Building 6 Roof Replacement (CIP 2024-31) Project as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act ("CEQA") Per State CEQA Guidelines Section 15378. (Engineering Schmitz) (Reso 013-2025)
- (6) Adoption of a Resolution Approving the First Amendment to the Contract with Advanced Railway Innovations, DBA Advanced Electrical Innovations for Electrical Repairs and Related Maintenance. (Community Services Chavez) (Reso 014-2025)

Action: Councilmember Koval moved approval of the Consent Calendar and Agenda as Amended.

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

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Brenda Hammond let the community know about her lost hat and shared a childhood story.
- (B) John Hossick expressed his gratitude for the Community Development Block Grants in Santee and how CSA San Diego has helped the community; he also shared his views on the necessity of additional temporary or permanent fire stations.
- (C) Sharon Bennett voiced concerns regarding the dirt lot adjacent to Town Center Community Park.
- (D) Elanor Aylesworth Warsh expressed her gratitude to the Council and City for the clean-up efforts near Countryside Magnolia and inquired about the possibility of opening the road next to the new development.

PUBLIC HEARING:

(7) Continued Public Hearing to Assess Community Development Needs and to Solicit Proposals for Program Year 2025 Community Development Block Grant (CDBG) and Home Program Funding Consistent with the Consolidated Plan and Finding the Action is Not a Project Subject to the California Environmental Quality Act ("CEQA"). (Planning and Building – Sawa) (Reso 015-2025)

The Public Hearing was reopened at 6:48 p.m. Bill Crane, Senior Management Analyst /Grant Coordinator, provided a PowerPoint presentation and responded to Council questions.

Public Speaker:

Deborah Martin, Elder Help of San Diego

Action: Under discussion, Vice Mayor McNelis moved approval of staff recommendation with the Program Year 2025 CDBG funds to be allocated as follows:

Public Facilities (CDBG)	<u>Allocation</u>
City of Santee – Public Infrastructure Citywide ADA Pedestrian Ramp	Project
	<u>\$210,804.00</u>
Total	\$210,804.00
Administrative Activities (CDBG)	
CDBG Program Administration	\$43,800.00
CSA San Diego County (Federally Required Fair Housing Service)	\$ <u>21,000.00</u>
Total	\$64,800.00

Public Service Activities (CDBG)	<u>Allocation</u>
Crisis House	5,000.00
Elder Help	5,000.00
Meals on Wheels	5,000.00
Santee Food Bank	23,600.00
Santee Santas	5,000.00
Voices for Children	<u>5,000.00</u>
Total	\$48,600.00

Grand Total Allocation

\$324,204.00

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

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

(8) Public Hearing And Resolution Adopting Environmental Findings Pursuant to the California Environmental Quality Act, Certifying the Town Center Specific Plan Final Environmental Impact Report (SCH #2023090032), Adopting the Mitigation Monitoring and Reporting Program, and Approving the Project and First Reading of an Ordinance Adopting an Updated Town Center Specific Plan to Replace the Existing Town Center Specific Plan and All Amendments (Case File: TCSPA-2023-0001). (Planning and Building – Sawa) (Reso 016-2025)

The Public Hearing was opened at 7:09 p.m. Sandi Sawa, Planning and Building Director, introduced the item and along with Mark Steele, M. W. Steele Group, and Yara Fisher, Helix Environmental Planning, provided a PowerPoint presentation and responded to Council questions.

Public Speaker:

Erik Wiese, Wiese & Associates

Councilmember Koval recommended changing Dance Studios to Performing Arts Studios and changing the sign on the bridge leading into Town Center.

Action: Mayor Minto moved approval of staff recommendation with Councilmember Koval's requested changes.

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

The Public Hearing was closed at 7:59 p.m.

(9) Public Hearing for Tentative Map (TM-2024-0002), Development Review Permit (DR-2024-0004), and Environmental Review (ENV-2025-0004) for a Multi-Family Residential Development Consisting of 53 Units and Related Site Improvements on Two Lots Totaling 2.3 Net Acres Located at 701 Park Center Drive (APN 381-032-07 & 08) in the Town Center Specific Plan Area with a Medium-High Residential (R-14) Land Use Designation and Finding the Project Exempt From the California Environmental Quality Act Pursuant to the Class 32 Infill Exemption. (Applicant: City Ventures). (Planning and Building – Sawa) (Reso 017-2025) (Reso 018-2025)

The Public Hearing was opened at 7:59 p.m. Austin Silva, Contract Planner with 4Leaf, Inc., provided a PowerPoint presentation and responded to Council questions with the assistance of Sandi Sawa, Planning and Building Director and Carl Schmitz, Engineering Director.

Public Speaker:

- Shaun Halvax
- Eric Miller, City Ventures

Action: Vice Mayor McNelis moved approval of staff recommendation with changes to modify address visibility and EV Charging hookups.

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

The Public Hearing was closed at 8:39 p.m.

(10) Resolution Authorizing the Submittal of a Permanent Local Housing Allocation (PLHA) Grant Application to the State Department of Housing and Community Development. (City Manager – Best) (Reso 019-2025)

The Public Hearing was opened at 8:39 p.m. Bill Crane, Senior Management Analyst/Grant Coordinator, provided a PowerPoint presentation and responded to Council questions.

Action: Councilmember Hall moved approval of staff recommendation.

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

The Public Hearing was closed at 8:46 p.m.

NEW BUSINESS:

(11) Resolution Awarding the Design-Build Construction Contract for the Temporary Fire Station Apparatus Bay (CIP 2024-36B) Project to Horizons Construction Company International, Inc., and Appropriating an Additional \$424,721.00 from the General Fund to the Capital Improvement Program Budget for the Construction of a Temporary Fire Station Apparatus Bay and Living Quarters, and Finding the Project Exempt from the California Environmental Quality Act ("CEQA"), Pursuant to CEQA Guidelines Sections 15301, 15303, And 15304. (Fire/Engineering – Matsushita/Schmitz) (Reso 020-2025)

Justin Matsushita, Fire Chief, provided a PowerPoint presentation and responded to Council questions with the assistance of Nicolas Chavez, Community Services Director.

Action: Councilmember Hall moved approval of staff recommendation.

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

(12) Fiscal Year 2024-25 Operating Budget Update and Resolution Amending the Fiscal Year 2024-25 Budget. (Finance – Jennings) (Reso 021-2025)

Heather Jennings, Finance Director, provided a PowerPoint presentation and responded to Council questions with the assistance of Sandi Sawa, Planning and Building Director, and Rida Freeman, Human Resources Director.

Action: Vice Mayor McNelis moved approval of staff recommendation.

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

NON-AGENDA PUBLIC COMMENT: (Continued)

None.

CITY COUNCIL REPORTS:

Councilmember Koval spoke about her recent Air Pollution Control Board and SANDAG Planning Committee meetings; she also spoke on her efforts towards speeding up the CEQA review for work in the riverbed related to the FEMA grant.

Councilmember Hall spoke about a ride along with the Sheriff's Department and inquired about technology to assist the Sheriff with red light runners.

Mayor Minto shared information he received from his recent League of California Cities meeting.

Vice Mayor McNelis commented on the success of Fido Fest.

CITY MANAGER REPORTS:

Marlene Best, City Manager, thanked staff for their efforts towards Fido Fest.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

(Item removed from Agenda)

(13) Conference with Labor Negotiators
(Government Code Section 54957.6)
City Designated Representative: City Manager
Employee Organization: Santee Firefighters Association

ADJOURNMENT:

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Date Approved:	
James Jeffries. (City Clerk

Minutes

Santee City Council

AGC East County Headquarters & Apprenticeship Training Center 10140 Riverford Road, Lakeside, CA 92040 Thursday, February 27, 2025

1. CALL TO ORDER

This Special Meeting of the Santee City Council was called to order by Mayor John W. Minto at 9:03 a.m.

Roll Call: Present: Mayor John W. Minto, Vice Mayor Rob McNelis and Councilmembers Ronn Hall, Laura Koval, and Dustin Trotter – 5.

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty, and City Clerk James Jeffries

2. WORKSHOP ON GOALS AND STRATEGIES

Mayor Minto provided opening remarks and thanked everyone for attending.

Public Speakers:

- Dean Velasco thanked the Council and staff for their work.
- Erik Wiese, Wiese and Associates, provided a handout and spoke about the property he represents in the Town Center Specific Plan area.

Councilmembers and staff discussed the City Council's priorities for the City.

3. ADJOURNMENT

James Jeffries, City Clerk

There being no further business, the meeting was adjourned at 3:34 p.m.
Date Approved:

DRAFT

Minutes Santee City Council Council Chamber – Building 2 10601 Magnolia Avenue Santee, California March 12, 2025

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

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

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty and City Clerk James Jeffries.

INVOCATION was given by Jerry Phillips, Sonrise Community Church

PLEDGE OF ALLEGIANCE was led by Councilmember Koval.

CONSENT CALENDAR:

Councilmember Koval requested Item 5 be pulled for discussion. James Jeffries, City Clerk, requested Item 2 be pulled for public comment.

- (1) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk Jeffries)
- (2) Item Pulled for Public Comment.
- (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) (Reso 022-2025)
- (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) (Reso 023-2025)
- (5) Item Pulled for Discussion.

(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) (Reso 025-2025)

(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) (Reso 026-2025)

Action: Vice Mayor McNelis moved approval of the Consent Calendar and Agenda as amended.

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

Items removed from the Consent Calendar:

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

Public Speaker:

Truth

Action: Vice Mayor McNelis moved approval of staff recommendation.

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

(5) Adoption of a Resolution Removing Overnight Parking Restriction on Riverwalk Drive. (Engineering – Schmitz) (Reso 024-2025)

Carl Schmitz, Engineering Director, introduced the item and Minjie Mei, Principal Traffic Engineer, provided a PowerPoint presentation and responded to Council questions.

Councilmember Koval recommended amending the Item to restrict overnight parking of motorhomes.

In response to Councilmember Koval's comments, staff recommended updating the Item to modify the overnight parking restriction on the south side of Riverwalk Drive to vehicles over 8 feet in height between the hours of 12:00 a.m. and 6:00 a.m. and implement the same restriction on the north side of the street, to be consistent with other overnight parking restrictions throughout the City.

Action: Vice Mayor McNelis moved approval of the amended staff recommendation to modify the overnight parking restriction on the south side of Riverwalk Drive to vehicles over 8 feet in height between the hours of 12:00 a.m. and 6:00 a.m. and implement the same restriction on the north side of the street, to be consistent with other overnight parking restrictions throughout the City.

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

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Sue Mayberry, Trauma Intervention Programs, spoke about the program and thanked the City for its support.
- (B) Brenda Hammond spoke about friendship, grief, her lost hat, and shared a childhood story.
- (C) Gary Blume, Total Altruism Project, updated the community about the upcoming project at Big Rock Park.
- (D) Truth provided feedback about Council Meetings, requested a proclamation, suggested installing more trash cans throughout the City, commented on battery energy storage sites, shared an event idea and commented on the Santee Veterans Memorial craft.

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)

The Public Hearing was opened at 7:02 p.m. Brittany Gohres, Senior Management Analyst, provided a PowerPoint presentation and responded to Council questions.

Public Speaker:

Truth

Action: Councilmember Koval moved approval of staff recommendation.

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

The Public Hearing was closed at 7:09 p.m.

,

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) (Ord 624) (Reso 027-2025)

Sandi Sawa, Planning and Building Director, provided a PowerPoint presentation and responded to Council questions with the assistance of Marlene Best, City Manager.

Public Speaker:

Truth

Action: Vice Mayor McNelis moved approval of staff recommendation.

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

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) (Reso 028-2025)

Sandi Sawa, Planning and Building Director, provided a PowerPoint presentation and responded to Council questions with the assistance of Shawn Hagerty, City Attorney.

Action: Vice Mayor McNelis moved approval of staff recommendation.

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

(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) (Reso 029-2025)

Marlene Best, City Manager, provided a PowerPoint presentation and responded to Council questions.

Public Speaker:

Truth

Action: Councilmember Hall moved approval of staff recommendation.

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

NON-AGENDA PUBLIC COMMENT: (Continued)

None.

CITY COUNCIL REPORTS:

Councilmember Koval attended an Industrial Environmental Association's luncheon and provided an overview to the community about their purpose.

Vice Mayor McNelis acknowledged and thanked the Fire Department, the Sheriff's Department and the Santee Public Services Department for their efforts in keeping the community safe.

Mayor Minto attended the County of San Diego City Selection Committee Meeting and provided updates from the meeting.

CITY MANAGER REPORTS:

Marlene Best, City Manager, informed the community about upcoming events.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Councilmembers recessed at 7:44 p.m. and convened in Closed Session at 7:48 p.m.

(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

Councilmembers reconvened in Open Session at 10:04 p.m., with all members present. Mayor Minto reported for Item 12, an employee evaluation was performed and direction was given to staff to bring back an updated contract for the employee; for Item 13, direction was given to staff.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:05 p.m.

Date Approved:

James Jeffries, City Clerk

MEETING DATE March 26, 2025

ITEM TITLE

APPROVAL OF PAYMENT OF DEMANDS

DIRECTOR/DEPARTMENT, Heather Jennings, Finance

SUMMARY

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

FINANCIAL STATEMENT

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>	Description		<u>Amount</u>
03/05/25	Accounts Payable	\$	487,128.36
03/05/25	Accounts Payable		135,764.04
03/06/25	Payroll		477,195.60
03/06/25	Accounts Payable		286,160.55
03/07/25	Accounts Payable		50,945.63
03/11/25	Accounts Payable		156,886.43
03/11/25	Accounts Payable		26,787.95
03/12/25	Accounts Payable		852,051.87
	TOTAL	<u>\$</u>	2,472,920.43

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

Heather Jennings, Director of Finance

Heather Jennings

Voucher List CITY OF SANTEE

vchlist 03/05/2025 12:01:15PM

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138653	3/5/2025	10017 BAY CITY ELECTRIC WORKS	W308367 W308386	55024 55024	GENERATOR MAINT & REPAIRS (OI GENERATOR MAINT & REPAIRS (OI Total :	1,252.00 304.00 1,556.00
138654	3/5/2025	12951 BERRY, BONNIE	March 1, 2025		RETIREE HEALTH PAYMENT Total:	91.00 91.00
138655	3/5/2025	13292 BORDER RECAPPING LLC	25-0240274-008 25-0242952-008 25-0245488-008	54818 54818 54818	TIRES TIRES TIRES TOtal:	3,902.08 872.45 351.29 5,125.82
138656	3/5/2025	14527 CHAVEZ, NICOLAS	2025CPRS-NICK		CPRS PER DIEM Total:	301.00 301.00
138657	3/5/2025	10032 CINTAS CORPORATION 694	4220783848	54844	MISC. SHOP RENTALS Total:	90.78 90.78
138658	3/5/2025	10268 COOPER, JACKIE	March 1, 2025		RETIREE HEALTH PAYMENT Total:	91.00 91.00
138659	3/5/2025	15533 CORINTHIAN TITLE COMPANY INC	2017763-HT	55176	TITLE REPORT 10250 WOODGLEN Total:	4,000.00 4,000.00
138660	3/5/2025	11862 CORODATA SHREDDING INC	DN1507205		CORODATA SHREDDING Total:	49.82 49.82
138661	3/5/2025	10486 COUNTY OF SAN DIEGO	02102025-2		NOE - CITYWIDE STORM DRAIN TR Total :	50.00 50.00
138662	3/5/2025	15413 COUNTYWIDE MECHANICAL SYSTEMS	72505 72690 72702	55099 55099 55099	PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS & RELATED M Total:	1,877.01 1,446.23 668.40 3,991.64
138663	3/5/2025	10333 COX COMMUNICATIONS	141609501; FEB25		APT IT-OPS 9534 VIA ZAPADOR	332.39

Voucher List CITY OF SANTEE

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138663	3/5/2025	10333 10333 COX COMMUNICATIONS	(Continued)		Total :	332.39
138664	3/5/2025	10333 COX COMMUNICATIONS	063453006; FEB25 112256001; FEB25		9534 VIA ZAPADOR 9130 CARLTON OAKS DR Total :	98.37 97.58 195.95
138665	3/5/2025	14480 CURTIS, ALICIA	14480		CONFERENCE PER DIEM Total:	301.00 301.00
138666	3/5/2025	11017 DIVISION OF THE STATE	AB1379 APR-JUN 2024 AB1379 JAN-MAR 2024 AB1379 JUL-SEP 2024		AB1379 APR-JUN 2024 AB1379 JAN-MAR 2024 AB1379 JUL-SEP 2024 Total :	186.40 315.20 199.20 700.80
138667	3/5/2025	11509 ENV PRODUCTIONS INC	SANFF0225		ENTERTAINMENT SERVICES FOR F Total:	895.00 895.00
138668	3/5/2025	11835 FASTAIRE HAND DRYERS INC	HD3651-20474	55120	PARK HAND DRYERS REPLACEME Total :	2,715.57 2,715.57
138669	3/5/2025	15168 FOSTER, MATTHEW	31825		CPRS CONFERENCE PER DIEM Total:	301.00 301.00
138670	3/5/2025	15539 FUN BIKE CENTER	1637258	55167	PARKS/TRAILS UTV Total:	13,865.40 13,865.40
138671	3/5/2025	15519 GC ELECTRIC SOLAR	2918		BUSINESS LICENSE REFUND Total:	41.00 41.00
138672	3/5/2025	12638 GEORGE HILLS COMPANY, INC.	INV1031244	55094	ADMIN-LIABILITY CLAIMS Total:	1,500.00 1,500.00
138673	3/5/2025	15503 HEALTH DIMENSIONS	18522 18625	55153 55153	WELLNESS EVENT WELLNESS EVENT Total:	2,800.00 1,661.90 4,461.90
138674	3/5/2025	10301 HORSMAN AUTOMOTIVE	34315 34322	54884 54884	VEHICLE TESTING VEHICLE TESTING	59.95 59.95

Voucher List CITY OF SANTEE

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138674	3/5/2025	10301 HORSMAN AUTOMOTIVE	(Continued) 34335 34341 34364 34370 34372	54884 54884 54884 54884 54884	VEHICLE TESTING VEHICLE TESTING VEHICLE TESTING VEHICLE TESTING VEHICLE TESTING Total:	59.95 59.95 59.95 59.95 419.65
138675	3/5/2025	15528 HUNTINGTON, THOMAS B	1254		REFUNDABLE DEVELOPER DEPOS Total:	8,430.33 8,430.33
138676	3/5/2025	12700 IMPACT CANOPIES USA	SF000146115	55126	BRANDED TABLECLOTHS Total:	1,026.69 1,026.69
138677	3/5/2025	15518 J&S ASPHALT INC	8951		BUSINESS LICENSE REFUND Total:	42.00 42.00
138678	3/5/2025	10430 LEAGUE OF CALIFORNIA CITIES	Q9S1Z8	55154	LEAGUE OF CA CITIES ANNUAL ME Total :	20,739.00 20,739.00
138679	3/5/2025	10204 LIFE ASSIST INC	1553613 1553876 1553969	54807 54807 54807	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES Total:	358.54 93.15 3,288.19 3,739.88
138680	3/5/2025	10174 LN CURTIS AND SONS	INV914527	55121	FIREFIGHTING EQUIPMENT Total:	7,102.07 7,102.07
138681	3/5/2025	10207 LOCKHART TRAINING	2536		INSTRUCTOR PAYMENT Total:	256.75 256.75
138682	3/5/2025	15225 LONG, CHERYL L	March 1, 2025		RETIREE HEALTH PAYMENTS Total:	91.00 91.00
138683	3/5/2025	15252 MANERI TRAFFIC CONTROL INC	23196	54930	SIGNAGE Total:	833.45 833.45
138684	3/5/2025	10239 MORRISON, ANNE	2025CPRS-ANNE		CPRS PER DIEM	301.00

Voucher List CITY OF SANTEE

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
138684	3/5/2025	10239 10239 MORRISON, ANNE	(Continued)		Total :	301.00
138685	3/5/2025	15376 NESVIG, CHRISTINE	022425-PARMA		TRAVEL REIMBURSEMENT Total:	144.20 144.20
138686	3/5/2025	11620 OKAWA STEAK HOUSE AND SUSHI	7129		BUSINESS LICENSE REFUND Total:	42.00 42.00
138687	3/5/2025	14614 PARADIGM MECHANICAL CORP	7035	54821	HVAC MAINT & REPAIRS Total:	4,747.75 4,747.75
138688	3/5/2025	15524 PEG/LION LLC	8381		BUSINESS LICENSE REFUND Total:	42.00 42.00
138689	3/5/2025	15520 PETE PANIAGUA TERMITE CONTROL	8334		BUSINESS LICENSE REFUND Total:	42.00 42.00
138690	3/5/2025	10101 PROFESSIONAL MEDICAL SUPPLY	28437	55048	EQUIPMENT REPAIR PART Total:	30.00 30.00
138691	3/5/2025	12237 RAYON, KYLE	March 1, 2025		RETIREE HEALTH PAYMENT Total:	91.00 91.00
138692	3/5/2025	15458 REYES, LEOANGELO	237		INSTRUCTOR PAYMENT Total:	533.00 533.00
138693	3/5/2025	15521 RIVERA, RENE	5776		REFUNDABLE DEVELOPER DEPOS Total :	1,143.20 1,143.20
138694	3/5/2025	10259 ROBERT HALF	64624395	55092	TEMP SVCS - IT SUPPORT SPECIAL Total:	1,300.00 1,300.00
138695	3/5/2025	10097 ROMAINE ELECTRIC CORPORATION	12-063533	54958	VEHICLE REPAIR PARTS Total:	1,381.25 1,381.25
138696	3/5/2025	10606 SD COUNTY SHERIFF'S DEPT	OCT_2024 SEPT 2024	55145 55145	CANNABIS BUSINESS BACKGROUI CANNABIS BUSINESS BACKGROUI Total :	3,177.67 270.44 3,448.11

Voucher List CITY OF SANTEE

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	P0#	Description/Account	Amount
138697	3/5/2025	10407 SAN DIEGO GAS & ELECTRIC	04229703218; FEB25 22373580042; FEB25 34223805628; FEB25 43940205509; FEB25 79900685777; FEB25 85097421694; FEB25		STREET LIGHTS TRAFFIC SIGNALS ROW / MEDIANS (GAS) LMD BALLFIELDS; FACILITIES; PARKS CITY HALL GROUP BILL Total:	44,473.14 7,619.63 258.12 2,304.91 20,829.46 10,758.41 86,243.67
138698	3/5/2025	13061 SAN DIEGO HUMANE SOCIETY &	FEB-25	54959	ANIMAL CONTROL SERVICES Total:	38,674.00 38,674.00
138699	3/5/2025	10677 SANTEE CHAMBER OF COMMERCE	3921	54977	SPRING - SANTEE MAGAZINE ADS Total :	2,400.00 2,400.00
138700	3/5/2025	14523 SCA OF CA, LLC	159080PS 159155PS	54811 54811	STREET SWEEPING SVCS STREET SWEEPING SVCS Total:	31,019.58 717.00 31,736.58
138701	3/5/2025	10110 SECTRAN SECURITY INC	25020623	54924	FY 24/25 ARMORED CAR TRANSPC Total:	180.24 180.24
138702	3/5/2025	14245 SEVERIN MOBILE TOWING	24-150965	55049	TRAINING SUPPLIES Total:	300.00 300.00
138703	3/5/2025	13206 SHARP BUSINESS SYSTEMS	9005183432	54984	SHARP COPIES JAN & OCT-DEC O' Total:	3,994.09 3,994.09
138704	3/5/2025	12223 SITEONE LANDSCAPE SUPPLY LLC	149765323-001 149788987-001 149857835-001 150073738-001 150085093-001	54925 54925 54925 54925 54925	IRRIGATION PARTS IRRIGATION PARTS IRRIGATION PARTS IRRIGATION PARTS IRRIGATION PARTS IRRIGATION PARTS Total:	309.89 103.27 268.22 83.91 80.56 845.85
138705	3/5/2025	10837 SOUTHWEST TRAFFIC SIGNAL	84033 84034 84035 84036	54948 54948 54948 54948	TRAFFIC SIGNAL - MARKOUTS TRAFFIC SIGNAL - MISC. BREAKER TRAFFIC SIGNAL - PM INSPECTION TRAFFIC SIGNAL - SERVICE CALLS	495.00 1,600.00 3,255.00 5,211.58

Voucher List CITY OF SANTEE

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138705	3/5/2025	10837 10837 SOUTHWEST TRAFFIC SIGN	NAL (Continued)		Total :	10,561.58
138706	3/5/2025	10217 STAPLES ADVANTAGE	6023826549 6023826551 6023826553 6023898852 6023982553 6024189017	54897 54869 54897 54897 54897 54869	OFFICE SUPPLIES FY 24/25 OFFICE SUPPLIES - FINAN STAPLES CREDIT FOR ITEM RETUI OFFICE SUPPLIES OFFICE SUPPLIES FY 24/25 OFFICE SUPPLIES - FINAN Total:	200.15 25.53 -312.11 61.12 93.29 351.51 419.49
138707	3/5/2025	10027 STATE OF CALIFORNIA	793955		FINGERPRINT APPS Total:	160.00 160.00
138708	3/5/2025	10119 STEVEN SMITH LANDSCAPE INC	3180 3183 3192 3193 3194 3248 3249 3250	54900 54812 54812 54901 54900 54812 54900 54901	A 2 LANDSCAPE SERVICES A 1 LANDSCAPE SERVICES A1 LANDSCAPE SERVICES A 3 LANDSCAPE SERVICES A 2 LANDSCAPE SERVICES AREA 1 LANDSCAPE SERVICES A 2 LANDSCAPE SERVICES A 3 LANDSCAPE SERVICES Total:	385.00 952.53 435.44 275.00 330.00 59,925.88 21,760.00 13,712.00 97,775.85
138709	3/5/2025	10572 SUNBELT RENTALS INC	164574336-0001 164574336-0002	54814 54814	EQUIPMENT RENTAL EQUIPMENT RENTAL Total:	1,636.93 49.69 1,686.62
138710	3/5/2025	15454 SUPERIOR ROOFING	PP #1 RET #1	55103	CITY HALL IMPROVEMENTS - BLDG RETENTION Total :	95,459.00 -4,772.95 90,686.05
138711	3/5/2025	10250 THE EAST COUNTY	00149616		CLERK OFFICE PUBLICATION NO T Total:	140.00 140.00
138712	3/5/2025	15120 THE WATCHLIGHT CORPORATION	875820	54912	SECURITY ALARM SERVICES Total:	110.00 110.00
138713	3/5/2025	15526 V&A CONSULTING ENGINEERS INC	20004		DEVELOPER DEPOSIT REFUND	3,773.30

vchlist

03/05/2025 12:01:15PM

Voucher List CITY OF SANTEE

Bank code :	ubgen						
Voucher	Date	Vendo	r	Invoice	PO#	Description/Account	Amount
138713	3/5/2025	15526	15526 V&A CONSULTING ENGINEE	RS INC (Continued)		Total :	3,773.30
138714	3/5/2025	12276	VARGAS, CROSSBY	303	55157	ENTERTAINMENT 2025 FIDO FEST Total:	400.00 400.00
138715	3/5/2025	11305	VELOCITY TRUCK CENTERS	XA290217673:01 XA290217979:01 XA290218127:01	54903 54903 54903	VEHICLE REPAIR PARTS CR-VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS Total :	877.95 -169.16 155.68 864.47
138716	3/5/2025	10475	VERIZON WIRELESS	6105726400		CELL PHONE SERVICE Total:	903.13 903.13
138717	3/5/2025	11151	WESTNET INC	29115	55124	TEMPORARY FIRE STATION 20 Total:	18,568.04 18,568.04
138718	3/5/2025	12930	WILLIAMS, ROCHELLE	March 1, 2025		RETIREE HEALTH PAYMENT Total:	91.00 91.00
138719	3/5/2025	12641	WITTORFF, VICKY DENISE	March 1, 2025		RETIREE MARCH PAYMENT Total:	31.00 31.00
67	Vouchers 1	for bank	code: ubgen			Bank total :	487,128.36
67	Vouchers i	n this re	eport			Total vouchers :	487,128.36

Prepared by:	Tuch
Date:	4.62
	9 1.15
Approved by: _	
Date:	3/5/2

vchlist

03/06/2025 1:47:29PM

Voucher List CITY OF SANTEE

Bank code:

ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
51319	3/5/2025	10956 FRANCHISE TAX BOARD	March 24 Retiree		CA STATE TAX WITHHELD	46.00
			PPE 2/26/25		CA STATE TAX WITHHELD	33,815.12
					Total:	33,861.12
51327	3/5/2025	10955 DEPARTMENT OF THE TREASURY	March 25 Retiree		FEDERAL WITHHOLDING TAX	211.00
			PPE 2/26/25		FEDERAL WITHHOLDING TAX	101,691.92
					Total:	101,902.92
	2 Vouchers for bank code : ubgen Bank total					135,764.04
	2 Vouchers in this report Total vouchers					135,764.04

Prepared by

Approved by

Date: -

8:05:48AM

Payroll Processing Report **CITY OF SANTEE**

2/13/2025 to 2/26/2025-1 Cycle b

Page 9

	EARNING	S SECTION			DEDUCTIONS SECTION			LEAVE SECTION				
Гуре	Hours/units	Rate	Amount Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
				sb-1		92.07						
				sb-3		70.72						
				sffa		3,562.24						
				sffapc		1,015.22						
				st1cs3	86,166.56	2,585.00	-2,585.00					
				st2cs3	16,091.67	482.75	-482.75					
				texlif		249.71						
				vaccpr		758.00						
				vaccpt		195.37						
				vcanpr	7.57	441.02						
				vcanpt		145.05						
				vgcipt		68.63						
				vghipr vision	14,975.82	31.12 567.44						
				voladd	14,975.02	17.55						
				voldis		392.86						
				vollad		032.00	159.94					
				vollif		159.97	100.01					
_	40,000,00	-	747.054.20		-	270,458.79	241 020 00		Cross	747 654 2	0	
d s	16,023.00		747,654.39			270,456.79	341,030.99		Gross: Net:	747,654.3 477,195.6		
									<< No Err	ors / 9 Warnir	ıgs >>	_
									EB Paydate Pay Per	3/10 3/10 End End	4/25 0/25	zulzs

Page 9

Voucher List CITY OF SANTEE

vchlist 03/06/2025 10:27:33AM

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
138720	3/6/2025	12724 AMERICAN FIDELITY ASSURANCE	D818212		VOLUNTARY LIFE INS-AM FIDELI	
138721	3/6/2025	12903 AMERICAN FIDELITY ASSURANCE CO	2535876		FLEXIBLE SPENDING ACCOUNT Total	3,046.15 3,046.15
138722	3/6/2025	10334 CHLIC	3502313		HEALTH AND DENTAL INSURANC Tot:	
138723	3/6/2025	14793 CONTROLLING INS COST IN CA, SCHOO	DL 2025-03		EMPLOYEE ASSISTANCE PROGE	
138724	3/6/2025	10844 FRANCHISE TAX BOARD	PPE 2/26/25		WITHHOLDING ORDER Tota	212.54 al: 212.54
138725	3/6/2025	10785 RELIANCE STANDARD LIFE	March 2025		VOLUNTARY LIFE INSURANCE Tota	319.91 319.91
138726	3/6/2025	10424 SANTEE FIREFIGHTERS	PPE 2/26/25		DUES/PEC/BENEVOLENT/BC EXI	
138727	3/6/2025	10776 STATE OF CALIFORNIA	PPE 2/26/25		WITHHOLDING ORDER Tota	449.53 449.53
138728	3/6/2025	10776 STATE OF CALIFORNIA	PPE 2/26/25		WITHHOLDING ORDER Tota	260.30 260.30
138729	3/6/2025	10001 US BANK	PPE 2/26/25		PARS RETIREMENT Tota	1,655.48 1,655.48
138730	3/6/2025	14600 WASHINGTON STATE SUPPORT	PPE 2/26/25		WITHHOLDING ORDER Tota	641.53 641.53
11	Vouchers 1	for bank code: ubgen			Bank tota	l: 286,160.55
11	Vouchers i	n this report			Total voucher	s: 286,160.55

03/06/2025 10:27:33AM

ubgen

Voucher List CITY OF SANTEE

Page 11

Bank code:

Voucher Date

Vendor

Invoice

PO#

Description/Account

Amount

Prepared by: Date:

Approved by:

Date:

Page 11

03/07/2025 9:58:46AM

Voucher List CITY OF SANTEE

Page 12

Bank	code:	ubgen
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Voucher	Date	Vendor	Invoice	PO#	Description/Accoun	it	Amount
6393396	3/7/2025	14704 457 MISSIONSQUARE	PPE 2/26/25		ICMA - 457	Total :	45,864.99 45,864.99
6885429	3/7/2025	14705 RHS MISSIONSQUARE	PPE 2/26/25		RETIREE HSA	Total :	5,080.64 5,080.64
	2 Vouchers	for bank code : ubgen				Bank total :	50,945.63
	2 Vouchers	in this report			1	Total vouchers :	50,945.63

Prepared by: \(\)
Date:

Approved by:

Date:

03/11/2025

2:59:21PM

Voucher List CITY OF SANTEE

Bank code: ubgen

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
2254	3/11/2025	10353 PERS		02 25 4		RETIREMENT PAYMENT Total:	156,886.43 156,886.43
	1 Vouchers fo	or bank code :	ubgen			Bank total :	156,886.43
	1 Vouchers in	this report				Total vouchers :	156,886.43

Prepared by:

Approved by:

Date:

Date:

03/11/2025 3:13:35PM

Voucher List CITY OF SANTEE

Page 14

Bank code: ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
63700	3/11/2025	10482 TRISTAR RISK MANAGEMENT	122032		WORKERS COMP LOSSES; FEB25 Total:	26,787.95 26,787.95
	1 Vouchers	for bank code : ubgen			Bank total :	26,787.95
	1 Vouchers	in this report			Total vouchers :	26,787.95

Prepared by:
Date:

Approved by:
Date:

3/1/25

Voucher List CITY OF SANTEE

03/12/2025 3:08:59PM

vchlist

Bank code: ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138731	3/12/2025	13292 BORDER RECAPPING LLC	25-0237869-008	54818	TIRES Total :	5,033.60 5,033.60
138732	3/12/2025	10668 CALIFORNIA BUILDING STANDARDS	JUL-SEP 2024		JUL - SEP 2024 SB1473 FEES Total:	1,290.60 1,290.60
138733	3/12/2025	10031 CDW GOVERNMENT LLC	AC8KF2N AC8KF2R	55147 55148	COMMUNICATION EQUIP COMMUNICATION EQUIP Total:	1,537.63 690.14 2,227.77
138734	3/12/2025	10032 CINTAS CORPORATION 694	4221518561 4221546871	54844 54844	MISC SHOP RENTALS STATION SUPPLIES Total:	74.14 55.66 129.80
138735	3/12/2025	12328 CINTAS CORP. #2	5254088302	55039	FIRST-AID KIT SERVICE Total:	232.33 232.33
138736	3/12/2025	14996 COMMUNITY HEALTH GROUP	ACID 18631 ACID 18750 ACID 19132		REFUND - AMBULANCE BILLING REFUND - AMBULANCE BILLING REFUND - AMBULANCE BILLING Total :	595.84 595.84 595.84 1,787.52
138737	3/12/2025	10333 COX COMMUNICATIONS	038997401; FEB25 094486701; MAR25		9951 RIVERWALK DR CITY HALL GROUP BILL Total :	57.00 3,393.71 3,450.71
138738	3/12/2025	10333 COX COMMUNICATIONS	141609201; FEB25		APT IT-FS4 8950 COTTONWOOD A\ Total:	332.39 332.39
138739	3/12/2025	10142 CSA SAN DIEGO COUNTY	907	54963	CDBG SUBRECIPIENT Total:	4,958.50 4,958.50
138740	3/12/2025	10046 D MAX ENGINEERING INC	9077 9078	54850 54849	SANTEE 24-25 CONSTRUCTION INS STORMWATER PROGRAM ASSISTA Total:	2,024.92 16,032.54 18,057.46
138741	3/12/2025	12655 DELL MARKETING LP	10799374754	54627	MONTHLY WEBSITE HOSTING FEE	463.94

Voucher List CITY OF SANTEE

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Bank code :	ubgen
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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138741	3/12/2025	12655 DELL MARKETING LP	(Continued)		Total :	463.94
138742	3/12/2025	10433 DEPARTMENT OF CONSERVATION	JUL-SEP 2024		JULY - SEPTEMBER 2024 SMIP FEE Total:	8,305.03 8,305.03
138743	3/12/2025	14446 ENTERPRISE FM TRUST	282938A-030525 FOT0180556-NRC	55040	VEHICLE LEASING PRGRAM FLEET MAINTENANCE SERVICES Total:	13,857.72 1,488.25 15,345.97
138744	3/12/2025	15433 GENERAL CODE LLC	GC00129227	55077	MUNICIPAL CODE CODIFICATION Total:	1,795.00 1,795.00
138745	3/12/2025	10066 GLOBALSTAR USA LLC	86058934		SATELLITE PHONE SERVICE Total:	106.11 106.11
138746	3/12/2025	11196 HD SUPPLY FM	2024 Q3		LOCATION AGMT PYMT 2024 Q3 Total :	627,685.03 627,685.03
138747	3/12/2025	11196 HD SUPPLY FACILITIES	9234323342	54803	STATION SUPPLIES Total:	1,333.36 1,333.36
138748	3/12/2025	14785 HEARTLAND FIRE	QTR3BILLING		HFTA FY 24-25 3RD QTR Total:	12,766.00 12,766.00
138749	3/12/2025	15486 HIGH TECH IRRIGATION INC	821410	55125	SYNTHETIC TURF COOL DOWN SP Total:	9,882.01 9,882.01
138750	3/12/2025	11724 ICF JONES & STOKES INC	INV-00000125931	53609	MSCP SUBAREA PLAN Total:	4,398.75 4,398.75
138751	3/12/2025	15440 IDI Q	INV-IDIQ10406		ID PROTECTION Total:	572.40 572.40
138752	3/12/2025	10204 LIFE ASSIST INC	1556202 1556264 1556638	54807 54807 54807	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES Total:	3,584.97 94.94 127.50 3,807.41

138764

3/12/2025 10217 STAPLES ADVANTAGE

03/12/2025 3:08:59PM

Voucher List CITY OF SANTEE

Page 17

Bank code: ubgen Voucher Date Vendor Invoice PO# Description/Account **Amount** 138753 3/12/2025 10507 GREAT AMERICA FINANCIAL SVCS MITEL MXE III CONTROLLER SATA! 38634110 1.588.52 Total: 1.588.52 138754 3/12/2025 15178 ON DUTY HEALTH, PLLC 1670 55098 FF/PM ANNUAL PHYSICALS 42.042.00 Total: 42,042.00 3/12/2025 10308 O'REILLY AUTO PARTS 138755 2968-268414 54864 **VEHICLE SUPPLIES** 19.40 Total: 19.40 138756 3/12/2025 10344 PADRE DAM MUNICIPAL WATER DIST 29700015: FEB25 CONSTRUCTION METER 271.20 Total: 271.20 138757 3/12/2025 10092 PHOENIX GROUP INFO SYSTEMS 54878 FY 24/25 PARKING CITE PROCESS 012025031 706.33 122024031 54878 FY 24/25 PARKING CITE PROCESS 443.33 Total: 1,149.66 138758 3/12/2025 15343 QUADIENT FINANCE USA INC 2128-6 QUADIENT POSTAGE FUNDING 236.50 Total: 236.50 138759 3/12/2025 13171 SC COMMERCIAL, LLC IN-0000072620 PROPANE FUEL 390.33 Total: 390.33 138760 3/12/2025 13206 SHARP BUSINESS SYSTEMS 9005203028 54984 SHARP COPIES 2025.02 932.80 Total: 932.80 138761 3/12/2025 13271 SHI INTERNATIONAL CORP B19462360 55156 ANNUAL SUBSCRIPTION RENEWAL 6,923.56 Total: 6,923.56 138762 3/12/2025 13162 SOCAL PPE SC11450 54978 TURNOUT INSPECTION / MAINT 11.294.75 Total: 11,294.75 3/12/2025 10837 SOUTHWEST TRAFFIC SIGNAL 138763 84037 54955 **DIG ALERTS** 1,422,84 84038 54955 TRAFFIC SIGNAL - SERVICE CALLS 185.58 84039 54955 TRAFFIC SIGNAL - SERVICE CALLS 808.02 84040 54955 TRAFFIC SIGNAL - SERVICE CALLS 3,949,29 Total: 6,365.73

6024318286

55122

50.86

FY 24/25 OFFICE SUPPLIES

03/12/2025 3:08:59PM

Voucher List CITY OF SANTEE

Page 18

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
138764	3/12/2025	10217 STAPLES ADVANTAGE	(Continued) 6024633806	54869	FY 24/25 OFFICE SUPPLIES - FINAN Total :	188.54 239.40
138765	3/12/2025	10119 STEVEN SMITH LANDSCAPE INC	3175 3184 3187	54900 54900 54900	A 2 LANDSCAPE SERVICES A 2 LANDSCAPE SERVICES A 2 LANDSCAPE SERVICES Total:	3,217.16 3,217.16 6,647.32 13,081.64
138766	3/12/2025	15527 SUNBEAM MANAGEMENT INC	9361		BUSINESS LICENSE REFUND Total:	108.00 108.00
138767	3/12/2025	10250 THE EAST COUNTY	00149663 00150126		INVITATION TO BID - CITYWIDE CR. NOTICE OF PH - PASEO PARK CEN Total :	854.00 241.50 1,095.50
138768	3/12/2025	15120 THE WATCHLIGHT CORPORATION	878298	54912	SECURITY ALARM SERVICES Total:	220.00 220.00
138769	3/12/2025	15091 T-MOBILE USA INC	993045165; FEB25		CITY HALL Total:	1,198.36 1,198.36
138770	3/12/2025	10550 UNIFORMS PLUS INC	21925	54914	WEARING APPAREL Total:	560.30 560.30
138771	3/12/2025	10475 VERIZON WIRELESS	6105726401		WIFI SERVICE Total :	1,140.29 1,140.29
138772	3/12/2025	11101 VISIONAIRE LIGHTING LLC	146121	55058	STREETLIGHT UPGRADE PARTS Total:	23,811.90 23,811.90
138773	3/12/2025	14687 WEX BANK	103485372		FLEET CARD FUELING Total:	15,420.34 15,420.34
43	Vouchers f	or bank code : ubgen			Bank total :	852,051.87
43	Vouchers i	n this report			Total vouchers :	852,051.87

03/12/2025 3:08:59PM

Voucher List CITY OF SANTEE

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Bank code :

ubgen

Voucher

Date Vendor

Invoice

PO#

Description/Account

Amount

Prepared by:__

Approved by: _

Date: _

MEETING DATE

March 26, 2025

ITEM TITLE APPROVAL OF THE EXPENDITURE OF \$110,321.14 FOR FEBRUARY 2025 LEGAL SERVICES

DIRECTOR/DEPARTMENT Heather Jennings, Finance

SUMMARY

Legal services invoices proposed for payment for the month of February 2025 total \$110,321.14 as follows:

1)	General Retainer Services	\$	17,981.76
2)	Labor & Employment		4,181.60
3)	Litigation & Claims		7,135.90
4)	Special Projects - General Fund		44,169.72
5)	Special Projects – Other Funds		1,644.96
6)	Third-Party Reimbursable Projects		35,207.20
	Total	_\$	110,321.14

FINANCIAL STATEMENT

Account Description: Legal Services

General Fund:	AMOUNT	B	ALANCE
Adopted Budget	\$ 891,530.00		
Revised Budget	891,530.00		
Prior Expenditures	(554,291.66)		
Current Request	(73,448.98)	\$ 2	263,789.36
Other Funds (excluding third-party reimbursable it	ems):		
Adopted Budget	\$ 25,000.00		
Revised Budget	25,000.00		
Prior Expenditures	(6,745.61)		
Current Request	(1,664.96)	\$	16,589,43

<u>CITY ATTORNEY REVIEW</u> ⊠ N/A □ Completed

RECOMMENDATION MSB

Approve the expenditure of \$110,321.14 for February 2025 legal services and reimbursable costs.

ATTACHMENTS

- 1. Legal Services Billing Summary February 2025
- 2. Legal Services Billing Recap FY 2024-25



LEGAL SERVICES BILLING SUMMARY FEBRUARY 2024

DESCRIPTION		CURRENT AMOUNT	INVOICE NUMBER	NOTES
Retainer	\$	17,981.76	1021969	
1001.00.1201.51020		17,981.76		
Labor & Employment:				
Labor & Employment	-	4,161.60	1021970	
1001.00.1201.51020	-	4,161.60		
Litigation & Claims:				
Litigation & Claims		491.30	1021971	
Schaeffer Receivership		588.00	1021986	
Collinwood Drive Receivership Hope for the Homeless Lakeside Inc.		838.10 5,218.50	1021988 1021987	
•			1021907	
1001.00.1201.51020		7,135.90		
Special Projects (General Fund):				
Community Oriented Policing		13,598.92	1021972	
CEQA Special Advice		1,445.00	1021991	
Water Quality		115.60	1021976	
Entertainment District Advanced Records Center Services for PRA		11,617.80	1021977	
Cannabis		11,670.20 1,300.50	1021982 1021983	
ADA Transition Plan		1,300.30	1021983	
Surplus Land Act/Real Property Special Advice		2,976.70	1021985	
Housing and Planning Legal Support		1,300.50	1021979	
1001.00.1201.51020		44,169.72		
Mobile Home Rent Control Commission		1,358.30	1021974	2901.04.4106.51020
Cuyamaca Street Right-of-Way Acquisition		306.66	1021981	cip71402.30.05
		1,664.96		
Third-Party Reimbursable:				
MSCP Subarea Plan		5,307.20	1021989	spp1704a.10.05
HomeFed Project		24,378.80	1021990	tm22001a.10.05
Redevelopment of Carlton Oaks Golf Course		128.40	1021992	cup1906a.10.05
Palisade Warehouse		770.40	1021996	dr23002a.10.05
Summit Townhomes		128.40	1022000	tm23003a.10.05
Extra Space Storage		1,070.00	1021995	cup2401a.10.05
City Ventures Cottonwood and Park		3,167.20	1022001	tm24001a.10.05
Townsend Project Design Review		256.80	1022002	tm24003a.10.05
		35,207.20		
Total	\$	110,321.14		

LEGAL SERVICES BILLING RECAP FY 2024-25

	Adopted	Revised	Previously Spent	Available	Curre	ent Request
Category	Budget	Budget	Year to Date	Balance	Mo./Yr.	Amount
General Fund: General / Retainer Labor & Employment Litigation & Claims	\$ 216,530.00 80,000.00 75,000.00	\$ 216,530.00 80,000.00 75,000.00	\$ 125,581.43 56,606.92 110,873.65	\$ 90,948.57 23,393.08 (35,873.65)	Feb-25 Feb-25 Feb-25	\$ 17,981.76 4,161.60 7,135.90
Special Projects	520,000.00	520,000.00	261,229.66	258,770.34	Feb-25	44,169.72
Total	\$ 891,530.00	\$ 891,530.00	\$ 554,291.66	\$ 337,238.34		\$ 73,448.98
Other City Funds: MHFP Commission Capital Projects SLEMSA JPA	\$ 10,000.00 5,000.00 10,000.00	\$ 10,000.00 5,000.00 10,000.00	\$ 3,246.01 2,488.10 1,011.50	\$ 6,753.99 2,511.90 8,988.50	Feb-25 Feb-25 Feb-25	\$ 1,358.30 306.66
Total	\$ 25,000.00	\$ 25,000.00	\$ 6,745.61	\$ 18,254.39		\$ 1,664.96
Third-Party Reimbursal			\$ 86,243.80			\$ 35,207.20

FY 2024-2	25		Total Proposed for	Pay	ment
General Fund	\$	554,291.66	General Fund	\$	73,448.98
Other City Funds		6,745.61	Other City Funds		1,664.96
Applicant Deposits or Grants		86,243.80	Applicant Deposits or Grants		35,207.20
Total	\$	647,281.07	Total	\$	110,321.14

MEETING DATE March 26, 2025

ITEM TITLE RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS FOR EMERGENCY REPAIR OF FIRE ENGINE 4 (V178)

DIRECTOR/DEPARTMENT Justin Matsushita, Fire Department

SUMMARY

This Item requests authorization for the expenditure of funds for the emergency repair of Fire Engine 4 (V178), Emergency defined per Santee Municipal Code (SMC) 3.24.020. Unit V178 has multiple significant oil leaks and a faulty fuel gauge and was sent to Velocity Truck Centers (Velocity) for diagnostics. Velocity found significant oil leaks that will require removal of the cylinder heads and transmission to be repaired. Additionally, the air compressor requires replacement. Repairing the intermittent fuel gauge will require Velocity to obtain the wiring schematic from the engine manufacturer to further troubleshoot the cause of this issue. The Santee Lead Mechanic concurs with the diagnosis and repair recommendation.

On September 25, 2024, the City Council approved the \$49,150.39 emergency repair of Fire Engine 205 (V157) that included a complete engine overhaul kit and other related repairs. Although the current cost estimate for repair of V178 is only \$17,293.74, the cumulative cost of the repairs to V157 and V178 by the same vendor during the current fiscal year requires City Council approval.

Santee Municipal Code Section 3.24.140 authorizes the City Manager to approve immediate procurement of supplies or services when the estimated cost does not exceed \$75,000, when it is essential to prevent delays in work which may negatively affect the life, health, safety or convenience of the public. Such purchases are subject to subsequent City Council ratification. The V178 preliminary cost estimate is \$17,293.74. To begin immediate repairs to this engine and avoid risk to public safety, the Finance Department authorized emergency repairs for \$17,293.74.

The V178 repairs are currently ongoing.

FINANCIAL STATEMENT & GA HJ

Funding for V178 repairs is available in the existing Fleet Maintenance Vehicle Repair and Maintenance Account.

CITY ATTORNEY REVIEW □ N/A • ☑ Completed

RECOMMENDATION

Adopt the Resolution authorizing the expenditure of funds for the final cost of repair in an amount not to exceed \$17,293.74 from the Fleet Maintenance Vehicle Repair and Maintenance Account.

ATTACHMENT

Resolution Velocity Truck Centers repair quote



RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE EXPENDITURE OF FUNDS FOR EMERGENCY REPAIR OF FIRE ENGINE 4 (V178)

WHEREAS, Engine 4 (V178) has had significant oil leaks and an intermittent fuel gauge and was sent to Velocity Truck Centers (Velocity) for diagnostics. Velocity found oil leaks that will require removal of the cylinder heads, transmission, and air compressor replacement; and

WHEREAS, the Santee Lead Mechanic concurs with the diagnosis and repair recommendation; and

WHEREAS, Santee Municipal Code Section 3.24.140 authorizes the City Manager to approve immediate procurement of supplies or services when the estimated cost does not exceed \$75,000, when it is essential to prevent delays in work which may negatively affect the life, health, safety or convenience of the public. Such purchases are subject to subsequent City Council ratification; and

WHEREAS, the V178 cost estimate is \$17,293.74 and the Finance Department has authorized this emergency repair; and

WHEREAS, Fire Engine 205 (V157) required emergency repairs approved on September 25, 2024, totaling \$49,150.39; and

WHEREAS, the cumulative cost of the earlier V157 repair and the current V178 repair in the same fiscal year by the same vendor exceeds \$50,000.00 and therefore requires City Council approval.

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

1. Authorizes the expenditure of funds for the final cost of repair of V178 in an amount not to exceed \$17,273.74 from the Fleet Maintenance Vehicle Repair and Maintenance Account.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 26th day of March 2025, by the following roll call vote, to wit:

AYES:	
NOES:	
ABSENT:	
	APPROVED:
ATTEST:	JOHN W. MINTO, MAYOR
JAMES JEFFRIES, CITY CLERK	

SERVICE ESTIMATE: EA290028262

San Diego Freightliner

A Division of Los Angeles Truck Centers,

LLC

Los Angeles Truck Centers, LLC PO Box 101284

Pasadena, CA 91189-1284

Please Remit Payment to:

Date Arrived:

02/28/2025

SR

Date Invoiced:

SalesType:

54903 PO No:

Terms: 30

COLLEEN ARREARAN

Email: carrearan@vvgtruck.com

COLLEEN ARREARAN Salesman:

Reviewer:

Advisor:

6066 Miramar Rd San Diego, CA 92121

(619) 564-3700

EPA ID: CAL000360442 ARD: 227248.2016

BILL TO

CITY OF SANTEE - 101419

FIRESTATION #4

8950 COTTONWOOD AVE

SANTEE CA 92071

P: (619) 258-4100 F: (619) 562-1046

2016

DELIVER TO

CITY OF SANTEE - 101419

FIRESTATION #4

8950 COTTONWOOD AVE

SANTEE CA 92071

P: (619) 258-4100 F: (619) 562-1046

VIN: 4P1BAAGF5GA016731

Fleet Unit #: PIERCE MFG. INC

V178

PIFRCE

License#:

Engine Model / Serial#:

Year/Make/Model:

Trans Model / Serial#:

Front Axle Model / Serial#:

Rear FWD Axle Model / Serial#:

Rear Rear Axle Model / Serial#:

Mileage: Body ID#: 123456

Axle Ratio:

Tag#:

8596

Selling Dealer: Date In Svc:

JOB #1 02 SR **Express Assessment (Apply to Op 1 Only)**

COMPLAINT

C/A CEL ON

THERMOSTAT.

CAUSE

RR THERM, SEAL, RETEST

CORRECTION

CONNECTED TO UNIT AND PULLED CODES UNIT HAS CODE 3719/31 AND 5443/15 FOR DPF ZONE 2 AND HC ABSORTION HIGH INDICATING THE UNIT NEEDS A REGEN. UNIT HAS INACTIVE CODE 96/19 AND 110/18 FOR FUEL SENDER WILL DIAG CODE IN ANOTHER OPP AND CODE FOR COOLANT THERMOSTAT HEAT UP TOO SLOW. PLACED UNIT ON A REGEN TO VERIFY NO ISSUES ARE PRESENT FOR REGEN CODES AND MONITORED THE COOLANT TEMP AND DID NOTICE THE COOLANT TEMP ROSE SLOWLY WILL NEED TO REPLACE THE

QTY	ITEM	DESCRIPTION	UNIT PRICE	EXTD PRICE
1	290D/DDE A4712007815	THERMOSTAT, COOLANT	123.99	123.99
1	290D/DDE A4722030080	SEAL, COOLANT THERMOSTAT	10.79	10.79
1	HAZMAT	HAZMAT / EPA FEE	15.00	15.00

Parts: \$134.78 Labor: \$740.00 Other: \$15.00 Sublet: \$0.00 \$889.78

JOB #2 05 SR Menu Items

COMPLAINT

FUEL GAUGE IN OP

CAUSE

NPF; FUEL READING CORRECTLY

CORRECTION

UNIT HAS INACTIVE CODE 96/19 FOR FUEL LEVEL SIGNAL ERROR. SEND THE UNIT ON A ROAD TEST AND WAS UNABLE TO DUPLICATE THE FUEL LEVEL DROPPING OR THE CODE COMING ACTIVE. NEED TO CONTACT THE COSTUMER TO SEE IF THEY WOULD LIKE US TO CONTACT PIERCE TO SEE IF WE CAN GET SCHEMATICS AND TROUBLESHOOT THE CODE THE ISSUE IS ON THE PIERCE SIDE

QTY	ITEM	DESCRIPTION	UNIT PRICE	EXTD PRICE
1	HAZMAT	HAZMAT / EPA FEE	0.00	0.00

Parts: \$0.00 Labor: \$370.00 Other: \$0.00 Sublet: \$0.00 \$370.00

JOB #3 01 SR

Engine Components

COMPLAINT

C/A ENGINE OIL LEAKS

CAUSE

RR OIL PAN, CRNKCASE BRTHR, VALVE COVER, FLYWH HOUSG, REAR MAIN SEAL, AIR COMP

CORRECTION

FOUND LEAK AT VALVE COVER, REAR OF CAM HOUSING(THIS LEAK CAN BE BECAUSE SEAL IS WORN OR CAMHOUSING IS CRACKED WILL KNOW AFTER REMOVED), OIL PAN SECURE BOLTS GROOMETS AND OIL PAN SEAL, FLYWHEEL HOUSING GASKET, INJECTOR FUEL LINES, CRANKCASE BREATHER GASKET, FRONT OF AIR COMPRESSOR PLATE(NOT A PART THAT CAN BE RESEAL) AIR COMPRESSOR WILL NEED REPLACE,

TRANSMISSION WILL HAVE TO BE REMOVE TO RESEAL BACK OF ENGINE

QTY	ITEM	DESCRIPTION	UNIT PRICE	EXTD PRICE
1	290D/DDE 23565378	KIT-OIL PAN GROMMET 18 PACK	12.09	12.09
2	290D/DDE A0029974271	FITTING, COOLANT LINE, AIR COM	47.69	95.38
1	290D/DDE A0159974946	OIL SEAL, CRANKSHAFT, REAR	61.99	61.99
3	290D/DDE A4700781710	KIT, HP FUEL INJ LINE, SEAL, C	112.99	338.97
3	290D/DDE A4700781810	KIT, HP FUEL INJ LINE, SEAL, C	112.99	338.97
1	290D/DDE A4710140422	GASKET,OIL PAN MOUNTING	219.99	219.99
1	290D/DDE A4710150480	MOUNTING GASKET, FLYWHEEL HOUS	60.99	60.99
1	290D/DDE A4710160521	SEAL, ROCKER COVER	61.99	61.99
1	290D/DDE A4710509602	CAMSHAFT HOUSING	1,882.49	1,882.49
1	290D/DDE A4720180780	GASKET, CRANKCASE BREATHER	14.39	14.39
1	290D/DDE RA4711302515	A/COMPRESSOR	1,272.49	1,272.49
1	290D/DDE RA4711302515-CORE	CORE	564.99	564.99
1	HAZMAT	HAZMAT / EPA FEE	15.00	15.00
1	IBFRT	INBOUND FREIGHT	149.99	149.99

Parts: \$4,924.73 Labor: \$10,175.00 Other: \$164.99 Sublet: \$0.00 \$15,264.72

JOB #4 05-INSP SR Courtesy Inspection

COMPLAINT

COURTESY INSPECTION **

CAUSE

CORRECTION

[QTY	ITEM	DESCRIPTION				UNIT PRICE	EXTD PRICE
			Parts: \$0	.00 L	Labor: \$0.00	Other: \$0.0	0 Sublet: \$0.00	\$0.00

ANY WARRANTIES ON THE PRODUCTS SOLD HEREBY ARE THOSE MADE BY MANUFACTURER, IF ANY. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF. THE SELLER HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND THE COMPANY NEITHER ASSUMES NOR AUTH-ORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY LIABILITY IN CONNECTION WITH THE SALE OF SAID PRODUCTS WHICH ARE SOLD AS IS AND WITH ALL FAULTS.

WE HEREBY CERTIFY THAT THESE GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT OF 1938, AS AMENDED AND OF REGULATIONS AND ORDERS OF THE ADMINISTRATOR OR WAGE AND HOUR DIVISION ISSUED UNDER SECTION 14 THEREOF.

CLIENT AGREES THAT JURISDICTION AND VENUE OF ANY DISPUTE, CLAIMS OR LAWSUITS BETWEEN CLIENT AND THE COMPANY REGARDING ANY MATTER, INCLUDING, BUT NOT LIMITED TO SERVICES PROVIDED OR GOODS SOLD BY THE COMPANY TO CLIENT OR ON CLIENT'S BEHALF, SHALL BE EXCLUSIVELY IN THE STATE AND COUNTY THE REPAIR WAS PERFORMED. AGREES TO BE SUBJECT TO THE JURISDICTION OF STATE AND COUNTY IN ANY SUCH DISPUTE.

PLEASE READ TERMS AND CONDITIONS ON THE NEXT PAGE SIDE BEFORE SIGNING.

AUTHORIZED BY	 DATE	

SERVICE ESTIMATE: EA

LABOR
PARTS
OTHER
SUBLET
SUBTOTAL

MISCELLANEOUS \$350.00

TAX \$419.24

TOTAL \$17,293.74

Amount:	Payment:
Change:	
<u>Гіте:</u>	Type: Cash
mount:	Payment:
heck:	Merch#:
уре:	Tran:
<u>ime:</u>	Type:Check
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Card#: AID#:	Auth#:
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SERVICE ESTIMATE: EA290028262

- (1) OUR TERMS ARE PAYMENT ON DELIVERY@SERVICE CHARGE OF 1 1/2% PER MONTH (18% PER ANNUM) RECEIVED WITH 30 DAYS OF INVOICE DATE. IF VVG HAS EXTENDED CREDIT TERMS, PAYMENT IS DUE PER THE CREDIT ARRANGEMENT. IN THE EVENT LEGAL ACTION IS REQUIRED TO ENFORCE PAYMENT, CUSTOMER AGREES TO PAY VVG ALL COURT COSTS AND ATTORNEY FEES
- (2) A 20% RESTOCKING CHARGE WILL BE CHARGED ON ALL ITEMS RETURNED.
- (3) ALL REQUESTS FOR RETURN MUST BE:
 - A. IN ORIGINAL CLEAN CARTON
 - B. UNUSED
 - C. WITHIN 30 DAYS OF INVOICE DATE, AND ACCOMPANIED BY A COPY OF THE INVOICE.
- (4) NO ELECTRICAL ITEMS MAY BE RETURNED.
- (5) NO SPECIAL ORDER ITEMS MAY BE RETURNED.
- (6) ALL PARTS SOLD AND/OR INSTALLED BY VVG ARE WARRANTEED BY THE MANUFACTURER. VVG ACCEPTS NO RESPONSIBILITY FOR FIT, TYPE, OR QUALITY OF ANY VENDOR ITEM.
- (7) KITS AND SETS ARE NOT RETURNABLE IF CARTON IS OPENED
- (8) CORES MUST BE RETURNED WITH 5 WORKING DAYS OF INVOICE DATE AND ACCOMPANIED BY A COPY OF THE INVOICE. CORES MUST BE DRAINED, ASSEMBLED AND IN ORIGINAL CARTON
- (9) ALL SPECIAL ORDERED PARTS THAT YOU HAVE MADE A DEPOSIT ON MUST BE PICKED-UP WITH 10 DAYS YOUR DEPOSIT IS FORFEITED.
- (10) VVG IS NOT RESPONSIBLE FOR LOST INCOME OF ANY TYPE WHICH RESULTS FROM A UNITS NON-OPERATION WHILE BEING REPAIRED. THE DEALER IS NOT RESPONSIBLE FOR UNAVAILABILITY OF PARTS OR DELAYS IN PARTS SHIPMENT BEYOND DEALER'S CONTROL.
- (11) ALL RETURNED CHECKS ARE SUBJECT TO A \$35.00 HANDLING FEE
- (12) LABOR WARRANTY IS 45 DAYS
- (13) VVG IS NOT RESPONSIBLE FOR LOSS OR DAMAGE TO THE VEHICLE OR ITS CONTENTS DUE TO COLLISION NOT DUE TO ITS NEGLIGENCE; OR DUE TO THEFT OR OTHER CASUALTY REGARDLESS OF WHETHER OR NOT SUCH FIRE, THEFT OR OTHER CASUALTY IS DUE TO ITS NEGLIGENCE
- (14) CUSTOMER STATES NO ARTICLES OF PERSONAL PROPERTY HAVE BEEN LEFT IN THE VEHICLE AND DEALER IS NOT RESPONSIBLE FOR INSPECTION THEREOF
- (15) DUE TO THE TYPE OF SERVICE REQUESTED SOME REPAIRS MUST BE SUBLET
- (16) IF THE VEHICLE DESCRIBED HEREIN IS NOT CALLED FOR WITHIN THREE (3) DAYS AFTER SUCH NOTICE IS GIVEN, A STORAGE CHARGE OF \$25.00 PER DAY WILL BE MADE FOR EACH DAY THEREAFTER
- (17) SAID DEALER IS AUTHORIZED TO DELIVER THE VEHICLE DESCRIBED HEREIN OR ANY OF ITS CONTENTS TO ANY PERSON PRESENTING THIS RECEIPT
- (18) CALIFORNIA PROP 65 WARNING: DIESEL ENGINE EXHAUST AND/OR CHEMICALS ARE KNOWN TO THE STATE OF CALIFORNIA TO CAUSE CANCER, REPRODUCTIVE HARM OR BRITH DEFECTS INCLUDING CUMENE, ETHYLBENZENE, N-HEXANE, METHYL ISOBUTYL KETONA, SILICA, TETRAFLUOROETHYLENE, TITANIUM DIOXICE AND TOLUENE. THESE CHEMICALS CAN BE FOUND IN ITEMS SOLD IN THE PARTS DEPARTMENT, DISTRIBUTED TO EMPLOYEE IN THE SERVICE DEPARTMENT OR INHALED ON FACILITY PROPERTY. FOR MORE INFORMATION GO TO WWW.P65WARNINGS.CA.GOV (TITLE 27 SEC. 25603,25604,25605,25506)

MEETING DATE March 26, 2025

ITEM TITLE RESOLUTION AUTHORIZING THE PURCHASE OF THREE (3) TORO ZERO-TURN MOWERS, ONE (1) TORO STAND-ON AERATOR, AND ADD-ON ITEMS PER SOURCEWELL CONTRACT #112624-TTC FROM WESTERN MOWER & ENGINE

DIRECTOR/DEPARTMENT Nicolas Chavez, Community Services

SUMMARY

At the January 22, 2025 City Council meeting, staff presented a proposal to consider transitioning contract landscaping in Area 1 and custodial in parks to services supported by City employees. The City Council was in unanimous support of the proposal and directed staff to come back as soon as they were able to request the appropriation of funds for purchasing of needed vehicles, trailers, equipment and supplies, and other items, in an effort to have everything the new crew will need to begin working on July 1, 2025.

At the February 12, 2025, City Council meeting, City Council authorized the appropriation of funds to purchase items in preparation for the transition to parks and city facilities landscape and custodial park services supported by city employees beginning FY 2025/26.

Santee Municipal Code 3.24.130 authorizes the City to join with other public jurisdictions in cooperative purchasing plans or programs as determined by the purchasing agent to be in the City's best interest. On November 26, 2024, Sourcewell, a State of Minnesota local government unit and service cooperative, of which the City is a member, completed a competitive request for proposals process for Grounds Maintenance Equipment and Related Attachments. Based on evaluation criteria such as pricing, selection and variety of products offered, customer support and the ability to meet the contract requirements, the Toro Company was awarded Sourcewell Contract #112624.

Santee Municipal Code 3.24.180 requires City Council approval of all purchases exceeding \$50,000 in a single fiscal year. Thus, staff recommends the City Council approve utilizing Sourcewell Contract #112624-TTC to purchase three (3) Toro 6000 Series, 72 in. 26.5 hp 747cc Zero-Turn Mowers, Model 72928, one (1) Toro 30" Stand-On Aerator, Model 39521, and add-on items in an amount not to exceed \$64,700.00. Staff also recommends the City Council authorize the City Manager to approve additional expenditures for unforeseen changes in an amount not to exceed \$6,470.00, which is 10% contingency, for a grand total of \$71,170.00.

This purchase will take the department one step closer to having the new crew ready to begin working July 1, 2025.



FINANCIAL STATEMENT &B for HJ

Funding for the purchase is included in the General Fund, from the February 12, 2025, appropriation.

CITY ATTORNEY REVIEW ☐ N/A ☒ Completed

RECOMMENDATION

Adopt the Resolution:

- 1. Authorizing the purchase of three (3) Toro 6000 Series, 72 in. 26.5 hp 747cc Zero-Turn Mowers, Model 72928, one (1) Toro 30" Stand-On Aerator, Model 39521, and add-on items in an amount not to exceed \$64,700.00; and
- 2. Authorizing the City Manager to approve additional expenditures for unforeseen changes in an amount not to exceed \$6,470.00 (10% contingency); and
- 3. Authorizing the City Manager to execute all necessary documents to complete the purchase.

ATTACHMENTS

Resolution Toro Zero-Turn Mower photo



RESOLUTION NO.	
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RESOLUTION AUTHORIZING THE PURCHASE OF THREE (3) TORO ZERO-TURN MOWERS, ONE (1) TORO STAND-ON AERATOR, AND ADD-ON ITEMS PER SOURCEWELL CONTRACT #112624-TTC FROM WESTERN MOWER & ENGINE

WHEREAS, at the January 22, 2025 City Council meeting staff presented a proposal to consider transitioning landscaping in Area 1 and custodial in parks to services supported by City employees; and

WHEREAS, the City Council was in unanimous support of the proposal and directed staff to return with a request for the appropriation of funds for purchasing needs; and

WHEREAS, at the February 12, 2025 City Council meeting, City Council authorized the appropriation of funds to purchase items in preparation for the transition; and

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

WHEREAS, On November 26, 2024, Sourcewell, a State of Minnesota local government unit and service cooperative, of which the City is a member, completed a competitive request for proposals process for Grounds Maintenance Equipment and Related Attachments. Based on evaluation criteria such as pricing, selection and variety of products offered, customer support and the ability to meet the contract requirements, the Toro Company was awarded Sourcewell Contract #112624; and

WHEREAS, Santee Municipal Code 3.24.180 requires City Council approval of all purchases exceeding \$50,000 in a single fiscal year; and

WHEREAS, staff recommends the City Council approve utilizing Sourcewell Contract #112624-TTC to purchase three (3) Toro 6000 Series, 72 in. 26.5 hp 747cc Zero-Turn Mowers, Model 72928, one (1) Toro 30" Stand-On Aerator, Model 39521, and add-on items in an amount not to exceed \$64,700.00; and

WHEREAS, staff recommends the City Council authorize the City Manager to approve additional expenditures for unforeseen changes in an amount not to exceed \$6,470.00, which is 10% contingency, for a grand total of \$71,170.00

WHEREAS, staff recommends authorizing the City Manager to execute all necessary documents.

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

SECTION 1. Authorizes the purchase of three (3) Toro 6000 Series, 72 in. 26.5 hp 747cc Zero-Turn Mowers, Model 72928, one (1) Toro 30" Stand-On Aerator, Model 39521, and add-on items in an amount not to exceed \$64,700.00.

SECTION 2. Authorizes the City Manager to approve additional expenditures for unforeseen changes in an amount not to exceed \$6,470.00 (10% contingency).

SECTION 3. Authorizes the City Manager to execute all necessary documents to complete the purchase.
ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 26 th of March, 2025, by the following roll call vote to wit:
AYES:
NOES:
ABSENT:
APPROVED:
JOHN W. MINTO, MAYOR
ATTEST:
IAMES IEEERIES CITY CLERK

RESOLUTION NO. _____



MEETING DATE March 26, 2025

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AUTHORIZING SUBMISSION OF THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2024 TO THE STATE OF CALIFORNIA'S OFFICE OF LAND USE AND CLIMATE INNOVATION AND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND FINDING THE ACTION IS NOT A PROJECT AND THEREFORE NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

DIRECTOR/DEPARTMENT Sandi Sawa, AICP, Planning & Building



SUMMARY

California Government Code Section 65400 requires that an annual progress report (APR) be provided to the City Council, State of California Office of Land Use and Climate Innovation (LCI), formerly known as the Office of Planning and Research, and Housing and Community Development (HCD) on the City's General Plan and Housing Element implementation.

The General Plan consists of nine elements: Land Use, Housing, Mobility, Recreation, Trails, Conservation, Noise, Safety, and Community Enhancement. General plans benefit local communities by promoting better projects, streamlined processes, integrated planning, and improved access and use of available resources. Implementation of the General Plan is accomplished through actions made in compliance with the established policies and objectives determined to meet the City's long-term development needs.

The current sixth Cycle Housing Element was adopted by the City Council on May 11, 2022. Subsequently, on October 26, 2022, the City Council approved the corresponding Housing Element Rezones Program. On December 6, 2022, the State of California Department of Housing and Community Development (HCD) certified the City of Santee (City)'s Housing Element after confirming that the City had completed the Rezones Program.

The APR outlines the City's demographics for 2024; General Plan elements, goals, objectives and policies; and the progress of each City Department's 2024 accomplishments and future goals.

Implementation of the Housing Element includes tracking the City's progress in meeting its share of the region's housing needs, preserving the local housing stock, promoting equal housing opportunities, and efforts to remove governmental constraints to the maintenance, improvement, and development of housing. This Housing Element APR covers housing production, housing affordability and the status of Housing Element programs for Calendar Year 2024. In 2024, building permits were issued for a total of 71 residential units, including



permits for 42 multi-family units, 4 single-family homes, and 25 accessory dwelling units. During this period, 30 residential units received their certificate of occupancy, including 14 multi-family units, 10 single-family homes, and 6 accessory dwelling units. Two residential developments were entitled during this period: Nine West Subdivision with 12 units; and Tyler Street with 14 units.

ENVIRONMENTAL REVIEW

The General Plan and Housing Element APR is not a "project" as defined by the California Environmental Quality Act ("CEQA") because it involves the mandated annual reporting to the City Council, LCI and HCD on the City's General Plan and Housing Element implementation pursuant to California Government Code Section 65400. Further, the reporting on General Plan and Housing Element implementation does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment (Public Resources Code section 21065; CEQA Guidelines section 15378). Any necessary compliance with CEQA for individual projects would be required prior to construction authorization.

FINANCIAL STATEMENT
Upon the filing of this report, the City would continue to be eligible for potential funding from a number of regional and state programs.

CITY ATTORNEY REVIEW

 \square N/A

RECOMMENDATION

Adopt the Resolution authorizing the City Manager to submit the APRs on General Plan and Housing Element Implementation for Calendar Year 2024 to LCI and HCD.

ATTACHMENT

Staff Report Resolution

> Exhibit A – 2024 Annual Progress Report on General Plan Implementation Exhibit B – 2024 Annual Progress Report on Housing Element Implementation



STAFF REPORT

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING SUBMISSION OF THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2024 TO THE STATE OF CALIFORNIA'S OFFICE OF LAND USE AND CLIMATE INNOVATION AND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND FINDING THE ACTION IS NOT A PROJECT AND THEREFORE NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

CITY COUNCIL MEETING MARCH 26, 2025

A. BACKGROUND

The attached Annual Progress Reports (APR) on General Plan and Housing Element Implementation for Calendar Year 2024 were prepared pursuant to California Government Code Section 65400 and the State of California Department of Housing and Community Development (HCD) Regulations. State law requires that a report be provided annually to the City Council, State of California Office of Land Use and Climate Innovation (LCI), formerly known as the Office of Planning and Research, and HCD on the status of the General Plan and Housing Element, progress in its implementation, progress in meeting its share of regional housing needs, and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The report will be used by LCI and HCD to assist State-level decision making and to ensure that the City of Santee (City)'s certified Housing Element remains compliant with State Housing law.

Housing is considered affordable if no more than 30% of a household's income is spent on housing. To track housing affordability, HCD breaks household incomes into six levels based on County Area Median Income (AMI).

Acutely Low Income	Earn 15% or less of the AMI
Extremely Low Income	Earn between 15% - 30% of the AMI
Very Low Income	Earn between 30% - 50% of the AMI
Lower Income	Earn between 50% - 80% of the AMI
	*Lower Income may also be used to mean 0% to 80% of AMI
Moderate Income	Earn between 80% - 120% of the AMI
Above Moderate Income	Earn over 120% of the AMI

The AMI for a four-person household in San Diego County in 2024 was \$151,500.

The Housing Element APR includes detailed information on new residential units based on entitlement status, building permits issued, and building permits finalized. The City's progress in meeting its Regional Housing Needs Allocation (RHNA) is based on building permits issued. The City must also report the affordability of all residential units entitled, permitted, and finalized. Based on the City's certified Housing Element and recently certified Housing Elements from other jurisdictions in San Diego County, where HCD allowed rental multifamily housing units, including accessory dwelling units (ADUs), to count as moderate-income housing toward the jurisdiction's respective RHNA, the City is

General Plan and Housing Element APR 2024 March 26, 2025 Page 2

taking the same approach and allocating rental multifamily housing and ADUs to the moderate-income RHNA affordability bracket.

B. REPORTING PERIOD

These progress reports cover general plan implementation and housing production, affordability and status of Housing Element programs for Calendar Year 2024.

C. REPORT SUMMARY

The APR on General Plan Implementation for Calendar Year 2024 has been prepared and consists of four sections (Introduction, Demographics, General Plan Goals and Objectives and Progress in Meeting General Plan Goals and Objectives) shown in Exhibit A of the attached Resolution. The four sections are summarized below:

- <u>Introduction</u> This section includes the City's Organizational Chart, Community Profile, and Mission, Vision, Values Statement.
- <u>Demographics</u> This section includes data, tables and maps regarding population, housing and other characteristics, including but not limited to:
 - Total Population: 60,037 (P1 | 2020 Decennial Census)
 - Employment Rate: 59.4% (DP03 | 2023 ACS 5-Year Estimates)
 - Homeownership Rate: 71.9% +/- 2.2% (*DP04* | 2023 ACS 5-Year Estimates)
 - Median Sales Price 2024 -Single Family: \$850,000
 - Median Gross Rent: \$2,197 +/- \$85 (*DP04* | 2023 ACS 5-Year Estimates)
- General Plan Goals and Objectives This section introduces the purpose of a General Plan and the required elements pursuant to state law. It also outlines the City's adopted General Plan Elements and all associated goals, objectives and policies found within said General Plan Elements. The following General Plan Elements have been adopted by the City:
 - Land Use Element
- Conservation Element
- Housing Element
- Noise Element
- Mobility Element
- Safety Element (actively being updated)
- Recreation Element
- Community Enhancement Element
- Trails Element
- Environmental Justice Element (being prepared as part of Safety Element Update)
- <u>Progress in Meeting General Plan Goals and Objectives</u> This section outlines how each City Department is implementing the General Plan through 2024 accomplishments along with future goals and objectives.

General Plan and Housing Element APR 2024 March 26, 2025 Page 3

The APR on Housing Element Implementation for Calendar Year 2024 has been prepared using forms and definitions adopted by HCD. The report consists of 13 tables shown in Exhibit B of the attached Resolution. The City's production and progress during 2024 is summarized below:

- Summary This table provides a summary of all the building permits issued with unit counts by income level and housing applications submitted and entitled in 2024.
- Table A, Housing Development Applications Submitted This table includes data on all new housing units and developments for which an application was submitted (deemed complete) between January 1st and December 31st of 2024. The City received three development applications, five residential single-family detached unit applications and 21 ADU applications for a total of 669 units submitted in 2024. These units include 291 units associated with the ParkVue application and 243 units associated with the Carlton Oaks Golf Course application.
- Table A2, Annual Building Activity Report Summary New Construction, Entitled, Permits and Completed Units This table includes detailed information, including Assessor's Parcel Numbers and Addresses, of all residential units entitled or for which building permits were issued or finaled in 2024. In 2024, building permits were issued for a total of 71 residential units, including permits for 42 multi-family units, 4 single-family detached units, and 25 accessory dwelling units. During this period, a total of 30 residential units were completed and received their certificate of occupancy, including permits for 14 multi-family units, 10 single-family homes, and 6 accessory dwelling units. Two residential developments were entitled during this period: New West Subdivision with 12 units; and Tyler Street Subdivision with 14 units.
- <u>Table B, RHNA Progress</u> This table reports building permits issued by affordability and calendar year to demonstrate progress in meeting the City's share of the regional housing need.

Santee's RHNA, finalized by the San Diego Association of Governments on July 10, 2020, is 1,219 housing units for the period of April 15, 2021 to April 15, 2029.

Cumulatively, from January 1, 2024 to December 31, 2024, Santee issued building permits for four low-income, 21 moderate-income and 46 above-moderate income units, with 612 units in all income categories remaining based on the City's RHNA.

Table C, Sites Identified or Rezoned to Accommodate Shortfall Housing Need - This table is used to identify sites that have been rezoned to accommodate a shortfall in low- or moderate-income units due to development of a site in the Housing Element Inventory of Sites identified by low- or moderate-income units, but for which none or only some units were developed as affordable. This table tracks "replacement" sites in accordance with the "No Net Loss" provisions of Senate Bill 166, enacted in 2018. In Calendar Year 2024, no sites in the City were rezoned to accommodate shortfall housing need.

- <u>Table D, Program Implementation Status</u> This table provides the status of Housing Element program implementation. Each of the 14 programs listed in the adopted Housing Element is identified by name, objective, and timeframe for implementation. Staff provided a brief response on the implementation of each program in the table.
- <u>Table E, Commercial Development Bonus Approved pursuant to Government Code section 65915.7</u> This table tracks commercial development bonuses granted to a development that includes an agreement to provide affordable housing constructed on the site of the commercial development or alternative adequate site. The City did not issue any commercial development bonuses for affordable housing in Calendar Year 2024.
- <u>Table F, Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites</u>
 This table is used to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved. In 2024, no developments were converted from non-affordable to affordable.
- <u>Table F2, Converted affordable housing units</u> This table reports the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. None were converted under these provisions in 2024.
- <u>Table G, Locally Owned Lands Included in the Housing Element Sites Inventory</u> This table is used to report any City-owned sites identified in the Housing Element Residential Sites Inventory that have been disposed of. The City does not own any sites identified in the Residential Sites Inventory.
- <u>Table H, Locally Owned Surplus Sites</u> This table is used to identify City-owned parcels that have been declared as surplus, exempt surplus, or excess pursuant to Government Code Sections 54221 and 50569. As of 2024, the City has declared four properties as surplus land, one property as exempt surplus land and six properties as excess lands
- <u>Table J, Student Housing</u> This table identifies any low-income student housing permitted by the City pursuant to State law. No low-income student housing was permitted by the City in 2024.
- <u>Table K, Tenant Preference Policy</u> This table is used to report any local tenant preference ordinance pursuant to Government Code Section 7061. The City does not have a local tenant ordinance.
- <u>Local Early Action Planning (LEAP) Reporting</u> This table provides a summarized status update of LEAP housing grants the City has received. In 2020, the City received a LEAP Grant for \$150,000 to support the environmental review for the Housing Element Rezones Program. HCD reimbursed the City for the full grant award amount as reflected in this table.

General Plan and Housing Element APR 2024 March 26, 2025 Page 5

D. STAFF RECOMMENDATION

Adopt the Resolution authorizing the City Manager to submit the APRs on General Plan and Housing Element Implementation for Calendar Year 2024 to LCI and HCD.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING SUBMISSION OF THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2024 TO THE STATE OF CALIFORNIA'S OFFICE OF LAND USE AND CLIMATE INNOVATION AND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND FINDING THE ACTION IS NOT A PROJECT AND THEREFORE NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, pursuant to California Government Code Section 65400, a report must be provided annually to the City Council on the implementation of the General Plan and Housing Element; and

WHEREAS, the State of California Department of Housing and Community Development (HCD) has adopted regulations that require the City to use standardized forms when preparing the Housing Element Annual Progress Report (APR) pursuant to California Government Code Section 65400; and

WHEREAS, pursuant to California Government Code Section 65400 the annual reports attached hereto as "Exhibit A" and "Exhibit B" must be submitted to the State of California Office of Land Use and Climate Innovation (LCI), formerly known as the Office of Planning and Research, and HCD by April 1st of each year; and

WHEREAS, the current 6th Cycle Housing Element that covers the planning period from 2021-2029 was prepared in accordance with the State General Plan Guidelines and was adopted by the City Council on May 11, 2022; and

WHEREAS, the 6th Cycle Housing Element was certified by HCD on December 6, 2022; and

WHEREAS, a public meeting on the annual report was held on March 26, 2025 as required by Government Code section 65400; and

WHEREAS, The General Plan and Housing Element APR is not a "project" as defined by the California Environmental Quality Act ("CEQA") because it involves the mandated annual reporting to the City Council, LCI and HCD on the City's General Plan and Housing Element implementation pursuant to California Government Code Section 65400. Further, the reporting on General Plan and Housing Element implementation does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. (Public Resources Code section 21065; State CEQA Guidelines § 15378.) Any necessary compliance with CEQA for individual projects would be required prior to construction authorization; and

WHEREAS, the City Council considered the General Plan and Housing Element APR for Calendar Year 2024.

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

SECTION 1: The City Council authorizes the City Manager to submit the APR on General Plan and Housing Element Implementation for Calendar Year 2024 to LCI and HCD by April 1, 2025.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 26th 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	
Attachment:	

Exhibit A – 2024 Annual Progress Report on General Plan Implementation Exhibit B – 2024 Annual Progress Report on Housing Element Implementation

Exhibit A





GENERAL PLAN ANNUAL PROGRESS REPORT

CALENDAR YEAR 2024

Exhibit A



CITY COUNCIL

John W. Minto Mayor

Rob McNelis Vice Mayor, District 1

Ronn Hall Council Member, District 2
Laura Koval Council Member, District 3

Dustin Trotter Council Member, District 4

STATEMENT



This report provides the City Council and public with an overview of the City's progress in implementing its General Plan in accordance with Government Code Section 65400. The report provides a summary of accomplishments by City entity to show how the City is meeting the goals and objectives of the General Plan.

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Goals, Objectives, & Policies

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ORGANIZATIONAL CHART



COMMUNITY PROFILE

Date Incorporated	December 1, 1980
City Charter Voter Approved	d November 4, 2008
Form of Government	Council-Manager
City Employment (full-time equivalent funded positions)	156
Population	60,037
Number of Register Voters (as of 4/2/2024)	38,025
Area	16.7 square miles
Streets (miles)	126.2
Elevation	350 ft.



MISSION, VISION, VALUES STATEMENT



MISSION

We honor the public trust and serve our community by providing quality services and programs to promote economic prosperity, safety, social well being and a healthy environment.

VISION

Exceptional and dedicated people working together for a dynamic and progressive City where family, community and diversity are embraced.

THE ALL

Accountability

Taking responsibility and ownership for actions and their results.

Professionalism

Demonstrating high standards of performance, service or teamwork with responsiveness, courtesy and respect. xv

VALUES

Visionary Exemplifying innovation and initiative.

Integrity Dedication to bo

Dedication to honest and ethical actions in public service.

Commitment

Displaying dedication and loyalty to the community, organization or profession.



POPULATION & OTHER CHARACTERISTICS

Employment

Employment Rate: 59.4% (DP03 | 2023 ACS 5-Year Estimates)

Families and Living Arrangements

Total Households: 20,944 (DP02 | 2023 ACS 5-Year Estimates)

Income and Poverty

Median Household Income: \$105,613 (S1901 | 2023 ACS 5-Year Estimates)

Race and Ethnicity

White alone 68.7%

Hispanic or Latino alone 21%

Two or More Races 14.3%

Asian alone 5.9%

Some Other Race 7.4%

American Indian and Alaska Native alone 0.8%

Black or African American alone 2.3%

Native Hawaiian and Other Pacific Islander alone 0.54%

(P8 | 2020 Decennial Census)

Education

Bachelor's Degree or Higher: 32.9% (S1501 | 2023 ACS 5-Year Estimates)

Health Insurance

Without Health Care Coverage: 3.6% (S2701 | 2023 ACS 5-Year Estimates)

Veterans

Veterans: 10.9% +/- 1.2% (S2101 | 2023 ACS 5-Year Estimates)

Disability

Disabled Population: 13.2% +/- 1.4% (S1810 | 2023 ACS 5-Year Estimates)

Children

Under 18 years old: 23.6% +/- 1.3% (S0101 | 2023 ACS 5-Year Estimates)

Families and Household Characteristics

Average Family Size: 3.25 +/- 0.07 (*DP02* | 2023 ACS 5-Year Estimates)

Age and Sex

Median Age: 39.5 +/- 1.2 (S0101 | 2023 ACS 5-Year Estimates)

Homeownership Rate

Homeownership Rate: 71.9% +/- 2.2% (*DP04* | 2023 ACS 5-Year Estimates)

Housing Units

Total Housing Units: 21,848 (H1 | 2020 Decennial Census)

Median Sales Price 2024

Detached Single Family: \$850,000

Attached Condominiums/Townhomes: \$605,000

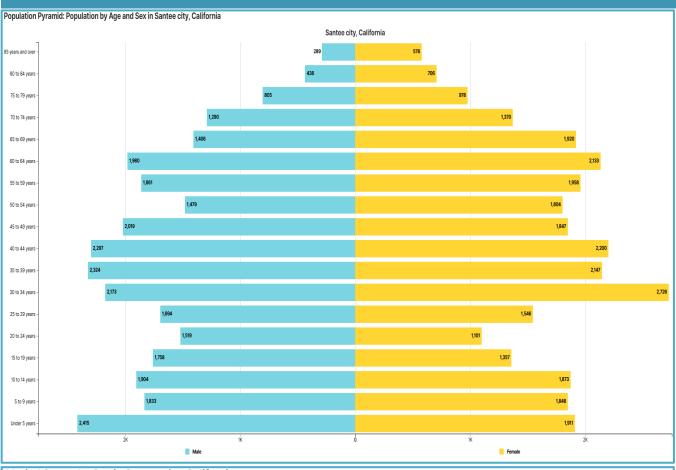
(Greater San Diego Association of REALTORS 2024, Local Market Update for

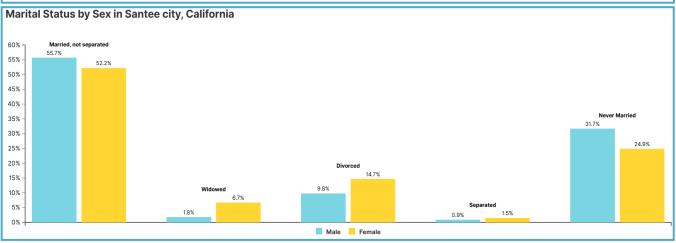
December 2024)

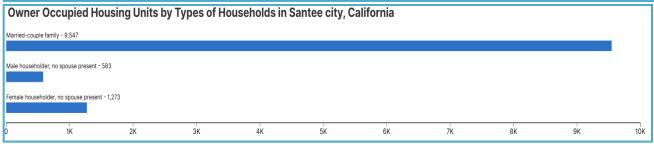
Rental Characteristics

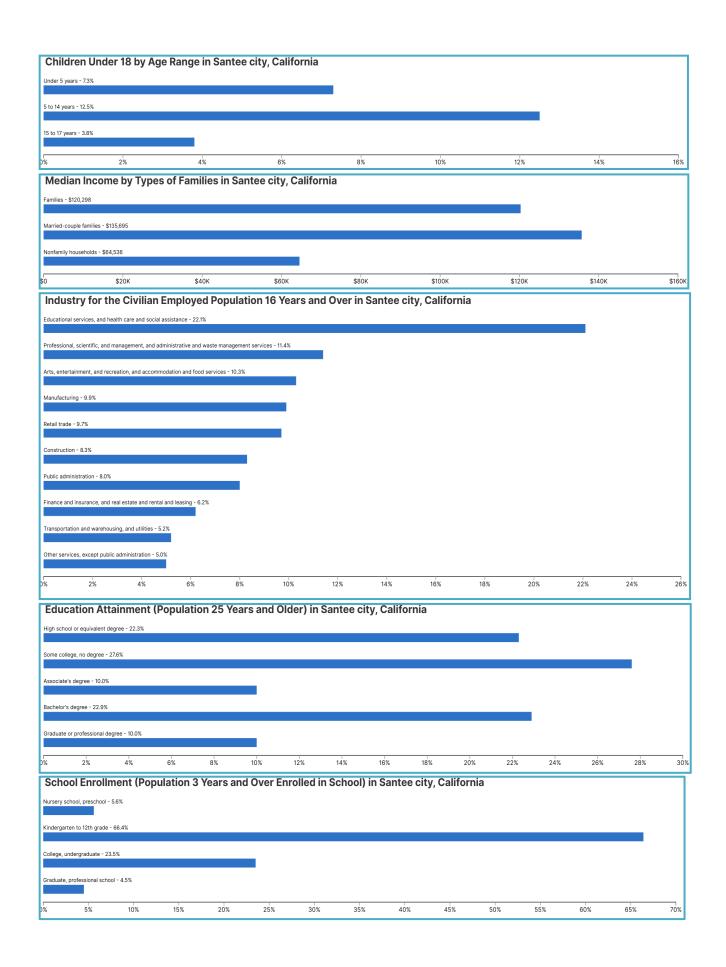
Median Gross Rent: \$2,197 +/- \$85 (*DP04* | 2023 ACS 5-Year Estimates)

DEMOGRAPHIC TABLES

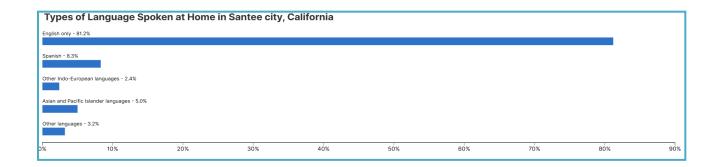




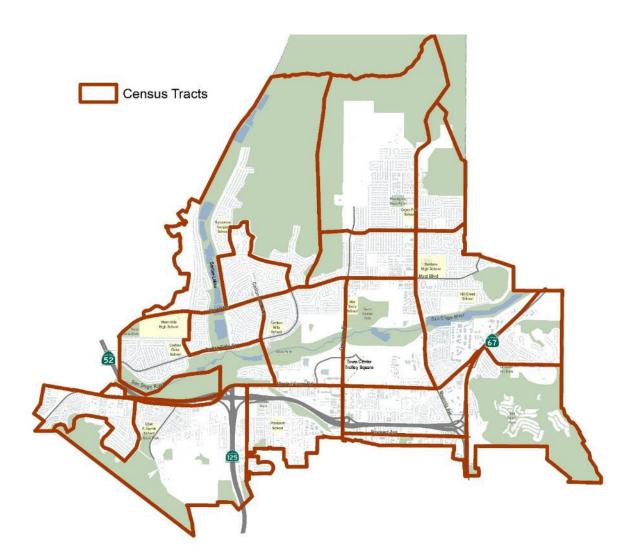


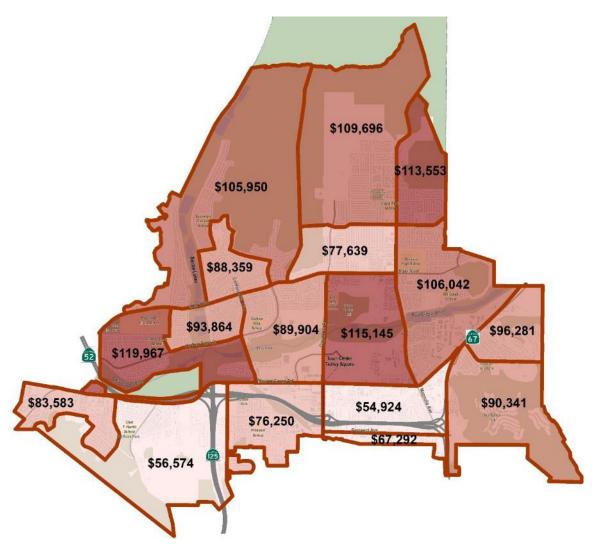






DEMOGRAPHIC MAPS BY CENSUS TRACT





Median Household Income (2020 Census)

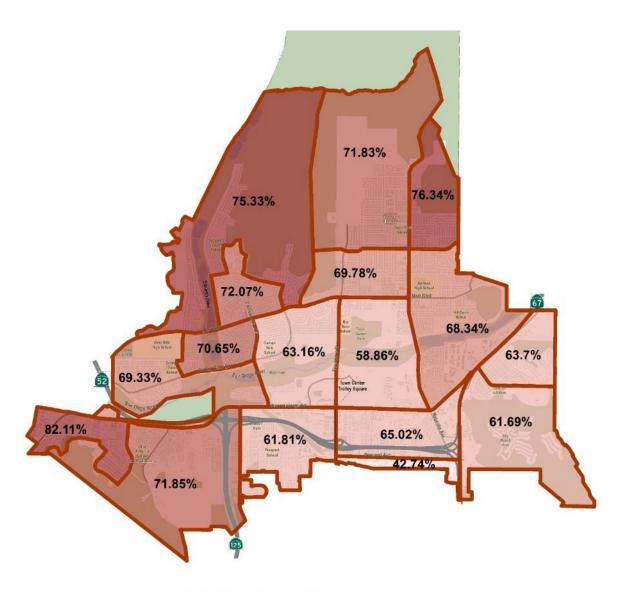
\$54,924 - \$67,292

\$67,293 - \$83,583

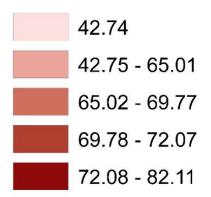
\$83,584 - \$96,281

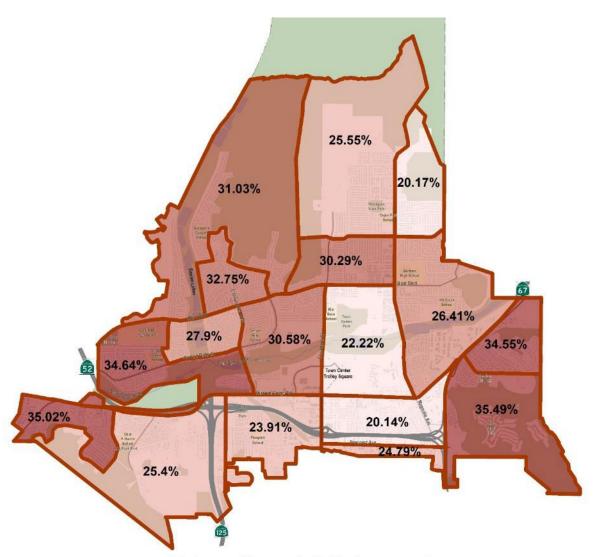
\$96,282 - \$109,696

\$109,697 - \$119,967

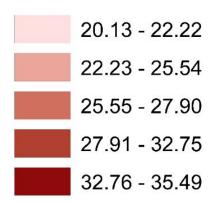


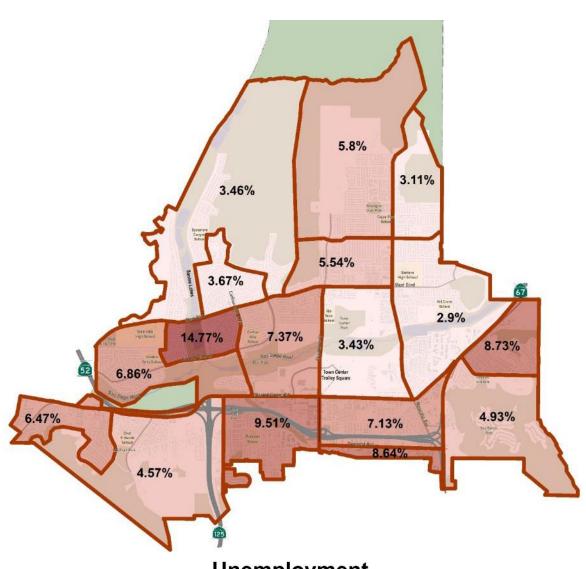
White Non-Hispanic Population Percentages



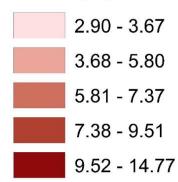


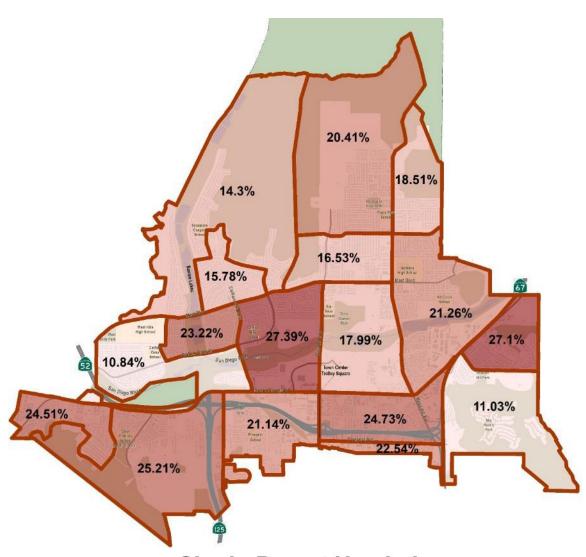
Educational Attainment Bachelors+ Percentage



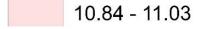


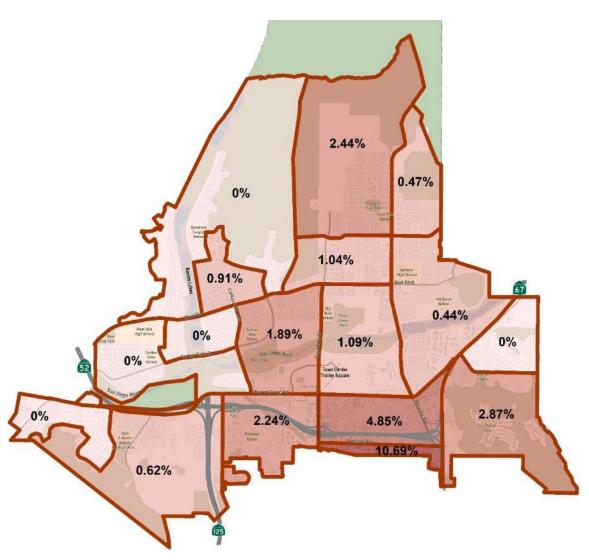
Unemployment Rates (%)



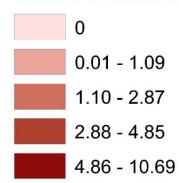


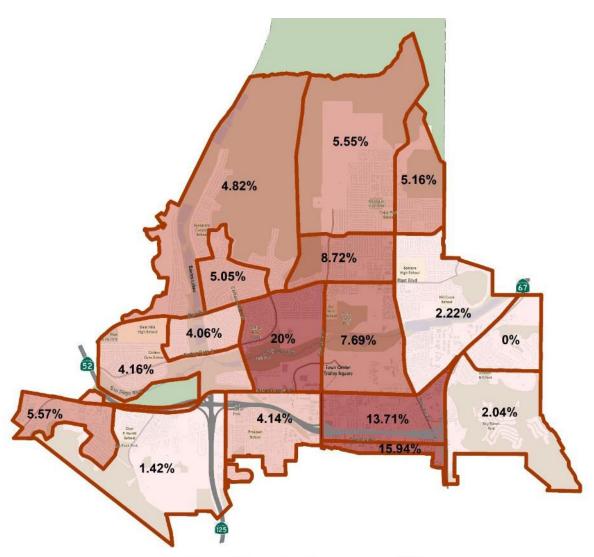
Single-Parent Headed Households (%)



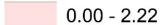


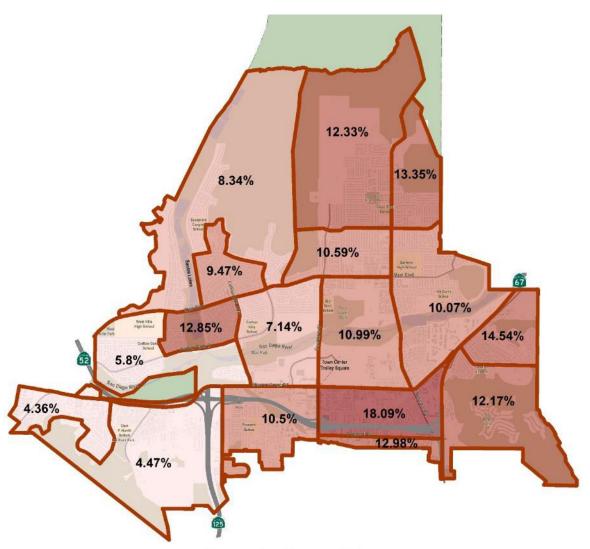
Public Transit Usage (%)





Families in Poverty (%)





Population with a Disability (%)

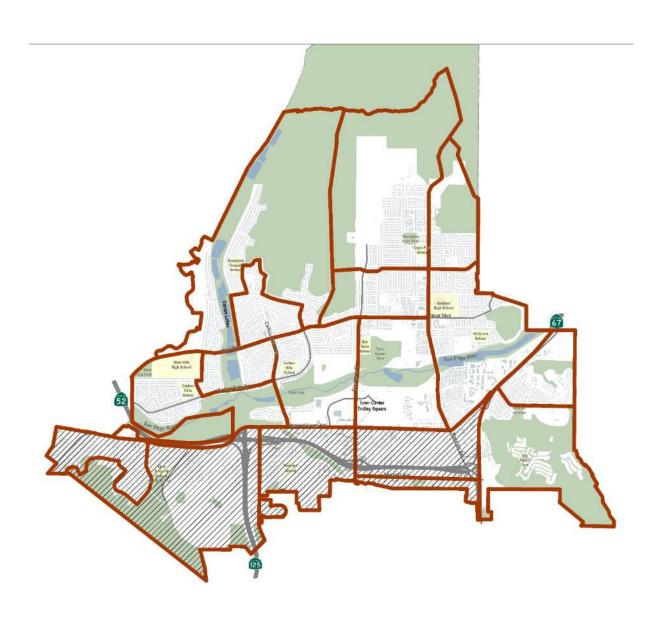
4.36 - 5.80 5.81 - 8.34

8.35 - 10.99

11.00 - 14.54

14.55 - 18.09





GENERAL PLAN

INTRODUCTION

California state law requires each city and county to adopt a general plan "for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (Gov. Code § 65300). The general plan expresses the community's development goals and embodies public policy relative to the distribution of future land uses, both public and private. The California Supreme Court has described general plans as the "charter to which [zoning] ordinance[s] must conform", but the general plan extends far beyond zoning and land use (Lesher Communications, Inc. v. City of Walnut Creek (1990) 52 Cal.3d 531, 540).

The purpose of a general plan is to guide land use planning decisions. Under state law, subdivisions, capital improvements, development agreements, and many other land use actions must be consistent with the adopted general plan. In counties and general law cities, zoning and specific plans are also required to conform to the general plan. In addition, preparing, adopting, implementing, and maintaining the general plan serves to identify the community's land use, circulation, environmental, economic, and social goals and policies as they relate to future growth and development. Studies show that land use decisions affect transportation, electricity, and water demand. Each planning decision affects multiple objectives beyond the immediate outcomes. General plans benefit local communities by promoting better projects, streamlined processes, integrated planning, and improved access and use of available resources.

REQUIRED ELEMENTS

In statute, the general plan is presented as a collection of "elements," or topic categories (Gov. Code §65302). These elements are briefly summarized below.

Land Use: designates the type, intensity, and general distribution of uses of land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses.

Circulation: correlates with the land use element and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities.

Housing: assesses current and projected housing needs for all economic segments of the community. In addition, the housing element embodies policies for providing adequate housing and includes action programs for that purpose. By statute, the housing element must be updated every eight years according to a schedule set by the Department of Housing and Community Development (HCD).

Conservation: addresses the conservation, development, and use of natural resources, including water, forests, soils, rivers, and mineral deposits.

Open Space: details plans and measures for the long-range preservation and conservation of open-space lands, including open space for the preservation of natural resources, the managed production of resources, agriculture, outdoor recreation, and public health and safety.

Noise: identifies and appraises noise problems within the community and forms the basis for

land use distribution determinations.

Safety: establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards, as well as from other concerns such as drought.

Environmental Justice: Identifies disadvantaged communities within the City and establishes objectives and policies to reduce the unique health risks in those communities, promote civic engagement in the public decision-making process and prioritize improvements and programs that address the needs of the disadvantaged communities.

Air Quality: Air quality considerations are required for cities and counties who are required to include an environmental justice element in their general plans and are optional elements in other areas of the state.

Other optional elements: a general plan may also include other topics of local interest. In addition to the mandatory elements, a city or county may adopt any other elements that relate to its physical development (Gov. Code § 65303).

The City of Santee has adopted the following General Plan Elements:

- Land Use Element
- Housing Element
- Mobility Element
- Recreation Element
- Trails Element
- Conservation Element
- Noise Element
- Safety Element (actively being updated)
- Community Enhancement Element
- Environmental Justice Element (being prepared as part of Safety Element Update)

GOALS AND OBJECTIVES

The following are the numerous goals, objectives, and policies of all General Plan Elements

adopted by the City of Santee:

LAND USE ELEMENT

<u>Goal</u>: Promote development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreation, and civic uses that will create and maintain a high-quality environment.

Objectives and Policies:

Objective 1.0 Continue implementation of the Town Center Specific Plan which provides for retail commercial, office, recreational and other appropriate uses to establish a focal point for the City.

- <u>Policy 1.1</u> The City shall encourage the continued use of public/private partnerships in the development and implementation of the Town Center Specific Plan.
- <u>Policy 1.2</u> The City shall incorporate residential development into any master plan for the Edgemoor property on the south side of the San Diego River to take advantage of the proximity of the multi-modal transit station.
- <u>Policy 1.3</u> The City should encourage the preservation of the biological and visual resources of the San Diego River as part of any development in the Town Center area.

Objective 2.0 Allow for the development of a wide range of housing types in the City.

- <u>Policy 2.1</u> The City should promote the use of innovative site planning techniques that contribute towards provision of a variety of residential product styles and designs.
- <u>Policy 2.2</u> 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.
- <u>Policy 2.3</u> The City should encourage planned residential and/or planned unit developments that provide adequate open space, recreational facilities, off-street parking, interior circulation patterns and other amenities and facilities.

Objective 3.0 Provide and maintain the highest level of service possible for all community public services and facilities.

• Policy 3.1 The City should ensure that land divisions and developments are approved within the City only when a project's improvements, dedications, fees and other revenues to the City and other agencies fully cover the project's incremental costs to the City and other agencies. These costs are for providing new or upgraded capital improvements and other public facilities and equipment resulting from, and attributable to the project, which are necessary to protect and promote the public's health, safety and welfare and to implement feasible mitigation measures. Such facilities include, but are not limited to: parks, bridges, major roads, traffic signals, street lights, drainage systems, sewers, water, flood control, fire, police, schools, hiking/bicycle trails and other related facilities. In calculating benefits of land divisions and developments, the City may consider other public objectives and goals including social, economic (job creation, secondary economic benefits, etc) and environmental factors.

- Policy 3.2 The City should encourage the development and use of recycled water for appropriate land uses to encourage the conservation of, and reduce demand for, potable water.
- Policy 3.3 The City should consider the use of public / private partnerships when appropriate to facilitate introduction of desirable and innovative development within the City.
- <u>Policy 3.4</u> The City shall continue to update and implement a 5-year Capital Improvement Program to improve existing public facilities and develop necessary new public facilities.
- <u>Policy 3.5</u> The City should coordinate the scheduling of planned Capital Improvement Projects with other agencies and utilities to minimize disruptions of City streets and facilities.
- Policy 3.6 The City shall require the placement of utility lines underground where feasible.
- <u>Policy 3.7</u> Development projects shall be reviewed to ensure that all necessary utilities
 are available to serve the project and that any land use incompatibilities or impacts
 resulting from public utilities shall be mitigated to the maximum extent possible.

Objective 4.0 Provide for the development of conveniently located neighborhood shopping centers.

- Policy 4.1 The City should ensure that all residential areas are adequately provided for in terms of day-to-day shopping needs which include convenience goods, food and personal services.
- <u>Policy 4.2</u> Through the Development Review process, the City shall promote the consolidation of existing freestanding commercial outlets where appropriate and discourage additional strip commercial development.
- Policy 4.3 The City should locate new neighborhood commercial uses along major roadways in consolidated centers that utilize common access and parking for commercial uses, discourage the introduction of strip commercial uses and require adequate pedestrian links to residential areas.

Objective 5.0 Develop industrial uses which are compatible with adjacent land uses.

- <u>Policy 5.1</u> The City should promote industrial uses on the north side of Gillespie Field which support or capitalize on the aviation opportunities available.
- <u>Policy 5.2</u> The City should promote consolidation of industrial uses into comprehensively planned industrial parks.
- <u>Policy 5.3</u> The City shall ensure that industrial development creates no significant offsite impacts related to access and circulation, noise, dust, odors, visual features and hazardous materials, that cannot be adequately mitigated.
- <u>Policy 5.4</u> The City shall promote a mix of industrial uses that provide the City with a sound, diverse industrial base.

- <u>Policy 5.5</u> The City should ensure that industrial developments provide for business service needs and the needs of employees.
- Policy 5.6 The City should consider the use of its redevelopment powers to help facilitate development of industrial properties within the Redevelopment Project Area which can improve blighted conditions and provide economic benefits to the community.

Objective 6.0 Ensure that natural and man-induced hazards are adequately addressed in the location and intensity of development in the City.

- Policy 6.1 The City shall utilize all mapped information, objectives and policies contained in the Safety and Conservation Elements during the development review process.
- Policy 6.2 The City should promote the use of innovative site planning to avoid on-site hazards and minimize risk levels.

Objective 7.0 Undertake development of large, contiguous, vacant or underutilized parcels in a comprehensive manner.

- Policy 7.1 The City shall utilize and initiate, in appropriate locations, the use of comprehensive planning process for development of large landholdings. Appropriate locations shall include large contiguous vacant or underutilized parcels (i.e., 10 acres or larger in area) under single ownership that contain unique resources such as a hillside or watercourse, where a combination of uses are proposed on the site or where phased implementation of the development is necessary to minimize the impact on the City. If a comprehensive planning process involves multiple ownerships, the plan should apply to the total area of these ownerships. For smaller contiguous vacant or underutilized parcels (i.e., less than 10 acres in area), a comprehensive planning process should be considered to allow for the comprehensive development of the land.
- Policy 7.2 A comprehensive development plan shall be prepared prior to approving any subdivision of land or land development proposal unless the Director of Development Services makes a determination that the subdivision would not have a significant affect on the ultimate development of the property.

Objective 8.0 Minimize land use conflicts and maximize mutual benefits between adjacent land uses in the City.

- Policy 8.1 The City shall, upon adoption of the updated General Plan, undertake a comprehensive review and revision of the existing Zoning Ordinance and related codes in a timely manner to ensure they are compatible with, and adequately implement, the General Plan.
- Policy 8.2 The City should consider relocation of remedial buffering treatments for mitigating land use conflicts.
- Policy 8.3 The City should encourage an innovative mix of land uses when such a mix could enhance the viability of development and provide for common public services and site planning requirements.

- Policy 8.4 The City should consider the Adjacent Land Use Compatibility Guide chart to assist in an initial determination of overall land use compatibility for adjacent land uses.
- Policy 8.5 The City shall strive to minimize direct and indirect impacts on existing or planned preserved open space from adjacent development.

Objective 9.0 Minimize land use conflicts between land uses in adjacent areas and existing and planned land uses in the City.

- Policy 9.1 The City should encourage the City of San Diego to protect vacant lands in the East Elliot area along the City's western boundary as part of a regional biological preserve system.
- Policy 9.2 The City should oppose any expansion or operational changes at the Sycamore Landfill that will result in increased land use compatibility impacts to the City, unless they can be adequately mitigated.
- <u>Policy 9.3</u> The City should oppose any new mining operations or expansion of currently approved mining operations to the north and northeast of the City that would conflict with planned development in the Fanita Ranch.
- <u>Policy 9.4</u> The City should not support the establishment of any regional authority or agency that does not provide adequate representation for either the City or East County region.
- Policy 9.5 The City should oppose the establishment of a regional airport on the Marine Corps Air Station Miramar or adjacent lands east of Interstate 15. Any proposal for a regional airport at Miramar west of Interstate 15 should avoid significant adverse impacts to existing or planned development within the City.
- <u>Policy 9.6</u> The City should support the continued expansion of the Mission Trails Regional Park, consistent with the approved Master Plan.
- Policy 9.7 The City shall oppose the establishment of an off-road vehicle park adjacent to, or near the City that will result in significant compatibility impacts with existing or planned development in the City.

Objective 10.0 Provide for the reasonable and logical future growth of the City.

- Policy 10.1 The City should actively pursue annexation of the land currently under the
 jurisdiction of the City of San Diego, which is located along the San Diego River at the
 western City limits to the Mission Trails Regional Park, and in the East Elliot area on
 the City's western boundary.
- Policy 10.2 The City should cooperate with adjacent jurisdictions in establishing a Sphere of Influence.
- Policy 10.3 The City shall establish a Planning Area as identified in Figure 1-5, Planning Area, pursuant to provisions of Section 65300 of the California Government Code.
- <u>Policy 10.4</u> The City should actively monitor and comment on all significant development proposals within the Planning Area.

Objective 11.0 Ensure that development in the City is consistent with the overall community character and contributes positively towards the City's image.

- Policy 11.1 The City shall ensure that all requirements set forth within the Community Enhancement Element are implemented during the development review process.
- <u>Policy 11.2</u> The City should maintain, and update as needed, the design standards for landscaping and site planning to provide guidelines for future developments.

Objective 12.0 Maintain the Integrity and Consistency of the General Plan.

- <u>Policy 12.1</u> Permitted land uses in the City shall be intensified only when the voters approve such changes. No General Plan amendment, Planned Development Area or new Specific Planning Area shall be adopted which would:
 - o 1) increase the residential density permitted by law,
 - 2) change, alter, or increase the General Plan Residential Land Use categories
 if the change intensifies use; or
 - o 3) change any residential designation to commercial or industrial designation on any property, or vice versa, if the change intensifies use; unless and until such action is approved and adopted by the voters of the City at a special or general election, or approved first by the City Council and then adopted by the voters in such an election.
- Policy 12.2 No change to the slope criteria and minimum parcel sizes and lot averaging
 provisions of this General Plan which would permit increased density or intensity of
 use shall be adopted unless and until such change is approved by ordinance adopted
 by the voters of the City at a special or general election, or approved first by the City
 Council and then adopted by the voters in such an election.
- Policy 12.3 The City Council shall set any election required by this Objective to the next available general municipal election at no cost to the proponent of the land use change, or set a special election, the cost of which shall be borne by the proponent.
- Policy 12.4 The voter approval requirement of subsection (a) shall not apply where the
 General Plan amendment is necessary to comply with state or federal law governing
 the provision of housing, including, but not limited to affordable housing requirements.
 This exception applies only if the City Council first makes each of the following findings
 based on substantial evidence in the record:
 - 1) a specific provision of state or federal law requires the City to accommodate the housing that will be permitted by the amendment;
 - 2) the amendment permits no greater density than that necessary to accommodate the required housing; and
 - 3) an alternative site that is not subject to the voter approval requirement in this Policy is not available to satisfy the specific state or federal housing law.

HOUSING ELEMENT

Goal: Ensure that decent, safe housing is available at a cost that is affordable to all current

and future residents of this community. To this end, the City will strive to maintain a reasonable balance between rental and ownership housing opportunities and to encourage a variety of individual choices of tenure, type, and location of housing throughout the community.

Objectives and Policies:

Objective 1.0 Conserve and improve the condition of the existing housing stock.

- <u>Policy 1.1</u> Advocate the rehabilitation of substandard residential properties by homeowners and property owners.
- Policy 1.2 Offer a residential rehabilitation program that provides financial and technical assistance to lower income property owners to enable correction of housing deficiencies.
- <u>Policy 1.3</u> Focus rehabilitation assistance to create substantive neighborhood improvement and stimulate additional privately initiated improvement efforts.
- Policy 1.4 Continue to utilize the City's code compliance program to bring substandard units into compliance with City codes and to improve overall housing quality and neighborhood conditions in Santee.
- <u>Policy 1.5</u> Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality. Educate property owners regarding existing resources for residential rehabilitation.

Objective 2.0 Preserve existing affordable housing options in Santee.

- <u>Policy 2.1</u> Monitor the status of at-risk multi-family rental housing units, work with potential purchasers/managers as appropriate, and explore funding sources available to preserve the at-risk units.
- <u>Policy 2.2</u> Encourage the retention of existing, viable mobile home parks, which are economically and physically sound.
- <u>Policy 2.3</u> Regulate the conversion of existing multi-family rental properties to condominiums through application of Santee's Condominium Conversion Ordinance.
- <u>Policy 2.4</u> Continue to support rental assistance programs through the County.

Objective 3.0 Expand affordable housing options within Santee.

- Policy 3.1 Develop and maintain collaborative efforts among nonprofits, for-profit developers, and public agencies to encourage the development, maintenance, and improvement of affordable housing.
- Policy 3.2 Implement the City's Climate Action Plan. Promote design concepts that
 utilize technological advances in the application of alternative energy sources which
 make the use of the natural climate to increase energy efficiency and reduce housing
 costs.
- <u>Policy 3.3</u> Encourage the provision of housing affordable to extremely low income households when reviewing proposals for new affordable housing developments.

Objective 4.0 Provide housing support services to address the needs of the City of Santee's

lower and moderate income residents, including extremely low income households and those with special needs.

- <u>Policy 4.1</u> Continue to support and coordinate with social service providers and regional agencies to address the housing related needs of Santee residents, particularly those with special needs.
- <u>Policy 4.2</u> Coordinate with local social service providers to address the needs of the City's homeless population. Provide funding to groups providing shelter and other services to the homeless.
- <u>Policy 4.3</u> Continue to participate in the Countywide homeless working group in preparing and implementing recommendations to the Board of Supervisors, the appointed bodies and municipalities regarding plans for providing emergency housing, Low Barrier Navigation Centers (LBNC), and homes with supervised care.

Objective 5.0 Encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Santee residents to the maximum extent possible.

- Policy 5.1 Provide a variety of residential development opportunities in the City, ranging in density from very low density estate homes to medium-high and high density development.
- <u>Policy 5.2</u> Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to lower income households, including extremely low income households, as well as housing suitable for the disabled, the elderly, large families, and female-headed households.
- <u>Policy 5.3</u> Require that housing constructed expressly for lower and moderate income households not be concentrated in any single area of Santee.
- Policy 5.4 Encourage developments of new housing units designated for the elderly and disabled persons to be in close proximity to public transportation and community services.
- <u>Policy 5.5</u> Ensure that all new housing development and redevelopment in Santee is properly phased in amount and geographic location so that City services and facilities can accommodate that growth.
- Policy 5.6 Ensure that sites in the Residential Sites Inventory are available during the planning period by overriding the Gillespie Field ALUCP as appropriate.

Objective 6.0 Reduce or remove government constraints to housing production and opportunity where feasible and legally permissible.

- <u>Policy 6.1</u> Promote efficient and creative alternatives to help reduce government constraints.
- <u>Policy 6.2</u> Provide incentives and regulatory concessions for affordable and special needs housing through implementation of the density bonus ordinance and other mechanisms.

- <u>Policy 6.3</u> Facilitate timely building permit and development plan processing for residential construction.
- Policy 6.4 Balance the need to protect and preserve the natural environment with the need to provide additional housing and employment opportunities.
- <u>Policy 6.5</u> Approve residential uses if they meet use requirements, development criteria and design requirements of the General Plan and Municipal Code.

Objective 7.0 Promote equal opportunity for all residents to reside in the housing of their choice.

- <u>Policy 7.1</u> Prohibit discrimination in the sale or rental of housing with regard to characteristics protected under State and Federal fair housing laws.
- Policy 7.2 Encourage the development of residential units that are accessible to disabled persons or are adaptable for conversion to residential use by disabled persons.
- Policy 7.3 Reasonably accommodate persons with disabilities who seek waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Ordinance.
- <u>Policy 7.4</u> Accommodate emergency shelters, low barrier navigation center, transitional housing, supportive housing, residential care facilities, and community care facilities in compliance with State laws and City Zoning Ordinance.
- <u>Policy 7.5</u> Collaborate with jurisdictions to explore the merit of a multi-jurisdictional agreement for the provision of emergency shelters.
- <u>Policy 7.6</u> Continue active support and participation with the fair housing service provider to further spatial de-concentration and fair housing opportunities.

MOBILITY ELEMENT

<u>Goal</u>: A balanced, interconnected multimodal transportation network that allows for the efficient and safe movement of all people and goods, and that supports the current and future needs of Santee community members and travel generated by planned land uses.

Objectives and Policies:

Objective 1.0 Ensure that the existing and future transportation system is accessible, safe, reliable, efficient, integrated, convenient, well-connected and multimodal. The system will accommodate active transportation, and accommodate people of all ages and abilities, including pedestrians, disabled, bicyclists, users of mass transit, motorists, emergency responders, freight providers and adjacent land uses.

- <u>Policy 1.1</u> The City shall provide integrated transportation and land use decisions that will enhance the smart growth development served by complete streets, which facilitate multimodal transportation opportunities.
- <u>Policy 1.2</u> The City should design streets in a manner that is sensitive to the local context and recognizes that needs vary between mixed use, urban, suburban, and rural settings.

- <u>Policy 1.3</u> The City shall ensure that the entire right-of-way is designed to accommodate appropriate modes of transportation.
- Policy 1.4 The City should create a vibrant town center by developing a connected system of multi-modal corridors that encourage walking, biking, and riding transit. A mobility hub should be considered at the existing Santee Trolley Square providing such features such as bikeshare, bike parking, carshare, neighborhood electric vehicles, real-time traveler information, demand-based shuttle services, wayfinding signage, bicycle and pedestrian improvements, urban design enhancements, etc.
- <u>Policy 1.5</u> The City should review, update and collect adequate transportation impact fees (TIF) and ensure the efficient allocation of state and regional funding sources for the development and maintenance of local transportation (across all modes) improvements and operations.

Objective 2.0 Develop an efficient, safe and multi-modal transportation network, consisting of local roads, collectors, arterials, freeways and transit services, in a manner that promotes the health and mobility of Santee residents and that meets future circulation needs, provides access to all sectors of the City, and supports established and planned land uses.

- Policy 2.1 The City shall encourage an automobile Level of Service "D" on street segments and at intersections throughout the circulation network while also maintaining or improving the effectiveness of the non-automotive components of the circulation system (i.e. pedestrians, bicyclists, and public transit), especially in the Town Center area. The City may approve a lower automobile Level of Service if it finds that the effectiveness of non-automotive components of the circulation system would be maintained or improved as a result. In other cases, the City shall not approve any development that causes a drop in the level of service at a street segment or an intersection to LOS "E" or "F", after feasible mitigation, without overriding social, economic, or other benefits.
- Policy 2.2 The City should ensure adequate responsibility for all modes to the northern undeveloped area of the City by designating a functional network of public streets for future dedication either prior to, or concurrent with anticipated need.
- Policy 2.3 The City shall establish minimum design standards for streets, which include grade, widths, alignment and public improvement requirements in a City design manual.
- Policy 2.4 The City shall manage the existing truck route network for use by City serving heavy commercial and industrial traffic to provide for a safe circulation system for all drivers.
- Policy 2.5 The City should not allow cite streets to be used for through-City truck traffic.
- Policy 2.6 The City should encourage traffic circulation improvements such as, but not limited to, enhanced roadway markings, synchronized traffic signals, and intelligent Transportation System (ITS) network management.

- <u>Policy 2.7</u> The City should coordinate with Caltrans, SANDAG, MTS, and other responsible agencies to identify, plan, and implement needed transportation improvements.
- Policy 2.8 The City shall actively pursue local, state and federal funding for circulation and safety related public improvement projects.
- <u>Policy 2.9</u> The City should work with the region to develop traffic and congestion management programs to improve commute times and improve air quality.

Objective 3.0 Upgrade and maintain Santee transportation corridors to meet the safety needs of all roadway users – including youth and elderly and travelers of varying physical abilities – and to provide a well-connected system throughout the City.

- <u>Policy 3.1</u> The City shall encourage the development of improved signalization and intersection design while taking into consideration the safety of all modes.
- Policy 3.2 The City should encourage the utilization of traffic control devices, such as center medians and/or left-turn pockets where appropriate and that do not conflict with safety, and discourage the installation of median cuts where traffic safety cannot be assured.
- Policy 3.3 The City shall ensure that newly constructed roadways are designed to permit rapid access for emergency vehicles.
- <u>Policy 3.4</u> The City shall provide adequate traffic control devices throughout the City to ensure safe and efficient mobility.
- Policy 3.5 The City shall encourage the use of innovative methods for traffic control (such as roundabouts, curb extensions, and traffic circles) where appropriate that add character, slow vehicle speeds, and create opportunity for improved aesthetics while effectively managing traffic.
- Policy 3.6 Based on available funding, the City shall assure all City streets are maintained in a safe condition through implementation of the Pavement Management System.
- <u>Policy 3.7</u> The City should review high crash locations, injuries and fatalities by mode on an annual basis and seek feasible solutions.

Objective 4.0 Maximize the utilization of site planning techniques to improve traffic safety.

- Policy 4.1 The City shall encourage new subdivision development be designed in a manner where driveways do not take direct access from prime arterials, major roads or collector streets.
- Policy 4.2 The City should encourage the use of Neighborhood Traffic Management controls to lower residential speeds and discourage cut-through traffic. The City prepare a traffic calming policy manual to guide City efforts in managing these neighborhood traffic safety concerns.
- <u>Policy 4.3</u> The City shall promote design standards that allow for safe and efficient transport, delivery, loading and unloading of goods from service vehicles within commercial and industrial areas.

- <u>Policy 4.4</u> The City should pursue minimization of the number of entrances and exits
 to strategic locations along major thoroughfares by requiring the establishment of
 shared driveways and reciprocal access between adjoining properties.
- <u>Policy 4.5</u> The City should establish and implement appropriate setback and off-street parking requirements.

Objective 5.0 Allow parking reductions around transit and affordable housing.

- Policy 5.1 The City should consider reducing parking requirements in the town center area and at transit stations as transit ridership increases over time due to increased development intensities and a broader mix of land uses.
- Policy 5.2 The City should maximize shared parking opportunities for uses with varied peak parking periods.
- Policy 5.3 The City should exercise flexibility in the application of parking standards to support transit-oriented development.

Objective 6.0 Increase the use of transit systems.

- <u>Policy 6.1</u> The City should coordinate with SANDAG and MTS to maintain and enhance transit services in the City so that they are efficient, cost-effective, and responsive to growth and redevelopment.
- Policy 6.2 The City should coordinate with SANDAG and MTS to improve bus stop and shelter facilities to increase the comfort of users.
- <u>Policy 6.3</u> The City should coordinate with SANDAG and MTS to provide multi-modal support facilities and adequate access near and to/from transit stops for bicyclists and pedestrians, including children and youth, seniors, and persons with disabilities.
- Policy 6.4 The City should coordinate with SANDAG and MTS to post route maps and pick-up/drop off times at each stop.
- Policy 6.5 The City should coordinate with MTS to encourage establishing transit stops in areas of concentrated activity such as near senior housing projects, medical facilities, major employment centers, and mixed use areas.
- Policy 6.6 The City should coordinate with MTS to accommodate transit centers and major stops with adequate bicycle and pedestrian access and secure bicycle storage where appropriate. Include facilities that are well-designed, provide appropriate lighting, and are safe, comfortable, and attractive.
- Policy 6.7 The City should provide incentives for transit-oriented development, such as a parking reduction consistent with regional standards, for more intense development and higher density residential uses along major transportation corridors or in areas accessible to transit use.

Objective 7.0 Develop, maintain, and support a safe, comprehensive and integrated bikeway system that encourages bicycling, as documented in the City's Bicycle Master Plan (BMP).

- <u>Policy 7.1</u> The City shall continue to implement and maintain a comprehensive bicycle route system, and to designate appropriate bikeways through the regular update of the City's Bicycle Master Plan.
- Policy 7.2 The City should strive to achieve objectives and policies identified in the Bicycle Master Plan including those related to bicycle safety awareness, bicycle promotion, maintenance and monitoring. Educational awareness programs shall include an environmental component that teaches bicycle users the importance of staying on designated trails to minimize the impacts to wildlife resources.
- Policy 7.3 The City should promote the development of hiking and bicycle trails along the San Diego River in conjunction with the San Diego River Plan. Any plans for trails along the San Diego River shall be accompanied by a site-specific analysis, as required under CEQA, to confirm that such trails are consistent with the Subarea Plan (SAP) and located in the least environmentally sensitive areas.
- <u>Policy 7.4</u> The City should require new development and redevelopment to provide connections to existing and proposed bicycle routes, where appropriate.
- <u>Policy 7.5</u> The City should keep abreast of bicycle facility innovations in other cities and regions, and seek to incorporate these into the bicycle network.

Objective 8.0 Develop and maintain an accessible, safe, complete and convenient pedestrian system that encourages walking.

- Policy 8.1 The City should require the incorporation of pedestrian-friendly design concepts where feasible including separated sidewalks and bikeways, landscaped parkways, traffic calming measures, safe intersection designs and access to transit facilities and services into both public and private developments.
- Policy 8.2 The City should provide for the connectivity of wide, well-lit sidewalks and environments with safety buffers between pedestrians and vehicular traffic, where feasible.
- Policy 8.3 The City should pursue the elimination of physical barriers around public facilities and commercial centers to improve access and mobility of the elderly and disabled in a manner consistent with the Title 24 of the California Code of Regulations and the federal Americans with Disabilities Act (ADA).
- <u>Policy 8.4</u> The City shall require non-contiguous sidewalks on all streets with a residential collector classification or higher, as appropriate.
- <u>Policy 8.5</u> The City should identify and implement pedestrian improvements with special emphasis on providing safe access to schools, parks, community and recreation centers, and shopping districts.
- Policy 8.6 The City should promote walking and improve the pedestrian experience by requiring pedestrian facilities along all classified streets designated on the Circulation Plan; by implementing streetscape improvements along pedestrian routes that incorporate such elements as shade trees, street furniture, and lighting; by orienting development toward the street; by employing traffic-calming measures; and by enforcing vehicle speeds on both residential and arterial streets.

- Policy 8.7 The City should promote walking as the primary travel mode for the school trip through implementing the citywide Safe Route to School Plan.
- Policy 8.8 The City should improve pedestrian safety at intersections and mid-block crossings, where appropriate.
- <u>Policy 8.9</u> On all primary pedestrian corridors, the City shall ensure adequate green time, based on established standards, at all crosswalks that allow the elderly and disabled to cross City streets on a single green light.
- Policy 8.10 The City should provide connected network of safe pedestrian crossings throughout the City.
- <u>Policy 8.11</u> The City should enhance pedestrian visibility by enforcing parking restrictions at intersection approaches, improving street lighting, and minimizing obstructions.

Objective 9.0 Increased use of alternative modes of travel to reduce peak hour vehicular trips, save energy, and improve air quality.

- <u>Policy 9.1</u> The City shall encourage and provide for Ride Sharing, Park 'n Ride, and other similar commuter programs that eliminate vehicles from freeways and arterials.
- Policy 9.2 The City should encourage businesses to provide feedback work schedules for employees.
- <u>Policy 9.3</u> The City should encourage employers to offer shared commute programs and/or incentives for employees to use transit.
- Policy 9.4 The City should encourage the use of alternative transportation modes, such as walking, cycling, and public transit. The City should maintain and implement the policies and recommendations of the Bicycle Master Plan and Safe Routes to School Plan to improve safe bicycle and pedestrian access to major destinations.
- Policy 9.5 The City should improve safety of walking and biking environment around schools to reduce school-related vehicle trips.

Objective 10.0 The City shall remain actively involved in regional issues.

- Policy 10.1 The City should promote and support the continued expansion of the San Diego Trolley System which benefits residents of Santee, especially in higher density areas.
- Policy 10.2 The City supports necessary improvements to regional airport facilities, excluding any proposal to site a new regional airport at the Marine Corps Air Station Miramar.
- Policy 10.3 Any future extension of SR-125 north of SR-52 shall utilize the existing SR-52 bridge over the San Diego River and no such alignment shall occur within City's limits.
- Policy 10.4 The City supports the widening of SR-52 and SR-67.

- Policy 10.5 The City shall oppose the installation of freeway on-ramp meters unless appropriate mitigation is provided by Caltrans for impacts to City streets caused by such metering.
- Policy 10.6 The City supports the connection of Caltrans traffic signals on City streets to the City's interconnected traffic signal system to maintain traffic flow.

RECREATION ELEMENT

<u>Goal</u>: The goal of the Recreation Element is to provide a system of public parks and recreational facilities which serve the citizens of Santee.

Objectives and Policies:

Objective 1.0 Provide a minimum of 10 acres of park and recreational facilities for every 1,000 population in Santee. These 10 acres could include a combination of local parks, trails, school playgrounds, and other public facilities that meet part of the need for local recreational facilities.

- <u>Policy 1.1</u> The City shall increase the amount of park and recreational facility acreage in Santee to more closely conform to the local parkland standard.
- <u>Policy 1.2</u> The City shall continue to encourage the Santee School District and the Grossmont Union High School District to jointly develop and use school property for recreational purposes.
- Policy 1.3 The City shall encourage the Padre Dam Municipal Water District to continue to jointly develop and use the Santee Lakes Regional Park for recreational purposes and to maintain a balance between local serving and regional serving recreational uses.
- Policy 1.4 The City shall oppose any change in ownership of the Santee Lakes Regional Park property that would adversely affect the availability of recreational opportunities for Santee residents.
- Policy 1.5 The City shall promote the compatibility of land uses adjacent to parks.
- Policy 1.6 The City shall base the fees paid in lieu of dedication of parkland on the fair market value of land according to the formula established in the Park Lands Dedication Ordinance.
- Policy 1.7 The City shall not permit the payment of in-lieu fees for developments of 50 lots or more, unless the City Council finds there are no suitable lands available for park land dedication.
- Policy 1.8 The City should, when feasible, require developers to contribute land and develop on that land multi-purpose playing fields or recreational facilities.
- <u>Policy 1.9</u> The City should not count private recreational facilities, or open space in planned residential developments, as fulfilling the requirement for park dedications or in-lieu park fees.
- Policy 1.10 The City shall use the Parks and Recreation Facilities Master Plan as a guide in evaluating development proposals on possible future park sites.

Objective 2.0 Provide adequate recreational acreage and facilities in all areas of the City.

- Policy 2.1 The City shall continue to encourage the development of a San Diego River Park with passive recreation uses throughout the City as part of an overall master plan concept for the entire San Diego River.
- <u>Policy 2.2</u> The City shall encourage the inclusion of recreational facilities in all mixed land use developments, especially within the Town Center and the Fanita Ranch.
- Policy 2.3 The City should not relinquish existing developed public parkland to nonpublic purposes.
- <u>Policy 2.4</u> The City should locate and use mini-parks in the built-up areas of Santee where recreational facilities are needed and where available land is limited.
- <u>Policy 2.5</u> The City should require the inclusion of private recreation areas in all Planned Residential Developments.
- <u>Policy 2.6</u> The City shall aggressively pursue the development of additional publicly owned parks and recreation facilities which are distributed throughout the City to meet the needs of all residents.

Objective 3.0 Provide readily accessible recreational facilities to meet the needs of persons of all ages, physical conditions and socio-economic situations.

- <u>Policy 3.1</u> The City shall acquire sites and develop facilities to provide for special recreation needs.
- Policy 3.2 The City shall encourage service clubs, civic groups, individual donors and others to help in the development of recreational facilities.
- <u>Policy 3.3</u> The City shall encourage private employee recreation in business and industrial areas in order to provide recreational opportunities for employees.
- <u>Policy 3.4</u> The City shall continually review recreation programming to ensure that recreation programs reach all segments of the community.

Objective 4.0 Actively seek public and private funding sources to support recreation development, programs, and operations.

- <u>Policy 4.1</u> The City should consider the development of a community arts program including visual and performing arts.
- Policy 4.2 The City shall utilize a wide array of funding sources for City recreational needs including public and private grants and funding sources as well as private contributions.

TRAILS ELEMENT

Goals:

 Overall Goal: The Trails Element shall encourage alternative means of transportation on a community and regional scale by providing a comprehensive network of bicycle, equestrian, and pedestrian trails which serve present and future needs of our community, and which preserve and/or enhance the community character and the environment.

- <u>Goal (Obj. & Pol.):</u> Encourage alternative means of transportation on a regional and community scale.
- <u>5.2 Improved Trails Goal (Bicyclists)</u>: Designate the location and the appropriate type of improved (paved) bicycle trails that would have the greatest potential to serve the commuter and recreational needs of the community.
- <u>Unimproved Trails Goal (Equestrian, biking, and hiking)</u>: Designate the location of the appropriate type of unimproved trails, which would have the greatest potential to serve the recreational needs of the community.

Objectives and Policies:

Objective 1.0 Provide safe and viable regional and community trails within the City.

- <u>Policy 1.1</u> Priority should be placed on establishing multiple use trails (pedestrians, bicyclists, equestrians) wherever feasible.
- Policy 1.2 All new subdivisions or planned developments whether residential, commercial, or industrial which include proposed trail locations shall dedicate easements which will provide safe and direct access to community or regional trails, and provide for trail maintenance.
- Policy 1.3 Regional and/or community routes within the City should link up with existing or proposed routes within neighboring jurisdictions.
- Policy 1.4 There should be at least one east-west regional corridor extending from San Diego through Town Center to Lakeside and one north-south corridor extending from El Cajon through Town Center north to Fanita Ranch. The corridors should provide for, pedestrian, bicycle, and where feasible, equestrian use.
- <u>Policy 1.5</u> The City's trail network should link focal points of the City such as Town Center, Fanita Ranch, employment centers, schools, residential neighborhoods, parks and open space, and the San Diego River.
- <u>Policy 1.6</u> The City should continue to coordinate regional trail planning, acquisition and development efforts with adjacent jurisdictions.
- <u>Policy 1.7</u> The City should work with utility companies, special districts, school districts and others to provide trails through easements, dedications, joint use agreements or other means.

Objective 2.0 Provide trails which are designed to impact the environment as little as possible and which blend in with the character of the community.

- <u>Policy 2.1</u> Trails should be surfaced with materials which blend in with the surrounding area while complying with safety and maintenance requirements.
- Policy 2.2 Trails should be designated along existing drainage channels, utility rightof-ways and other areas which must remain undeveloped.

- Policy 2.3 When determining final alignments for planned trails in open space areas, priority should be given to utilizing existing trails where feasible, before creating new trails. When necessary, new trails should follow contour lines and should be aligned where the least amount of grading and / or habitat disruption would occur.
- Policy 2.4 Trails should be designated and designed with consideration given to appropriate widths, clearances, grade curvatures, surfacing, surface drainage, design speed, barriers, fences, signage, visibility, intersections, bridges, and street cleaning. Wherever feasible, consideration should be given to ensuring accessibility by the handicapped and other special needs groups in accordance with the Americans with Disabilities Act.

Objective 3.0 Provide accommodations for the trail user wherever possible.

- <u>Policy 3.1</u> Large non-residential developments should be encouraged to provide showers and lockers, flexible work schedules and other means to encourage and facilitate use of alternative modes of transportation by employees.
- <u>Policy 3.2</u> Bicycle racks should be made available at all new or rehabilitated nonresidential developments.
- Policy 3.3 Signage should be utilized to identify trail corridors.
- <u>Policy 3.4</u> The City should include both hiking and bicycle trails in any trail system; equestrian trails shall also be considered.
- <u>Policy 3.5</u> The City shall, in developing a trail system, especially in the San Diego River corridor, coordinate between various projects within the City, as well as with a regional trail system in neighboring jurisdictions.
- <u>Policy 3.6</u> Provision of formal trailhead facilities including parking and restroom facilities should be considered for regional-serving trailheads.

Objective 4.0 Provide promotional material which indicates the type and location of trails in Santee.

- Policy 4.1 A trails map should be developed and posted where feasible at designated trailheads and other appropriate locations.
- Policy 4.2 The Trails Element as well as other informative material should be available
 to the public free or for a small fee.
- <u>Policy 4.3</u> As routes are implemented, their availability and use should be encouraged through the City's website, newsletters or the media.

Objective 5.0 To provide paved trails which are safe.

- <u>Policy 5.1</u> The determination of the appropriate type of paved trail should primarily be based upon safety requirements. There are three classifications of bike trails:
 - 1. Bicycle paths (Class I) are the safest type of bicycle trail and should, therefore, be utilized as much as possible for regional and community trails, but not for those designated on small local streets where traffic volume is minimal.

- 2. Bicycle lanes (Class II) are the second safest type of bicycle trail. These should be utilized as necessary links to bicycle paths or local routes where paths are not feasible.
- 3. Bicycle routes (Class III) are the least safe type of bicycle trail. They should be utilized as a last priority for necessary links or as interim links prior to the implementation of bicycle paths. When used, they should be signed wherever possible.
- <u>Policy 5.2</u> Trails should be designed to facilitate bicycle riding by incorporating standards which would reduce slopes, sharp curves, and interference with vegetation, pedestrians, and traffic.
- Policy 5.3 Bicycle paths should be incorporated into the design of community land use plans, Capital Improvement Projects, and in parks and open space as specified in the General Plan.
- <u>Policy 5.4</u> Encourage facilities such as lighting, benches, bathrooms and drinking fountains along trails where it is appropriate.

Objective 6.0 Provide unimproved trails that are viable routes within the community.

- Policy 6.1 Priority shall be given to designating unimproved trails for multipurpose use whenever feasible.
- <u>Policy 6.2</u> Develop a future system of trails on the Fanita Ranch site as well as throughout the City's Multiple Species Conservation Program Preserve Planning Area. Priority shall be given to using existing trail alignments whenever feasible.
- <u>Policy 6.3</u> Trail segments should not be made available for public use until a usable segment is established and where unauthorized entry onto private property can be controlled.
- Policy 6.4 It should be recognized that in areas where equestrian trails extend into the street for crossing, pedestrians will also be utilizing these designated areas. Equestrian use trails should end in areas where horses are allowed or where there are hitching posts.
- Policy 6.5 The location of equestrian trails should be coordinated with horse stables and clubs, equestrian centers and major regional trailheads.
- Policy 6.6 Trails should be designed in loops to prevent having to repeat the same route.
- Policy 6.7 Encourage trail connections with planned trails on the Santee Lakes property and future development of Fanita Ranch.
- <u>Policy 6.8</u> Where feasible, consider trail routes that pass under bridges to avoid street crossings where possible.

Objective 7.0 Provide trails which are safe.

• <u>Policy 7.1</u> The determination of appropriate type of trails should primarily be based on safety requirements.

- <u>Policy 7.2</u> Pedestrian and equestrian trails should be separated from the street. Only when absolutely necessary should riding trails be designated on streets.
- Policy 7.3 For new trails, switchbacks should be utilized in areas of steep terrain.
- Policy 7.4 Unimproved trails which are not subject to maintenance shall be posted at trails entrances to advise users of trail risks.

Objective 8.0 Provide community trails that link with regional trail systems and facilities.

- Policy 8.1 Encourage the establishment of trail systems in the East Elliot area and on the Fanita Ranch that link the Fanita Ranch and Mission Trails Regional Park with Santee Lakes and Goodan Ranch Regional Parks, Sycamore Canyon Open Space Preserve and any future northern expansion of Mission Trails Regional Park.
- Policy 8.2 Encourage trail connections to the Trans-County trail system, the Upper San Diego River Improvement Plan, the Mission Trails Regional Park trail system and trails leading to Goodan Ranch and Sycamore Canyon Open Space Preserve.
- <u>Policy 8.3</u> Encourage trail connections which take advantage of trailhead and support facilities planned or existing within neighboring regional parks.

Objective 9.0 Provide trails within the future Multiple Species Conservation Program Preserve which are consistent with the City's Subarea Plan and Implementing Agreement.

- Policy 9.1 Preference should be given to locating trails in the least sensitive areas of the Preserve and utilize existing trails / dirt roads to the extent feasible.
- <u>Policy 9.2</u> Avoid placing new trails between different habitat types where resource sensitivities and values are high.
- <u>Policy 9.3</u> The width of new trails should be minimized to the extent possible to avoid impacting critical resources.
- <u>Policy 9.4</u> Fencing should be considered in strategic locations to limit off-trail use in sensitive resource areas.
- Policy 9.5 Equestrian trails and staging areas should be located a sufficient distance from riparian or coastal sage scrub resources to minimize the possibility of cowbird parasitism and to ensure biological values are not impaired.
- Policy 9.6 Avoid conflicts with key movement routes utilized by wildlife to the maximum extent possible.

CONSERVATION ELEMENT

<u>Goal</u>: The goal of the Conservation Element is to conserve open space, natural and cultural resources.

Objectives and Policies:

Objective 1.0 Protect areas of unique topography or environmental significance to the greatest extent possible.

• <u>Policy 1.1</u> The City shall encourage significant natural landforms to be maintained during development whenever possible.

- <u>Policy 1.2</u> The City should encourage, through the environmental review process, the
 preservation of hillsides with steep slopes as appropriate to minimize danger from
 landslides and mudslides, as well as to protect key visual resources.
- Policy 1.3 To protect and wisely manage hillsides and topographic resources, the City shall use the following hillside development guidelines:

Percent Natural Slope	Guideline
Less than 10%	This is not a hillside condition. Conventional grading techniques are acceptable.
10% - 19.9%	Development with grading will occur in this zone, but existing landforms should retain their natural character. Padded building sites are permitted on these slopes, but contour grading, split level architectural prototypes, with stacking and clustering are expected.
20% and over	Special hillside grading, architectural and site design techniques are expected, and architectural prototypes should conform to the natural landform Compact development plans should be used to minimize grading footprints.

Objective 2.0 Protect floodways to reduce flood hazards, protect biological resources and preserve the aesthetic quality along water corridors.

- Policy 2.1 The City shall encourage the protection of the San Diego River Corridor and all other City water corridors to reduce flood hazards, protect significant biological resources and scenic values, and to provide for appropriate recreational uses.
- Policy 2.2 The City should promote open space in conjunction with other appropriate land uses along the San Diego River corridor and other water corridors found in the City.
- <u>Policy 2.3</u> The City should participate in regional planning efforts aimed at habitat protection and recreational enjoyment of the San Diego River.
- Policy 2.4 The City should promote the design and use of floodways and adjacent land for recreation whenever appropriate as part of flood control and habitat improvements.
- Policy 2.5 The City should avoid concrete channelization of waterways whenever possible and promote alternative flood control designs which have open space value.
- Policy 2.6 The City encourages the development of appropriate flood control measures
 to assure public safety, which also prioritize maintenance of natural habitats and
 vegetation, and provision of community recreational opportunities as feasible and
 appropriate.

 <u>Policy 2.7</u> The City shall ensure that all development proposals are located outside of designated floodways and all development in the 100-year floodplain is consistent with the City's Flood Damage Protection Ordinance.

Objective 3.0 Maintain adequate domestic water supplies for all residents and uses within the City.

- <u>Policy 3.1</u> The City should encourage the use of drought-resistant vegetation and encourage the use of recycled water for irrigation for both private development as well as public projects and facilities.
- <u>Policy 3.2</u> The City shall encourage the development and utilization of innovative water conservation measures in all proposed developments.
- <u>Policy 3.3</u> The City should continue to support the Padre Dam Municipal Water District in expanding the water reclamation facility to it's ultimate capacity and support the expansion of recycled water infrastructure.
- Policy 3.4 The City should encourage the Padre Dam Municipal Water District to satisfy both existing and planned potable water and recycled water demands within the City and District service area prior to considering out-of-district contracts and agreements.

Objective 4.0 Reduce the amount of erosion of soil in the City.

- <u>Policy 4.1</u> The City shall require that appropriate soils and geologic surveys be completed for all proposed development, consistent with the policies and implementation measures found in the Safety Element.
- <u>Policy 4.2</u> The City shall require appropriate grading, erosion control measures and replanting to minimize erosion and prevent slippage of man-made slopes.

Objective 5.0 Conduct extraction of mineral deposits with a minimum amount of disturbance to adjacent properties.

 Policy 5.1 The City shall require that all proposed mining operations are adequately reviewed during the project and environmental review processes to minimize to the greatest degree possible, all identified environmental impacts, especially water quality, habitat preservation and bridge undermining.

Objective 6.0 Reclaim all mined lands to usable conditions that are adaptable for alternative land uses.

 Policy 6.1 The City shall require the planned reclamation of mined lands following extraction of mineral resources with consideration of the land's potential for recreational, wildlife habitat, and scenic uses as well as for residential, industrial or commercial development.

Objective 7.0 Preserve significant biological resources.

- <u>Policy 7.1</u> The City shall encourage the preservation and enhancement of significant biological resources in areas designated as permanent open space.
- Policy 7.2 The City shall require that all development proposals provide appropriate mitigation for identified significant biological resources including selective

preservation, sensitive site planning techniques and in-kind mitigation for identified impacts.

- Policy 7.3 The City shall require that, for all development proposals involving the setting aside of land for permanent open space either on-site or off-site, provisions are in place to ensure the long term management of the open space and biological resources.
- Policy 7.4 The City shall complete an Multiple Species Conservation Program Subarea plan that conserves a minimum of 2,600 acres in the City as permanent open space for preservation of habitats and species.

Objective 8.0 Preserve significant cultural resources.

- Policy 8.1 The City shall require either the preservation of significant historic or prehistoric sites, or the professional retrieval of artifacts prior to the development of a site, consistent with the provisions of the California Environmental Quality Act. Preservation may include various measures including avoidance, preservation in place, incorporation into open space, or covering or capping. The type of preservation would depend upon the nature and significance of the archaeological resource and the practical requirements of the proposed land use.
- Policy 8.2 The City should require curation of any recovered artifacts as a condition of any cultural resources mitigation program.

Objective 9.0 Reduce pollutants in urban runoff and stormwater discharges.

- <u>Policy 9.1</u> The City shall use careful planning and review to identify and eliminate urban runoff problems before development is approved.
- <u>Policy 9.2</u> The City shall enforce the implementation of appropriate best management practices (BMPs) during construction projects.
- Policy 9.3 Reduce the discharge of pollutants into the storm drain system from existing municipal, industrial, and commercial facilities and residential areas to the maximum extent practicable.
- <u>Policy 9.4</u> Actively seek and eliminate illicit discharges and connections to the storm water conveyance system.
- <u>Policy 9.5</u> The City shall continue to coordinate water quality planning and implementation efforts with other cities.

Objective 10.0 Preserve significant natural resources, such as mineral deposits, biological resources, watercourses, groundwater, hills, canyons, and major rock outcroppings, as part of a Citywide open space system.

 Policy 10.1 The City should encourage the conservation of rare or unique plants and wildlife by identifying such resources through the environmental review process and by using open space preservation, where appropriate, to preserve the resources as a condition of a project approval, consistent with the City's future Multiple Species Conservation Program Subarea Plan.

- <u>Policy 10.2</u> The City should encourage the preservation of significant natural features, such as watercourses, ridgelines, steep canyons, and major rock outcroppings through the Development Review process.
- Policy 10.3 The City should encourage the preservation of appropriate open space in the Town Center area for recreational and open space purposes as part of the overall Specific Plan.

Objective 11.0 Promote a balanced mix of open space uses with development throughout the City to enhance visual resources, avoid hazards and conserve resources.

- <u>Policy 11.1</u> The City should promote the dedication of open space or parklands and the designation of private open space within all proposed residential developments.
- <u>Policy 11.2</u> The City should encourage, where feasible, the development of an interconnected system of open spaces throughout the City.
- Policy 11.3 The City should support State and Federal legislation which would provide funds for local parkland acquisition.
- <u>Policy 11.4</u> The City should ensure that adequate passive and active open space uses are incorporated into the development of the Town Center, Fanita Ranch, Rattlesnake Mountain and other large, existing vacant areas.
- Policy 11.5 The City shall encourage compact development plans when appropriate to maximize the preservation of open spaces.

NOISE ELEMENT

<u>Goal</u>: Improve the city's overall quality of life by reducing harmful and annoying noise for existing and future residents.

Objectives and Policies:

Objective 1.0 Control noise from sources adjacent to residential, institutional and other noise-sensitive receptors.

- Policy 1.1 The City shall support a coordinated program to protect and improve the
 acoustical environment of the City including development review for new public and
 private development and code compliance for existing development.
- Policy 1.2 The City shall utilize noise studies and noise contour maps when evaluating development proposals during the discretionary review process.
- Policy 1.3 The City shall enforce motor vehicle laws and standards as appropriate, related to traffic flow and speed, in an effort to reduce noise along roadways experiencing high noise levels.
- Policy 1.4 The City shall promote alternative sound attenuation measures rather than
 traditional wall barrier wherever feasible; these may include glass or polycarbonate
 walls, berms, landscaping, and the siting of noise-sensitive uses on a parcel away from
 the roadway or other noise source.

- <u>Policy 1.5</u> The City shall review future projects with particular scrutiny regarding the reduction of unnecessary noise near noise-sensitive areas such as hospitals, schools, parks, etc.
- Policy 1.6 The City shall continue to monitor noise throughout Santee and enforce the standards and regulations of the City's Noise Ordinance.
- Policy 1.7 The City shall discourage any future expansion of the facilities of Gillespie Field or intensification of operation, other than what has been already planned in the airport's master plan, that would result in greater noise impacts to the City.
- <u>Policy 1.8</u> The City shall encourage the implementation of noise control procedures by Gillespie Field to minimize noise exposure caused by aircraft flyovers within the City.
- Policy 1.9 As recommended by the Gillespie Field Comprehensive Land Use Plan, the City of Santee shall work with the County of San Diego to reduce the future 65dB CNEL noise contour impact on residentially zoned areas.
- Policy 1.10 The City of Santee shall require single family detached residences located between the 65-70 dB CNEL contours for Gillespie Field to ensure that interior noise levels do not exceed 45dB Ldn.
- Policy 1.11 The City shall require disclosure of airport noise impacts as a condition of all future residential development in the 65-70dB noise contours.
- <u>Policy 1.12</u> The City shall require the recordation of avigation easements for new development proposed within the 65-70dB noise contours and the Runway Protection and Inner Approach / Departure zones for Gillespie Field.
- Policy 1.13 The City shall continue to monitor helicopter routes from MCAS Miramar
 to ensure approved routes are adhered to and shall oppose any realignment of existing
 routes or establishment of new routes that would result in increased noise impacts to
 the City.
- Policy 1.14 The City shall, whenever feasible, take noise generation into consideration for new equipment purchases for the City.
- Policy 1.15 The City shall encourage Caltrans to recognize and implement the City's noise standards for planned and future freeway projects in the City.
- Policy 1.16 The City shall ensure that appropriate regulations and standards are incorporated into the City's development policies and ordinances, including the use of noise evaluations in Environmental Impact Reports and statements, which take all aspects of noise into consideration.
- <u>Policy 1.17</u> The City shall officially support the control of noise through legal regulations and cooperative government efforts.

Objective 2.0 Ensure that future developments will be constructed to minimize interior and exterior noise levels.

- Policy 2.1 The City shall adhere to planning guidelines and building codes which
 include noise control for the exterior and interior living space of all new residential
 developments within noise impacted areas.
- Policy 2.2 The City should require new development to mitigate noise impacts to
 existing uses resulting from new development when: 1) such development adds traffic
 to existing City streets that necessitates the widening of the street; and 2) the additional
 traffic generated by the new development causes the noise standard or significance
 thresholds to be exceeded.
- Policy 2.3 The City should not require new development to mitigate noise impacts to existing uses when the new development only adds traffic already anticipated by the City's General Plan to an existing street, but does not necessitate widening of that street.

SAFETY ELEMENT

<u>Goal</u>: The goal of the Safety Element is to minimize injuries, loss of life, and property damages resulting from natural and human-induced safety hazards.

Objectives and Policies:

Objective 1.0 Minimize injuries, loss of life and property damage resulting from flood hazards.

- <u>Policy 1.1</u> The City should encourage the use of innovative site design strategies within the floodplain which ensure minimizing of flood hazards, maintaining the natural character of waterways and maximize the use of water as a design feature.
- Policy 1.2 All development proposed within a floodplain area shall be required by the City to utilize design and site planning techniques to ensure that structures are elevated at least one foot above the 100-year flood level.
- Policy 1.3 All proposed projects which would modify the configuration of any of the three main waterways in Santee (San Diego River and Sycamore and Forester Creeks) shall be required to submit a report prepared by a registered hydrologist that analyzes potential effects of the project downstream as well as in the local vicinity.
- <u>Policy 1.4</u> The City should actively pursue the improvement of drainage ways and flood control facilities so as to lessen recurrent flood problems and include such public improvements in the Capital Improvements Program for the City.
- Policy 1.5 The City should pursue the identification of flood hazard areas along Fanita and Big Rock Creeks and apply protective measures where necessary.
- <u>Policy 1.6</u> The City should require a hydrologic study, including the analysis of effects on downstream and upstream properties and on the flood-carrying characteristics of the stream, for development proposed in the floodplain.
- Policy 1.7 Critical Emergency uses (hospitals, fire stations, police stations, the Emergency Operations Center, public administration buildings and schools) shall not be located in flood hazard areas or in areas that would affect their ability to function in the event of a disaster.

- <u>Policy 1.8</u> Development within the 100-year floodway shall be prohibited, subject to the provisions of the City's Flood Damage Prevention Ordinance.
- <u>Policy 1.9</u> For the purpose of land division, floodway areas shall not be included in the calculation of net area.

Objective 2.0 Minimize the loss of life and destruction of property in Santee caused by seismic and geologic hazards.

- Policy 2.1 The City should utilize existing and evolving geologic, geophysical and engineering knowledge to distinguish and delineate those areas that are particularly susceptible to damage from seismic and other geologic conditions.
- Policy 2.2 The City should ensure that if a project is proposed in an area identified herein as seismically and/or geologically hazardous, the proposal shall demonstrate through appropriate geologic studies and investigations that either the unfavorable conditions do not exist in the specific area in question or that they may be avoided or mitigated through proper site planning, design and construction.
- Policy 2.3 The City shall require that all potential geotechnical and soil hazards be fully investigated at the environmental review stage prior to project approval. Such investigations shall include those identified by Table 8.1, Determination of Geotechnical Studies Required, and such soil studies as may be warranted by results of the Initial Environmental Study.

Objective 3.0 Minimize the risk of damage to persons, property and the environment caused by hazardous materials.

- <u>Policy 3.1</u> The City shall continue to implement the County's Hazardous Waste Management Plan or develop and implement an equivalent plan.
- <u>Policy 3.2</u> The City shall continue to participate in the Hazardous Materials Incident Response Team in dealing with hazardous materials incidents.
- <u>Policy 3.3</u> The City shall require that any potential hazardous materials issues be fully investigated at the environmental review stage prior to project approval.
- <u>Policy 3.4</u> The City shall review any proposed uses involving the use, transport, storage or handling of hazardous waste to ensure that such uses will not represent a significant risk to surrounding uses or the environment.
- Policy 3.5 The City shall continue to provide for a household hazardous waste collection program for City residents as part of the contract with the City trash franchisee.
- <u>Policy 3.6</u> The City shall control the location, manufacture, storage or use of hazardous materials in Santee through Zoning Ordinance implementation and the Development Review process.
- <u>Policy 3.7</u> Encourage safe and proper disposal of household hazardous waste.
- Policy 3.8 Promote safe, environmentally sound means of solid waste disposal for the community.

• Policy 3.9 Investigate ways to encourage businesses to recycle their waste.

Objective 4.0 Minimize injuries, loss of life and property damage resulting from fire hazards.

- <u>Policy 4.1</u> Proposed developments should be approved only after it is determined that there will be adequate water pressure to maintain the required fire flow at the time of development.
- <u>Policy 4.2</u> The City should ensure that all new development meets established response time standards for fire and life safety services.
- Policy 4.3 The City shall require the installation of fire hydrants and establishment of emergency vehicle access, before construction with combustible materials can begin on an approved project.
- <u>Policy 4.4</u> The City shall require emergency access routes in all developments to be adequately wide to allow the entry and maneuvering of emergency vehicles.
- Policy 4.5 The City should support State legislation that would provide tax incentives to encourage the repair or demolition of structures that could be considered fire hazards.
- <u>Policy 4.6</u> The City should support the continuation of the existing weed abatement program.
- <u>Policy 4.7</u> The City shall ensure that the distribution of fire hydrants and capacity of water lines is adequate through periodic review.
- <u>Policy 4.8</u> Encourage and support the delivery of a high level of emergency services through cooperation with other agencies and use of available financial opportunities.
- Policy 4.9 All proposed development shall satisfy the minimum structural fire protection standards contained in the adopted edition of the Uniform Fire and Building Codes; however, where deemed appropriate the City shall enhance the minimum standards to provide optimum protection.
- <u>Policy 4.10</u> Encourage the continued development, implementation and public awareness of fire prevention programs.
- Policy 4.11 In order to minimize fire hazards, the Santee Fire and Life Safety
 Department shall routinely be involved in the review of development applications.
 Considerations shall be given to adequate emergency access, driveway widths,
 turning radii, fire hydrant locations and needed fire flow requirements.
- <u>Policy 4.12</u> The timing of additional fire station construction or renovation, or new services shall relate to the rise of service demand in the City and surrounding areas.
- <u>Policy 4.13</u> Support mutual aid agreements and communications links with County and the other municipalities participating in the Unified San Diego County Emergency Service Organization.

Objective 5.0 Minimize injuries, loss of life and property damage and losses resulting from criminal activities.

- Policy 5.1 The City shall encourage citizen participation in the Neighborhood and Kids Watch programs and promote the establishment of new neighborhood watch programs to encourage community participation in the patrol, and to promote the awareness of suspicious activity.
- Policy 5.2 The City shall incorporate Crime Prevention Through Environmental Design (CPTED) principles into site planning for new developments and renovations of existing developments, taking into account the concepts of defensible space, surveillance, territoriality, access control and maintenance.
- Policy 5.3 The City shall encourage the upgrading of building security requirements.
- <u>Policy 5.4</u> The City shall involve law enforcement personnel in the review of new development applications through participation in the Development Review process.
- <u>Policy 5.5</u> All structures should be adequately identified by street address and be lighted sufficiently to deter criminal activity.
- <u>Policy 5.6</u> The City should work with the school districts in the establishment of a permanent School Resource Officer program, or similar measure to provide a law enforcement presence at city schools.
- Policy 5.7 The City should support the County of San Diego's efforts to relocate the
 existing Las Colinas jail as part of a state-of-the-art consolidated justice facility to be
 located elsewhere on the County's Town Center property.

Objective 6.0 Minimize injuries, loss of life, and property damage resulting from traffic hazards.

- Policy 6.1 The City shall continue to review traffic safety problems and enforcement of parking regulations.
- <u>Policy 6.2</u> The City shall promote the utilization of traffic control devices such as signals, medians and other street design measures along busy roadways to regulate, warn, and guide traffic, thereby diminishing traffic hazards.
- Policy 6.3 Encourage ridesharing, the use of transit and other transportation systems management programs to reduce the number of vehicle miles traveled and traffic congestion.
- Policy 6.4 The City shall preclude through-City truck traffic on local roadways and limit truck routes through the City to principal and major arterial roadways.
- Policy 6.5 The City shall promote the establishment of shared driveways and reciprocal access between adjoining properties to reduce the number of curb cuts and reduce conflicting traffic movements on major roads.

Objective 7.0 Minimize injuries, loss of life, and property damage resulting from airport hazards.

• <u>Policy 7.1</u> The City should review all development proposed within the Gillespie Field Airport Influence Area to ensure that design features are incorporated into the site plan to address identified aircraft safety and noise hazards.

 <u>Policy 7.2</u> The City should discourage the establishment of additional high-risk uses, including schools, hospitals, nursing homes and daycare centers (excluding residential care facilities and small family daycare) in the Runway Protection and Inner Approach / Departure Zones for Gillespie Field.

Objective 8.0 Ensure the efficient control of emergency operations during natural or human-caused disasters.

- <u>Policy 8.1</u> The City shall continue to hold periodic disaster exercises in cooperation with the appropriate State and Federal agencies.
- Policy 8.2 The City shall update its adopted emergency operations plan periodically to ensure the safety of residents, employees and visitors in times of man-made or natural disaster.

COMMUNITY ENHANCEMENT ELEMENT

<u>Goal</u>: To respect and integrate the natural and man made environments of Santee to enhance the quality of life, revitalize older neighborhoods and community places, and sustain a beautiful, distinctive and well organized community for our citizens.

Objectives and Policies:

Objective 1.0 Ensure an environment that promotes racial, ethnic and religious tolerance and which is free from discrimination.

- <u>Policy 1.1</u> The City should continue to support community and religious efforts and programs that advance tolerance, and embrace diversity and anti-discrimination.
- <u>Policy 1.2</u> The City should support the creation of a Human Relations Board or any other group or committee that advances positive human relations in the City.

Objective 2.0 Strengthen neighborhood identity.

- <u>Policy 2.1</u> The City shall promote introduction of distinctive landscape treatments, signage, entry statements, etc., in residential areas.
- <u>Policy 2.2</u> The City shall encourage the use of existing natural features (river, hillsides, etc.) as character/theme sources for new residential development.
- <u>Policy 2.3</u> The City should encourage the strengthening of neighborhood edges through strategic location of open space/ recreational buffers, use of distinctive street tree/streetscape designs and changes in residential products/forms.
- <u>Policy 2.4</u> The City shall provide for formation of distinct residential neighborhoods when implementing the Redevelopment Plan.
- <u>Policy 2.5</u> The City shall encourage the formation of a focal point/activity center for neighborhoods when feasible and practical.
- Policy 2.6 The City shall identify older neighborhoods in need of revitalization and develop a strategy that utilizes tools such as neighborhood watch, law enforcement, community services, rehabilitation loan programs, code compliance and waste management services to enhance and stabilize them.

Objective 3.0 Improve the diversity and quality of housing in the City.

- Policy 3.1 The City shall encourage innovative site planning and housing product designs.
- Policy 3.2 The City shall promote the mix of housing product types and site planning features within larger residential developments.
- Policy 3.3 The City shall encourage use of varied setbacks, lot orientations and placement of dwelling units.
- <u>Policy 3.4</u> The City shall discourage the overuse of repetitious dwelling unit designs and site planning features.
- Policy 3.5 The City shall encourage adaptive housing products and siting treatments in hillsides and along the river corridor that respect and enhance the features of the natural environment.
- <u>Policy 3.6</u> The City shall support housing in mixed use projects that offer a desirable urban lifestyle.

Objective 4.0 Promote the integration of new residential development with the existing community.

- Policy 4.1 The City shall promote the Town Center as a focal point and activity center for the entire City.
- <u>Policy 4.2</u> The City shall ensure that new residential development are adequately linked to the existing community by streets, sidewalks, trails and bikeways.

Objective 5.0 Improve or remove negative visual elements within residential areas.

- <u>Policy 5.1</u> The City shall develop a neighborhood revitalization program that brings together City resources, the resources of other agencies and residents to voluntarily improve the appearance and safety of their neighborhoods.
- <u>Policy 5.2</u> The City shall pursue the rehabilitation/demolition of dwelling units in need of major repairs consistent with the policies of the Housing Element.
- <u>Policy 5.3</u> The City shall pursue the removal of vehicles on residential property which are abandoned, unregistered or in a state of disrepair that are public safety hazards or community eyesores.
- Policy 5.4 The City shall promote trash clean-up events in neighborhoods.

Objective 6.0 Improve the appearance and condition of commercial facilities in the City.

- <u>Policy 6.1</u> The City shall ensure that all new commercial developments contribute towards an overall positive and cohesive visual identity.
- <u>Policy 6.2</u> The City shall promote rehabilitation of commercial sites and investigate funding opportunities for rehabilitation/remodeling of small businesses.
- <u>Policy 6.3</u> The City shall continue to promote commercial signage which consolidates advertising for commercial outlets and presents a cohesive thematic pattern.
- <u>Policy 6.4</u> The City shall develop a kiosk, or similar sign program that will allow for advertising of public and quasi-public events and meet the needs of the community.

- <u>Policy 6.5</u> The City shall investigate partnerships with its corporate base and businesses to develop a public arts program.
- Policy 6.6 The City shall ensure all commercial development is designed to a pedestrian scale.

Objective 7.0 Consolidate strip commercial uses into functional commercial units.

- Policy 7.1 The City shall promote replacement of individual store parking lots and driveways with shared parking areas and driveways whenever possible.
- Policy 7.2 The City shall promote coordinated structure setbacks, re-orientation of business entrances, coordinated thematic landscaping, minimizing curb cuts, establishment of reciprocal access points between adjacent properties and consolidation of entrance/exist locations during rehabilitation or redevelopment of commercial areas.
- <u>Policy 7.3</u> The City shall ensure that public streetscape improvements are coordinated with proposed rehabilitation/ redevelopment of commercial areas.

Objective 8.0 Improve the appearance and function of existing and planned industrial areas.

- <u>Policy 8.1</u> The City shall explore opportunities for comprehensive industrial development consistent with the Redevelopment Plan.
- <u>Policy 8.2</u> The City shall ensure that adjacent residential land uses are adequately buffered from industrial uses through site planning and landscaping features.
- <u>Policy 8.3</u> The City shall ensure through the Development Review process that standards established for the industrial areas are maintained.
- Policy 8.4 The City shall ensure that all industrial development is attractive and of high quality design to enhance the image of the City.

Objective 9.0 Provide a unifying and distinctive streetscape system throughout the City.

- <u>Policy 9.1</u> The City shall promote visual continuity of trafficways through coordinated landscape plantings, lighting and street improvements which reinforce the hierarchy of the street system.
- Policy 9.2 The City shall promote a Citywide street tree and median planting program which enhances views and is scaled in relationship to the function of the roadway.
- Policy 9.3 The City shall ensure adequate landscaped buffers are provided between trafficways and sidewalks.
- Policy 9.4 The City shall provide for streetscape treatments at activity nodes and major decision-making points, through paving materials and lighting, accent plantings and thematic signage to reinforce their importance.
- Policy 9.5 The City shall continue to utilize landscape maintenance districts where practical to ensure the maintenance of streetscape plant materials and hardscape features.

- <u>Policy 9.6</u> The City should consider introduction of sculptural elements to the streetscape at major activity nodes (such as water fountains, public art, etc).
- Policy 9.7 The City shall require landscaping and the use of decorative materials for structural features along the State Route 52 right-of-way. Once completed, the City shall explore opportunities for beautification of the freeway right-of-way through Caltrans' Transportation Art Program.
- <u>Policy 9.8</u> The City shall promote and facilitate the beautification of the State Route 67 right-of-way.
- Policy 9.9 Upon completion of the State Route 52 to State Route 67, the City shall explore pursuing its designation as a State Scenic Highway, all or in part, as appropriate.
- Policy 9.10 The City should promote a community tree forestry program, using the resources of the Tree USA program or other similar programs that encourage city-wide tree plantings.

Objective 10.0 Strengthen the gateways into the City.

- Policy 10.1 The City shall preserve the high quality scenic viewshed visible from the western entry along Mission Gorge Road and State Route 52.
- Policy 10.2 The City shall maintain distinctive signage, accent plantings and paving materials for entries from the east and south.
- <u>Policy 10.3</u> The City should discourage the placement of temporary signs in gateway setback areas.

Objective 11.0 Remove visually disruptive elements from the street system.

- <u>Policy 11.1</u> The City shall pursue the undergrounding of utilities and/or the relocation of overhead utility lines to enhance road corridors.
- Policy 11.2 The City shall ensure all signs are compatible with the overall streetscape design and pursue the consolidation or redesign/removal of those signs which are disruptive elements.

Objective 12.0 Recognize historic structures for their ability to strengthen place identity.

- Policy 12.1 The City should ensure that future development respects and enhances the Edgemoor "Polo Barn" setting.
- <u>Policy 12.2</u> The City shall support the continued protection of the Mission Dam Historic Site within the Mission Trails Regional Park.
- <u>Policy 12.3</u> The City should preserve materials of the Granite House in a manner that increases public awareness and appreciation of the City's heritage.

Objective 13.0 Integrate adequate open space uses into new development within the City.

 Policy 13.1 The City shall ensure the provision of open space which provides adequate visual relief from developed portions of the City.

- Policy 13.2 The City shall ensure that adequate amounts of open space are located along the San Diego River and its tributaries to protect and enhance the river character.
- <u>Policy 13.3</u> The City shall ensure that open space is provided in hillside areas proposed for development that performs multiple functions of view maintenance, resource protection and hazard avoidance.

Objective 14.0 Minimize alteration of existing topography especially in hillside areas during the development and redevelopment process.

- <u>Policy 14.1</u> The City shall encourage and work with developers to minimize the impacts of grading for new development throughout the City.
- <u>Policy 14.2</u> The City shall ensure that development is oriented along natural terrain contours to the extent possible to maintain landform integrity.
- Policy 14.3 The City shall require use of contour grading techniques and multi-layered landscaping, whenever possible, to ensure the natural appearance of manufactured slopes.
- Policy 14.4 The City shall require the use of hillside development techniques in areas of steeper slopes.
- Policy 14.5 The City shall encourage the protection of prominent ridgelines whenever feasible. This shall be accomplished by siting development below ridgelines in such a manner that permits the ridgeline to remain visible.

Objective 15.0 Maintain and enhance existing scenic views.

- <u>Policy 15.1</u> The City shall require revegetation of graded slopes with indigenous plant materials, where feasible, to maintain scenic views and assist in slope stabilization.
- <u>Policy 15.2</u> The City should provide for the maintenance of view opportunities to surrounding hillsides by ensuring proposed structures do not significantly impact existing community-level viewsheds.

Objective 16.0 Utilize the natural design elements presented by the river/creek system within the City.

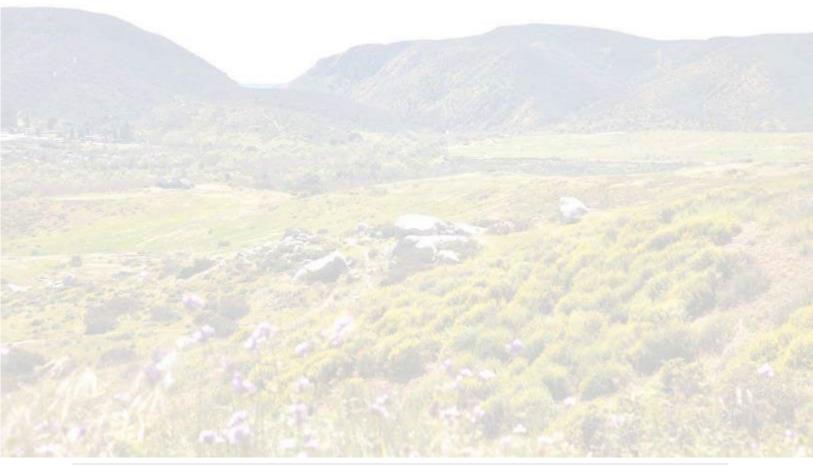
- Policy 16.1 The City should encourage the strengthening of links between the San Diego River, Forester Creek, Woodglen Vista Creek and the Sycamore Creek/Santee Lakes.
- <u>Policy 16.2</u> The City should promote the introduction of water elements (fountains, streams/canals, ponds, etc.) and riparian plant materials (i.e Sycamores, Oaks, etc) into developments along watercourses.
- Policy 16.3 The City should ensure that all development along the River corridor maximizes orientation towards the River and enhances the natural character of the River.
- Policy 16.4 The City shall respect the natural stream processes of the San Diego River and its tributaries and ensure that flood control improvements along existing

watercourses/channels avoid concrete channelization whenever possible and retain the natural character of the corridor through planting or preservation of native vegetation.

 Policy 16.5 The City shall integrate habitat enhancement with recreation opportunities along the San Diego River and its tributaries wherever feasible and practical in meeting recreation and conservation needs.

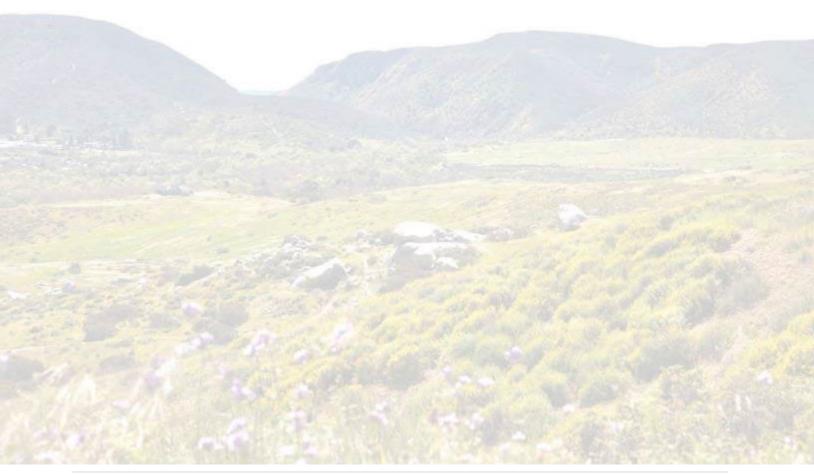
Objective 17.0 Balance development with natural resource protection needs.

- <u>Policy 17.1</u> The City should provide for the preservation of significant habitat and vegetation in strategic locations along watercourses and in undeveloped hillside areas.
- <u>Policy 17.2</u> The City should promote the incorporation of unique and significant natural resource features (vegetation, habitat, rock outcrops) into development plans.



ANNUAL PROGRESS 2024

The following provides a summary of accomplishments by the City's Departments during calendar year 2024 demonstrating how the City is meeting the goals and objectives of the General Plan. Also included are future actions planned by each City Department which would further the goals and objectives of the General Plan.



CITY COUNCIL

MISSION STATEMENT

The mission of the City of Santee is to honor the public trust and serve our community by providing quality services and programs to promote economic prosperity, safety, social well-being and a healthy environment.

PROGRAM DESCRIPTION

As the City of Santee's legislative and policy-making body, the City Council establishes policy; approves contracts and agreements; adopts an annual budget; enacts ordinances and resolutions essential for governing the affairs of the City; adopts measures that may be necessary for the protection of the health, safety, welfare and property of the City's residents; and represents the interests of the community at local, regional, state and federal levels.

2024 ACCOMPLISHMENTS

- Continued work on the City Council's priorities, which include a focus on economic development opportunities and fiscal stability; infrastructure and road repairs; services and safety for the homeless; and affordable housing efforts
- Supported staff in the accomplishment of many of the priorities set by City Council, including adopting a new Housing Element, and the Town Center Specific Plan.
- Allocated funds for a new interim fire station and approved a design contract for a new permanent station
- Approved a cannabis business application process
- Expanded the Santee Hometown Heroes Banner program, which recognizes veteran and active-duty military with light pole banners
- Continue to foster support for the City's two adopted Marine Units 2nd Battalion, 1st Marines (Camp Pendleton) and HMH-462 (Miramar)

FUTURE ACTIONS - GOALS AND OBJECTIVES

- Maintain emphasis on efficient delivery of City services for taxpayers with a high level of fiscal responsibility while balancing competing interests in challenging economic times
- Uphold the priority to protect the health, safety and welfare of Santee residents and visitors through effective public safety strategies
- Continue efforts to increase City revenues through support of balanced economic development initiatives, including residential, commercial and entertainment projects
- Work with staff to implement the cannabis business application process and permit assignments
- Encourage regional collaboration with other agencies on issues that may impact Santee and our surrounding community, such as possible annexations and regional infrastructure
- Continue working with federal, state and local agencies in support of the Highway 52 Coalition

FUTURE ACTIONS - GOALS AND OBJECTIVES (CONT.)

- Work towards implementing recommendations from the Community Risk Assessment Report for additional fire stations and services
- Continue to support staff with the implementation of the Arts & Entertainment District to diversify economic development
- Continue efforts to enforce the San Diego River Corridor Ordinance and increase awareness of the river bottom corridor safety for both neighboring properties, local residents and the homeless

CITY ATTORNEY

MISSION STATEMENT

The City Attorney's office provides candid and independent legal advice to the City of Santee, through its City Council and staff, and represents the City in civil, criminal code enforcement and administrative proceedings.

PROGRAM DESCRIPTION

The City Attorney is a statutory office filled by City Council appointment. The City Attorney prepares or reviews all general legal documents related to the conduct of the City's business affairs including contracts, leases, property acquisition and disposition documents. The office also oversees the preparation of all ordinances and resolutions, and related regulations. The City Attorney advises City departments regarding compliance with Federal, State and City law. The City Attorney provides legal counsel relating to the legal implementation and enforcement of the City's planning and zoning laws, including compliance with the California Environmental Quality Act. The City Attorney represents the City in all civil and criminal litigation and code enforcement matters, unless otherwise directed by the City Council. The General Retainer covers day-to-day work including reviewing contracts and agenda items, responding to questions from staff, and attending Council meetings and staff meetings. Special services are those services related to individual projects or tasks that are outside the general scope of work and / or require specific legal expertise.

2024 ACCOMPLISHMENTS

- Assisted the City in implementing the Santee Lakeside Emergency Medical Services Authority (SLEMSA)
- Resolved the title dispute related to the Hotel parcel
- Assisted the City in implementing the San Diego River Corridor Ordinance, including by successful prosecution of violations
- Assisted the City in the development of the Arts & Entertainment Neighborhood
- Provided City staff with tailored training on governance, transparency and ethical roles and responsibilities
- Assisted the City in the adoption of application procedures for the cannabis regulatory ordinance
- Distributed a comprehensive review of all major City contracts and worked with the City departments responsible for implementing those contracts to ensure that City is obtaining the full benefit of all existing agreements
- Completed the fifth annual Santee Municipal Code update
- Continued to assist the City in the transition of the building services functions, and continued to support the City's processing of land development projects
- Assisted the City in the adoption of ordinances addressing Council identified policy issues
- Assisted the City in the adoption of the Development Impact Fee Nexus Study
- Completed the Cuyamaca Right Turn Lane Acquisition

2024 ACCOMPLISHMENTS (CONT.)

- Continued to support the City's efforts to comply with affordable housing requirements
- Continued to support the City's efforts to develop a Community Center
- Continued to implement the Community Oriented Policing Program
- Assisted the City in pursuing the City Council's stated priorities for FY 2024-25

FUTURE ACTIONS - GOALS AND OBJECTIVES

- Provide legal support for the implementation of the procedures to consider the selection of up to four cannabis retail businesses in Santee
- Provide legal support for the processing and consideration of the submitted sales tax initiative, and support its implementation in the event the measure qualifies and is ultimately approved by the voters
- Continue to provide legal support for the Arts & Entertainment District, including the proposed Town Center Specific Plan Amendment process
- Complete updates to all the City's template contracts, implement contract processing efficiency enhancements and provide staff training on the contract process
- In addition to the annual municipal code update, develop with the City Council and then implement a legislative calendar for the year to present ordinance updates to the City Council addressing Council identified policy issues
- Provide an update to the City Council on new legislation effective in January of 2025 and regularly update City Council on new legal decisions or legislation of concern to the City
- Provide legal support to the City regarding regional issues such as potential developments in the City of San Diego, activities of the County of San Diego that impact Santee and regional traffic improvement issues such as improvements to Highway 52
- Provide targeted training and support to City staff in key City governance and operational issues, including, but not limited to, cybersecurity, document management and insurance issues
- Continue to provide support to the City on surplus lands and real property transactions
- Continue to provide legal support to the City regarding the land development and affordable housing process
- Continue to provide legal support to the City regarding development impact fees and related issues
- Continue to provide legal support for the implementation of SLEMSA and continued improvements to the City's fire and life safety operations and infrastructure
- Continue to provide legal support for the City's implementation of its road improvement and maintenance goals
- Continue to implement the Community Oriented Policing Program, with an emphasis on the River Corridor
- Continue to provide legal support for the implementation of City Council's identified priority projects
- Assist the City in pursuing the City Council's stated priorities for FY 2024-25

CITY MANAGER

MISSION STATEMENT

The City Manager's Office provides leadership, inspiration and support to the City organization. The Office develops and recommends solutions to current and future challenges, and holds the community's interests as its top priority.

PROGRAM DESCRIPTION

The City Manager's Office is responsible for the implementation of City Council priorities and day- to-day management of municipal operations. The City Manager advises the City Council on issues facing the City, establishes working relationships with other agencies and municipal organizations whose actions may affect the City, and oversees the City's financial condition. The Office also undertakes economic development and marketing initiatives, oversees SanteeTV operations, directs the City's information technology services, oversees law enforcement and animal control services, coordinates grant activities, and provides internal programs to maintain a quality workforce.

2024 ACCOMPLISHMENTS

- Continued implementation and coordination of executing City Council priorities
- Working with Departments on federal/FEMA funding to establish a San Diego River Corridor Plan and increase defensible space along the river
- Meet regularly with the Homeless Working Group to bring together the City of Santee and partnering agencies to support homeless-related issues and persons experiencing homelessness as well as encampment clean-up
- Supported staff in the implementation of the City's new online permitting and licensing system
- Worked with staff and City Council to open the cannabis business application process and pursue until licenses are issued

FUTURE ACTIONS - GOALS AND OBJECTIVES

- Continue to provide leadership, guidance and direction to City departments and staff in all matters of operation and Council priority implementation
- Coordinate efforts with Planning & Building to implement the Town Center Specific Plan and the Arts & Entertainment District Neighborhood
- Assist with implementation of relevant Fire & Life Safety goals as prioritized by the City Council
- Work with staff to provide new cannabis businesses for City Council consideration
- Continue to pursue options to complete funding for a new Fire Station 4 and Community Center
- Work to restructure tasks and duties as current employees pursue planned retirement and provide for succession planning
- Provide reorganization options to consider with next budget year, including additional staff where needed
- Improve communication between staff and council
- Pursue new project tracking and CRM software

ECONOMIC DEVELOPMENT & MARKETING

PROGRAM DESCRIPTION

The Economic Development & Marketing Division is responsible for implementing programs and activities that promote business attraction, expansion and retention to enhance the community's local economic and employment opportunities. The Division also coordinates the development of promotional materials and public information strategies to attract economic investments and stay connected with residents, businesses, community groups and the media regarding City services, activities and events. The Division also oversees SanteeTV, which enhances local government transparency and provides an additional communication tool by livestreaming City Council meetings, other public meetings, and broadcasting community information and events.

2024 ACCOMPLISHMENTS

- Managed the City's social media presence and engagement through Facebook, Instagram, X, LinkedIn and YouTube; and enhanced communication by creating more content on social media and the new Santee Trolley Square Clocktower LED screens
- Redesigned and implemented a new City website to provide a more modern look and enhance the user interface
- Launched The Do More > Download digital newsletter using a new mobile-friendly
 platform to increase governmental transparency and awareness of available programs.
 The average open rate for Santee's digital newsletter is 39.53%. The national average
 open rate for governmental industry email newsletters is 28.77%.
- Expanded the Santee Hometown Heroes Banner Program along Mast Boulevard, honored 60 veterans to date, and launched a Geographic Information System (GIS) map to provide the location of each banner and information about each of the veterans displayed
- Developed new City brochure and marketing materials for retail and commercial attraction efforts
- Initiated negotiations with a prospective purchaser on the four City-owned parcels which received approval for future disposition through the State Housing and Community Development Department (HCD), pursuant to the Surplus Land Act process
- Served as a resource for economic development issues with various businesses and staff, including assisting new businesses find locations and providing referrals to the East County Small Business Development Center.
- Attended International Council of Shopping Centers (ICSC) conferences and various regional events to attract and recruit potential businesses
- Coordinated information with property owners and businesses in the new Arts & Entertainment District (Neighborhood)
- Partnered with Grossmont Union High School District on two drone academies at Woodglen Vista Park and Santee Trolley Square

2024 ACCOMPLISHMENTS (CONT.)

- Supported various departments with the development and promotion of new events such as Community Safety Updates and the Santee Community Celebration
- Launched a new Homelessness FAQ page on the City's website to keep the community informed about homelessness efforts
- Coordinated a Commercial Property Public Safety Meeting in partnership with the Santee Sheriff Station to disseminate information to local shopping centers and commercial property owners on public safety strategies to safeguard their properties
- Continued to maintain a GIS map of all food and beverage businesses in Santee to help stimulate the economy and encourage shopping local, while showcasing new businesses
- During the past calendar year 2024, there were 15 new commercial businesses that opened in 52,700 square feet of space. By the end of the year, 11 of 22 shopping centers were 100% leased. Over the past calendar year 2024, six new national chains opened locations in Santee: Shell Gasoline, Trader Joe's, ULTA, Flooring Liquidators, Freeway Insurance, and Thrivent Financial.

FUTURE ACTIONS - GOALS AND OBJECTIVES

- Continue to support the recovery and revitalization of local businesses and expand economic development opportunities by marketing City programs and opportunities
- Finalize and implement an economic development strategic plan while enhancing business support and development through the coordinated use of City communication outlets
- Further pursue targeted recruitment strategies to attract breweries, craft distilleries, wineries, restaurants and other entertainment and hospitality related industries to key areas of the City; including the Arts & Entertainment District (Neighborhood)
- Promote tourism for the City, highlighting the trail system, Arts & Entertainment District (Neighborhood), Santee Lakes, Sportsplex USA, and shopping venues
- Complete disposition process for four parcels previously owned by the City of Santee any pursue additional surplus land actions needed for other City owned parcels
- Coordinate communication with businesses, the City, and law enforcement regarding homelessness impacts
- Assist in efforts to expand arts and culture programs specifically in the new Arts & Entertainment District (Neighborhood)
- Continue to review demographics and economic statistics used for market comparisons in business retention and expansion
- Renew the Business Visitation Program to strengthen relationships with local businesses.
- Collaborate with local agencies, including Padre Dam Municipal Water District and Santee School District, to provide more community content on SanteeTV.
- Develop branded email templates in MailChimp to ensure consistency in external communications across all departments.
- Expand in-house marketing capabilities for design, photography, videography, content creation, and editing.
- Increase social media and SanteeTV engagement and viewership through enhanced metrics

and outreach efforts.

- Design a Strategic Marketing & Public Engagement Plan
- Initiate a citywide public engagement Survey



PROGRAM DESCRIPTION

The Information Technology (I.T.) Division oversees all of the technology and telecommunications needs; including administration and security of the City's network operating systems, installation, configuration, testing and maintenance of all hardware and software, day-to-day user support and technical troubleshooting, oversight of the Geographic Information System (GIS); and application support for the City's website, financial system, permitting & licensing system, Council Chamber audio/visual system, broadcasting of public meetings, SanteeTV, and the Emergency Operations Center (EOC). Support is provided to over 125 users located at five City facilities.

2024 ACCOMPLISHMENTS

- Upgraded and reconfigured the City's network switches and firewalls to enhance performance and security, leveraging the recent investment in optical fiber infrastructure
- Provided critical technical support for implementation of the City's new comprehensive online permitting and licensing system
- Supported the City's new redesigned website and implemented Microsoft Azure webhosting to support the organization's digital presence and enhance the launch of the new website
- Updated and improved the GIS to enforce use by the public and staff
- Continued membership on the San Diego Regional Cyber Lab Technical Steering Committee and participated in conferences to gain insight into the cutting-edge realm of cybercrime prevention through the lens of Artificial Intelligence
- Implemented OneDrive technology, transforming the City's approach to file sharing and collaboration with external partners, and fostering seamless connectivity and synergy across organizational boundaries
- Researched camera solutions tailored for Town Center Community Park East to meet the City's security needs
- Provide recovery services for a cyber incident and increased network security
- Implemented advanced security measures, including network infrastructure vulnerability testing and segmentation, and employee training on email phishing prevention to improve network and computer security
- Replaced and upgraded all employee workstations
- Researched additional opportunities to utilize SharePoint to create automated workflows and improve productivity

FUTURE ACTIONS - GOALS AND OBJECTIVES

- Conduct a Citywide I.T. needs assessment to optimize technology investments, improve operational efficiency, mitigate risks, and improve work processes
- Update the City's I.T. Master Plan to identify possible cost savings, enhance productivity, improve interdepartmental collaboration and mitigate risks
- Update the City's I.T. policies to ensure the City's technology requirements are accurately

FUTURE ACTIONS - GOALS AND OBJECTIVES (CONT.)

addressed and documented

- Assist the City Clerk with research and implementation of a document management solution
- Assist the Finance Department with research and implementation of a new financial system
- Upgrade the network wiring in all City Hall buildings to improve speed and reliability
- Pursue additional staffing resources to provide staff, and network system support

ANIMAL CONTROL

MISSION STATEMENT

To provide animal control services for the City of Santee through a contractual agreement with the San Diego Humane Society in order to protect the health, safety and welfare of people and animals.

PROGRAM DESCRIPTION

The San Diego Humane Society provides several fundamental domestic animal services for the City of Santee and its residents, including:

- Enforcement of animal laws and public protection
- Investigation of animal violations, including animal cruelty, dog bites, barking dogs and other animal noise complaints
- Shelter and care of domestic animals
- Pet adoptions
- Dog licensing
- Vaccination clinics
- Lost and found, and rehoming services
- Microchipping services
- Spay and neuter programs
- Humane euthanasia and after care services
- Pet loss support
- Animal behavior, training and education classes
- Youth and community engagement programs
- Eviction and housing support
- Assistance with veterinary care for low-income families
- Emergency response and evacuation assistance during disasters

The San Diego Humane Society also works to improve the quality of life for local wildlife and the community as a primary resource for animal rehabilitation and conservation education through their Project Wildlife program.

MISSION STATEMENT

The City Clerk's Office promotes community involvement and awareness and supports City Council and staff by coordinating the legislative process, administering City elections, and managing City records with integrity, accuracy, impartiality, and professionalism.

PROGRAM DESCRIPTION

The City Clerk is appointed by the City Council and performs duties as outlined in the Santee Municipal Code, City Charter, California Government Code and California Election Code. The City Clerk's Office is responsible for the preparation of the City Council agendas, maintaining the legislative history by accurately recording and documenting Council actions in official minutes, resolutions and ordinances; and oversees the citywide records management program. As the Election Official, the City Clerk is responsible for the administration of all general and special municipal elections, and as the Filing Officer, receives Campaign Disclosure Filings and Statements of Economic Interest in accordance with the Political Reform Act. As the Legislative Administrator, the City Clerk is responsible for the legislative agenda, verifying legal notices have been posted or published, running efficient meetings and recording decisions of the Council. As the Records Manager, the City Clerk is responsible for the preservation and protection of the public record. This office also receives and responds to all subpoenas and requests for public information, maintains the Santee Municipal Code and receives and publicly opens bids for City goods and services.

2024 ACCOMPLISHMENTS

- Conducted the November 5, 2024, General Election for Mayor and two Council seats: District 3 and District 4; including the Oath of Office ceremony
- The Passport program remains consistent and in high demand: staff assisted more than 1,000 customers related to Passport services in 2023
- Provided continual training for all Boards, Commissions and Committee staff liaison on the legislative process and the updated AV equipment to effectively run meetings
- Archived more than 111 new boxes for offsite storage of City records
- Administered oaths for new employees
- Continued the work of updating the City's Record Retention Schedule which has not been comprehensively updated since 2007

FUTURE ACTIONS – GOALS AND OBJECTIVES

- Implement new agenda management software to assist with the streamlining of reviewing and issuing the City Council Agenda
- Explore options for getting Laserfiche to replace the City's current document management software
- Continue to respond to requests for public records and information within the California Public Records Act legal guidelines; research options for a public portal for ease of access to the public and transparency
- Complete the major overhaul and update of the Records Retention Schedule to ensure consistency with government codes and records destruction and archiving

HUMAN RESOURCES & — RISK MANAGEMENT

MISSION STATEMENT

To recruit and retain talented individuals, provide professional development to employees, and foster respectful labor relations.

PROGRAM DESCRIPTION

The Human Resources (HR) and Risk Management Department is responsible for the City's recruitment and selection process, onboarding, classification and compensation plan, employee engagement and wellness program, open enrollment and benefits administration, safety, labor and employee relations, performance management process, employee training and development and risk management functions including liability and property insurance, workers' compensation, general liability claims, safety and loss control.

2024 ACCOMPLISHMENTS

- Provided ongoing consultation to departments on policy and employee relations
- New HR Team: Director, Sr. HR Analyst, HR Technician, Administrative Secretary and part-time Office Assistant hired
- Re-centralized all-city recruitments to HR, and trained managers and supervisors on the hiring life cycle
- Coordinated all-city training for compliance and professional development
- Partnered with the City Manager's Office and the City Attorney's Office on legislative updates and Personnel Rules updates (on-going; to be completed mid FY 24-25)
- Provided training and guidance to managers and supervisors on changes in employment law legislation
- Continued to partner with the City/County Risk Management Association and the City/County Personnel Association to share best practices
- Continued Employee Wellness Program: the City of Santee was awarded a 2024 Silver Level Healthy Workforce Designation by CIGNA
- Partnered with George Hills to recover funds owed to the City for pending subrogation claims and investigated claims to determine City liability
- Reimplemented the Safety Committee
- Completed several salary schedule changes, adopted by Council, for necessary employee compensation adjustments (for safety and non-represented)
- Continue to partner with City departments and outside consultant (DAC) for training on DACTrak web-based software for the City's use to view and print reports of the City's Americans with Disability Act (ADA) transition plan
- Continue to provide multiple monthly employee wellness events
- Complete the production of a comprehensive benefit guide for Open Enrollment
- Provide new supervisor training to employees newly promoted into a supervisor role

2024 ACCOMPLISHMENTS (CONT.)

- Continue to oversee the performance management process for all City employees, and push for timely and effective evaluations
- Completed a comprehensive City-wide salary study of all miscellaneous employee classifications (approximately 80 classifications)

FUTURE ACTIONS – GOALS AND OBJECTIVES (CONT.)

- Staff upcoming vacancies in a timely manner
- Continue to partner with City departments to plan ahead for strategic and effective recruitments
- Work with Marketing to implement an HR intranet page for employees
- Explore technology solutions to transition paper employee files into electronic files
- Implement a contract software program to eliminate delays in processing, reduce the duplicitous review of contract and indemnity language, and the back-and-forth communications between the department, the vendor, Risk and City Attorney's office
- Implement a new hire ergonomic assessment process to get in front of potential issues by applying administrative and engineering controls to reduce the risk of repetitive injury loss
- Increase the number of automated external defibrillator (AED) units in the City Hall complex



MISSION STATEMENT

We are dedicated to safeguarding City assets while providing sound fiscal management and excellent customer service to all citizens, the business community, and City employees. We accomplish budgetary planning, the investment of public funds, purchasing, accounting and business licensing with professionalism and integrity.

PROGRAM DESCRIPTION

The Finance Department is responsible for: the collection and investment of City monies, accounting and financial reporting, budget preparation and administration, debt administration, long-range fiscal planning, grant reporting and fiscal compliance; purchasing, business licensing, parking citation administration, payroll, accounts payable, accounts receivable, and capital asset inventory control.

2024 ACCOMPLISHMENTS

- Submitted the City's Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2023 to the Government Finance Officers Association of the United States and Canada (GFOA) for the Certificate of Achievement for Excellence in Financial Reporting program and expect to receive this award for the 19th consecutive year
- Provided sound fiscal planning by utilizing strong budgetary controls and a five-year financial projection to ensure the continued fiscal health of the City
- Made an Additional Discretionary Payment (ADP) to CalPERS to help pay down the City's unfunded liability. This is the second consecutive year in which the City has made this payment
- Successfully led the development of the City's Fiscal Year 2024-25 Operating Budget and five-year Capital Improvement Program for Fiscal Years 2024 2028
- Participated in the implementation of the Licensing module of the Tyler Enterprise Permitting
 and Licensing Land Management System Completed the transition of the City's bank
 accounts from Union Bank to US Bank. This included new payroll and accounts payable
 check procedures, updating all banking information with entities that use non-check
 methods of payment, and converting all end users to the new accounts and website
- Brought to City Council the new Development Impact Fee calculations and Nexus study. Th
- Assisted in the dissolution of CSA 69 and the creation of the Santee-Lakeside Emergency Medical Services Authority (SLEMSA) JPA
- Responsible for the accounting, treasury, and budgeting for SLEMSA, which includes: setting up an Interim and Preliminary budget, setting up banking for ambulance billing, coordinating the distribution of funds received from the dissolved CSA 69, overseeing the Special Tax Consulting for the Ambulance Fee Assessment, and providing accounts payable, purchasing, and administrative duties to SLEMSA

- Continue to identify and implement strategies to address unfunded liabilities including CalPERS retirement costs
- Submit the City's Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2024 to the Government Finance Officers Association of the United States and Canada (GFOA) for the Certificate of Achievement for Excellence in Financial Reporting program
- Complete the implementation of the Tyler Enterprise Permitting and Licensing Land Management System
- Continue to support SLEMSA
- Identify funding options for the replacement of Fire Station No. 4
- Complete the Development Impact Fee study
- Issue a Request for Proposals for consultant services and complete a User Fee study
- Prepare a Request for Proposals for new Financial Software
- Lead the development of the City's FY 2025-26 Operating Budget
- Develop an enhanced long-range financial planning model to better assist the City in its long- range fiscal planning effort



ENGINEERING

MISSION STATEMENT

Guiding sustainable development through community partnership and excellence in service.

PROGRAM DESCRIPTION

The Engineering Department has the responsibility for Capital Improvements Program (CIP) project programming and implementation, Land Development engineering activities, Traffic Engineering, utility coordination, and the preparation of special studies and reports for the City Council.

The Capital Improvement Program section is responsible for the planning, programming, bidding, award and construction of all new City parks, bridge repairs, storm drain repair, paving and concrete repairs to roads, repair of City owned infrastructure, the large-scale maintenance, renovation and construction of City owned facilities, the coordination and management of emergency facility repairs, and performing construction inspections.

The Land Development section administers the Grading, Encroachment, Subdivision and Flood Damage Prevention Ordinances; provides public information on grading and encroachment permits; prepares and reviews grading and improvement plans and administers the Storm Water Program.

The Traffic Engineering section is responsible for responding to and investigating citizen requests on traffic issues related to signage, striping, signal operation, traffic calming and improving traffic safety. The Traffic Engineering section is also responsible for maintenance of the City's street lights, traffic signals, street signage and roadway striping, carrying out traffic-related projects, seeking grant funding, and traffic review for development projects.

The Engineering Department also provides support for projects and programs of the Community Services Department, provides information to outside agencies, administers all right-of-way encroachments, applies for and administers roadway and safety grants and has program responsibility for several other funds including Flood Control, Santee Roadway Lighting District,

TransNet, Regional Transportation Congestion Improvement Program (RTCIP) and Gas Tax.

2024 ACCOMPLISHMENTS

Capital Improvement Program (CIP)

- Managed the construction of three street paving projects totaling 179,195 square feet of pavement overlays, 983,902 square feet of slurry and chip sealing, 24 accessible pedestrian ramps
- Managed the construction of asphalt patching on Fanta Parkway between Prospect Avenue the southern City Limits and Prospect Avenue from Cuyamaca Street to Fanita Parkway
- Completed the design, bidding and construction of the Citywide CMP (Corrugated Metal Pipe) Lining and Rehabilitation Program which repaired, replaced and relined 26 storm drain pipelines across the City

2024 ACCOMPLISHMENTS (CONT.)

Capital Improvement Program (CIP) (Cont.)

- Coordinated the ongoing updates and configuration of the Permit and Land Management Software with City Departments to the permit system to improve efficiency and operation and to assist IT staff
- Managed the design, construction and completion of the West Hills Park ADA Improvements project.
- Managed the construction and completion of the EV Charge Station at Weston Park.
- Managed the utility relocation, right-of-way acquisitions and bidding of the Cuyamaca Street right turn pocket at Mission Gorge Road
- Managed the design and bidding of the Building 6 Roof Replacement project at City Hall
- Managed the final design and environmental studies for the Santee Community Center project at Town Center Community Park
- Continued the coordination of construction and inspection of the East County Advanced Water Purification (ECAWP) program project on Mast Boulevard and Fanita Parkway
 - Managed the design of the Temporary Fire Station No. 20 at the City Operations Center with the Fire Department
- Managed the design of the permanent Fire Station No. 20 at the City Operations Center to 75% design completion

Land Development

- Provided plan review and construction oversight for grading and improvements required for, including, and not limited to the completion of Popeyes Chicken, Chevy Auto Dealership, Prospect Estates II, Ukranian Church, Dlazio Subdivision, Rancho Fanita Villas, Woodspring Suites hotel, Lantern Crest Ridge II, Hillside Meadows wetlands area, and Soapy Joe's Car Wash.
- Assisted with the review and entitlement of the Super Star Car Wash, Slope Street subdivision, Bailey subdivision, Graves Avenue Self Storage, Cuyamaca Office Building, Cuyamaca Starbucks, and the Buena Vista tentative parcel map.
- Provided input and assistance with the review of cannabis applications, North Palisades Industrial building, the redevelopment of the Carlton Oaks Golf Course project, development of Parcel 6 at Town Center, Extra space storage, Sycamore Landfill improvements at mast boulevard, and the municipal code update.
- Completed coordination and plan review for the issuance of 7 grading permits, 207 encroachment permits, 13 retaining wall permits, several parcel/final maps, easements boundary adjustments, development permit applications, initial consultations, and supported numerous public inquiries/contacts at the community information counter, in addition to responding to stormwater complaints and spills.
- Approved the final parcel map of the Santee Auto Center.
- Granted occupancies for Popeye's Chicken, the final phase of homes at the Walker Trails subdivision, phase 4 of Laurel Heights, and six phases of Prospect Estates II.

2024 ACCOMPLISHMENTS (CONT.)

Traffic Engineering

- Completed testing of a smart signal system on Magnolia Avenue as part of the evaluation and selection of smart signal systems
- Completed the streetlight LED upgrade project of 1,600 streetlights on concrete poles
- Kicked off the smart signal system project for Mission Gorge Road
- Worked with Caltrans and SANDAG to transfer the \$2.5 million Federal earmark to Caltrans to fund the design and environmental work for SR-52 Phase I Improvements
- Maintained the City's traffic signals, striping, signage, and street lights
- Investigated and responded to 155 citizen requests on traffic issues including traffic safety in a timely manner
- Conducted a city-wide traffic safety review and implemented improvement measures
- Completed the following roadway striping:
 - 5,365 feet of crosswalks and stop bars
 - 12,316 feet of lane lines
 - 5,600 feet of double yellow
 - 1,020 feet of solid yellow
 - o 9,045 feet of solid white
 - 985 feet of double-double yellow
 - 2.630 feet of two-way left turn
 - 6,545 feet of turn pocket
 - o 10,525 feet of bike lane
 - 620 feet of red curbs
 - 94 roadway legends
- Reviewed and approved 180 traffic control plans for encroachment permits
- Reviewed 89 development plans
- Reviewed 149 moving permits
- Installed 3 speed feed-back signs for traffic calming
- Submitted a Federal RAISE (Rebuilding America Infrastructure with Sustainability and Equity) grant application in the amount of \$25 million, and a Federal INFRA grant under the Multimodal Project Discretionary Grant Opportunity in the amount of \$36 million for SR 52 improvements

FUTURE ACTIONS – GOALS AND OBJECTIVES

Capital Improvement Program (CIP)

- Plan, coordinate, and manage the construction of the Citywide Pavement Rehabilitation Program for major reconstruction and maintenance projects
- Evaluate and being design for the next phase of the CMP storm drain repair program based on re-prioritized locations
- Complete the construction of the CDBG Pedestrian Ramp Improvements project
- Complete the construction of the Cuyamaca Street Right Turn Pocket at Mission Gorge Road
- Complete the construction of the Concrete Repairs Citywide project and the current phase of the Citywide Trash Diversion Project
- Coordinate the design and environmental review of the Santee Community Center at Town Center Community Park
- Coordinate the construction and inspection of the East County Advanced Water Purification Project pipelines as it relates to restoration of City facilities on Mast Blvd and Fanita Parkway and Mission Gorge Road
- Complete the design and bidding of the City Hall Improvements, Building 4 front counter remodel
- Complete the construction of the Temporary Fire Station No. 20 at the City Operations Center
- Complete the design and environmental for the permanent Fire Station No. 20 at the City Operations Center
- Complete the final design and bidding for the Vactor Decanting Station at the City Operation Center
- Assist the Fire Department with studies and improvements to existing fire department facilities

Land Development

- Continue occupancy inspections and improvement oversight on ongoing and upcoming development projects; including The Hotel at Town Center, Parcel 6 at Town Center, the Pure Flo site, Carlton Oaks Golf Course project, Woodspring Suites Hotel, Lantern Crest – Phase 4 and 5, Prospect Estates II, Fanita Drive subdivision, Lake Canyon subdivision; and acceptance of the Weston development on-site public improvements
- Provide plan review and/or construction oversight for grading and improvements required for the Laurel Heights Subdivision, Lantern Crest Ridge II project, Rancho Fanita Villas, Mission Gorge Road Service Station, Walker Trails Subdivision, Laurel Heights Subdivision, Walker Trails Subdivision project, Mission Gorge Road Service Station, and other approved land development projects
- Implement electronic permit tracking and inspection software
- Complete the LAFCO process for the Weston development to adjust the City boundary between the Cities of San Diego and Santee
- Assist the public and development community by processing land development

applications and requests for grading permits, building permits, and encroachments into the public right of way

FUTURE ACTIONS – GOALS AND OBJECTIVES (CONT.)

Traffic Engineering

- Complete the Mission Gorge Road smart signal project
- Continue to collaborate with Caltrans for implementing the Phase I improvements for SR-52, coordinating with developers and Caltrans on project development and related issues
- Continue to maintain the city's traffic signals, striping, signage, and street lights
- Continue to address requests on traffic issues including traffic safety in a timely manner
- Continue to pursue grant funding for traffic and safety related projects including smart signals
- Continue to review traffic control and development plans
- Install electronic traffic control devices for traffic calming
- Continue to implement the City's Transportation Improvement Master Plan to upgrade obsolete traffic signal controllers and communications
- Apply for grants in support of State Route 52 phased improvements
- Complete the ARPA funded communication upgrade project for fire stations and City's Operations Center
- Implement the Traffic Signal LED Replacement project

ENGINEERING STORM WATER

MISSION STATEMENT

To implement programs that protect and enhance surface water quality within the City of Santee. Strive to keep the City in compliance with the Regional Storm Water Permit and coordinate on regional program implementation. Increase cooperation between City Departments/Divisions to achieve compliance expectations and reduce risk. Participate in Co-Permittee workgroups and advocate for improvements to policies and regulations.

PROGRAM DESCRIPTION

The San Diego River flows through the center of our city, making it one of the City's most prominent features and a major part of our parks and trails system. The river and associated trails and open space are a draw for residents, businesses, and outdoor enthusiasts alike. As such, the City's Storm Water Program makes it a priority to protect this valuable resource and strives to comply with all federal, state, and local regulations which pertain to protecting water quality. Through the implementation of a suite of programs, the City works to prevent pollution and eliminate discharges to the storm water conveyance system and waterways to the maximum extent practicable. Program components include: development and planning review; construction site compliance; municipal, commercial and industrial business facility inspections; structural storm water Treatment Control Best Management Practices (TCBMPs) maintenance verification and inspections; documentation of the routine maintenance of the City's storm water conveyance systems; community education and outreach; regional coordination; complaint/hotline response; water quality monitoring (sampling); and residential area program implementation.

2024 ACCOMPLISHMENTS

- Collaborated with 21 other local jurisdictions (Co-Permittees) to develop and implement regional education, monitoring, land development programs, cost-share budgets, and reporting to the State
- Provided feedback to Regional Water Quality Control Board staff regarding pending regulations and permits
- Participated in developing a regional strategy, implementation plan, correspondence, and reports addressing requirements under the Bacteria Investigative Order and adopted Time Sensitive Order (TSO)
- Implemented program components of the City's Jurisdictional Runoff Management Plan and the San Diego River Water Quality Improvement Plan
- Provided outreach and education via community events
- Continued implementing the City's Trash Order compliance plan and tracking to meet the compliance deadline effective December 2, 2030
- Facilitated multiple contracts to help manage storm water related tasks and duties

 Conducted a special monitoring study to narrow down locations where human contributions of bacteria to the storm drain system are identified within the City

- Continue to review, develop, and implement programs which protect Santee's waterways
- Continue implementing educational and outreach programs and materials
- Facilitate storm water-specific training for City employees
- Strive to ensure that the City of Santee remains in compliance with applicable water quality laws and regulations
- Continuously seek process improvements for existing efforts and infrastructure maintenance programs
- Facilitate the use of GIS map layers which will display the inventory of storm water facilities and TCBMPs so that staff can further strategize efforts
- Seek to decrease human-sourced bacteria in our storm drain system by performing additional microbial source tracking, and identifying a suite of structural controls which may be utilized to address "hot spots"
- Continue to monitor and ensure the timely implementation of the Trash Order compliance plan
- Continue to collaborate with other named parties to implement the monitoring plan in accordance with the Bacteria Investigative Order
- Implement requirements set forth by the adopted (TSO)
- Implement new requirements set forth by the new Regional Permit (estimated to be released during December of 2025
- Regularly participate in Co-Permittee workgroups and work towards collaboratively addressing common regulatory requirements
- Update the City's Best Management Practice Design Manual and Jurisdictional Runoff Management Plan

MISSION STATEMENT

Guiding sustainable development through community partnership and excellence in service.

PROGRAM DESCRIPTION

The Planning Division is responsible for planning and developing the City's residential communities, commercial and industrial centers, community parks, and open space preserves. Within this framework, the Planning Division has three core functions: long-range, project, and environmental/sustainability. Under its long-range function, the Department focuses on planning and policy analysis through the preparation, maintenance, and administration of the General Plan. Implementation of the long-range function comes through project planning, which supports the development of the physical environment under the guidance of the General Plan and its affiliated documents. Environmental and sustainability planning functions include reviewing projects and long-range documents for their potential impact on the environment and supporting the State's greenhouse gas emission reduction goals. The Planning Division's work is highly coordinated with local, regional, state, and federal regulations and partnerships.

2024 ACCOMPLISHMENTS

- Developed and submitted the calendar year 2023 General Plan and Housing Element Annual Progress Report to the City Council and California Department of Housing and Community Development
- Assisted with update of land uses and development standards to Title 13 of the Santee Municipal Code
- Continued accepting, routing, and managing projects through the City's online permitting and licensing portal
- Achieved significant progress in updating the Town Center Specific Plan establishing a
 collection of neighborhoods, including an Arts & Entertainment Neighborhood encouraging a
 concentration of arts, cultural, and entertainment-oriented uses. Initiated work on a
 corresponding Program Environmental Impact Report supporting the Specific Plan
- Assisted with department mapping needs and kept the City's Active Projects Map up to date
- Continued work on the Safety and Environmental Justice Element of the General Plan
- Completed environmental review for Capital Improvement Projects, Community Development Block Grant (CDBG) projects.
- Continued to work with the wildlife agencies to complete Santee's Multiple Species Conservation Program (MSCP) Subarea Plan
- Facilitated the adoption of the Commercial Cannabis Retail Business (CCB) Application Process, including procedures and fees
- Facilitated the opening and first phase of review of the CCB applications

2024 ACCOMPLISHMENTS (CONT.)

 Coordinated with the Building Official to identify and implement improvements to the plan check process

- Continue implementation of the City's Permitting and Licensing system
- Present for consideration the updated Safety and Environmental Justice Element
- Continue public outreach in support of the Town Center Specific Plan Update/Arts & Entertainment Neighborhood and present the updated Specific Plan and corresponding Program Environmental Impact Report (EIR) to Council for consideration
- Finalize the MSCP Subarea Plan and corresponding Program EIR to present to Council for adoption
- Adopt new chapter of the Municipal Code to implement the City's administration of Subarea Plan-related permits
- Initiate an update to the General Plan with a focus on the Land Use Element and ensuring consistency between all General Plan Elements
- Continue to seek out grants to assist with department activities
- Participate in SANDAG's technical working groups to remain informed on grant opportunities and planning matters such as environmental programs, energy conservation/sustainability, and population and housing forecasts
- Facilitate on-going implementation of the Sustainable Santee Plan
- Coordinate with the Building Official and City Engineer to complete improvements to the public service counter
- Collaborate with IT, Marketing, Engineering and Economic Development to update planning webpages to make them more user friendly and incorporate enhanced maps, informational videos, and handouts with improved graphics
- Continue to work with City Attorney's Office in the annual update to the Municipal Code to identify and suggest recommended changes to the Zoning Ordinance to ensure land uses and development standards remain current
- Work with IT to develop an interactive GIS story map of the City's active projects
- Maintain the Active Projects Map
- Support the implementation of the cannabis ordinance and processing of CCB Applications
- Continue to provide guidance and assistance to the development community on local zoning and planning procedures to ensure City continues to attract high-quality development

PLANNING & BUILDING BUILDING

PROGRAM DESCRIPTION

The Building Division supports the public in interpretation of the California Building Standards Code, the City's Municipal Code, best practices in construction, energy conservation requirements and accessibility regulations. The Division performs technical plan review and field inspection services as well as issues building permits and coordinates permit approvals with City departments. The Building Division works collaboratively with outside agencies like the County of San Diego's Department of Environmental Health and Quality, Padre Dam Municipal Water District, the local School Districts, and the Air Pollution Control District as well as City departments and divisions, including the Code Compliance Division to evaluate substandard structures.

After years of utilizing outside consultants to provide Building Division functions, the City has committed to determining the most cost-efficient way to provide quality customer service, which has included the hiring of full-time staff. The Building Division is currently staffed by a Building Official, Senior Inspector and two Permit Technicians and supported by an outside consultant who provides plan review, inspections, and counter support. The Building Division produces weekly, monthly, and annual reports that are submitted to the United States Census Bureau, the State Department of Finance and Building Standard Commission, and the County of San Diego Assessor's Office.

2024 ACCOMPLISHMENTS

- Issued over 1,538 permits: including valuations of \$48.7 million for new residential structures, valuations of \$16.2 million for commercial/industrial structures additions/alterations, and valuations of \$17.4 million for residential building additions and alterations
- Conducted over 5,419 inspections: including inspections for new buildings, tenant improvements, and residential additions/alterations
- In-house staff reviews increased to 74% of total applications. Reviews completed by staff include photovoltaic plans, residential additions, solar and small commercial projects.
- Staff checked a majority of Photovoltaic plans in-house rather than relying on the consultant to conduct reviews.
- Provided an increased level of support on code compliance cases and planning reviews
- Will collect a projected \$1.1 million in building permit fees

- Continue to improve the online permitting portal experience based on customer feedback to ensure easier submissions and more clear directions
- Continue to increase the number of plan checks done in-house
- Implement Division policies to be consistent with best practices, regional standards and other relevant regulations
- Complete the digital library of scanned permit documents

PLANNING & BUILDING — CODE COMPLIANCE

PROGRAM DESCRIPTION

The Code Compliance Division works with the community to maintain a safe, healthy, and attractive environment while preserving and improving the overall quality of life within Santee's neighborhoods. As such, this Division interfaces with the public to resolve complaints related to property maintenance, land uses, construction, animals, signage, inoperable vehicles, junk, and parking enforcement, and assists with illicit discharges into the City's storm drain system. The Abandoned Property and Weed Abatement Programs are administered in this Division. The Code Compliance Division works closely with several County of San Diego Departments/Divisions including the Sheriff's Department, Environmental Health and Quality Food and Housing, Vector Control, Parks, and Real Estate Assets. This division also coordinates with a number of other agencies including Cal Trans, the Humane Society, Padre Dam Municipal Water District, SDG&E, and the State Housing and Community Development Department.

2024 ACCOMPLISHMENTS

- Continued to resolve long-standing nuisance code compliance cases in conjunction
 with the City Attorney's Office. Some of the successes include the following. The fire
 damaged dwelling at 7953 Rancho Fanita Drive was demolished. The property at 8566
 Atlas View Drive has been sold and the new owner is currently rehabbing the dwelling.
 The property at 11011 Meadow Terrace Drive has been sold and the new owner is
 currently rehabbing the dwelling.
- Responded to approximately 450 code service requests. Additionally responded to hundreds of citizen inquiries and questions and made referrals to other agencies when appropriate.
- Responded to over 1200 parking complaints and issued 433 parking citations.
- Continued to liaison with the County of San Diego Sheriff's Department, including the revision and updating of the courtesy notices and parking citation books.
- Worked closely with Planning, Building, Engineering and Stormwater Divisions to resolve more complex code compliance cases
- Managed the Weed Abatement Program to help minimize the risk of vegetation fires. Placed six properties with unpaid forced abatement costs on the tax roll.
- Encouraged the public to use the online system or the app for the submittal of service requests, providing step-by-step navigation assistance when needed. This has resulted in a more efficient response to complaints received.
- Made multiple referrals to PATH staff who were able to obtain housing for the homeless individuals. Continued to work with the Homeless Working Group.

 Worked with City staff and the other agencies to establish an ordinance to address privately sponsored community events such as the annual Starlight Circle Light Display.

2024 ACCOMPLISHMENTS (CONT.)

• Filled the vacant part time Code Compliance Assistant position. In addition to addressing parking violations, we have begun training on code case procedures.

- In conjunction with the City Attorney's Office will work through the courts to appoint a receiver to take control of and rehabilitate the fire damaged nuisance property located at 11011 Collinwood Drive.
- Continue to monitor the ongoing eviction process for the nuisance property located at 8574 Atlas View Drive and ensure the property is cleaned up once the new owner has gained possession.
- Continue to implement the City's Code Compliance Program and Weed Abatement Program.
- Continue to identify fire hydrants with obstructed access and get the obstructions removed to provide unimpeded access for emergency personnel.
- Continue to identify issues facing neighborhoods and communities and deploy necessary resources to best address and resolve such matters.
- Continue to work to resolve cases quickly and effectively.
- Continue to answer questions and educate the public on the various regulations we enforce.

COMMUNITY SERVICES ADMINISTRATION

MISSION STATEMENT

We create community by providing exceptional programs, caring for and enriching public spaces, and facilitating rewarding life experiences.

PROGRAM DESCRIPTION

The Community Services Department provides a wide array of services to the community via the following divisions: Public Services, Parks & Recreation, Solid Waste and Recycling, Special Events and Facility Operations. The Department initiates and collaborates on park capital improvement projects. Community Services Administration serves as the City's liaison with the community, serving as staff liaison to the Mission Trails Regional Task Force, Santee Park and Recreation Committee and the Goodan Ranch Policy Committee, and also has responsibility for web content and social media.

2024 ACCOMPLISHMENTS

- Continued facilitating the design and construction documents of the proposed Community Center project
- Submitted two Community Services appropriation requests under Congressional Community Funding Projects: Seeking additional funding for the Santee Community Center and for a Decanting Station at the Public Services yard
- Collaborated with The Cameron Family YMCA to fully refurbish the aquatic slide and worked in conjunction with planning staff to reconfigure the restroom layout
- Worked collaboratively with the Finance Department to revise, bid, award and renew various maintenance contracts
- Completed the City Hall slope and irrigation rehabilitation/revegetation project
- The synthetic turf replacement project started at Town Center Community Park East. This
 project was made possible by several community donations, District 2 County Supervisor's
 grant, inner-fund transfers, and a mid-year appropriation
- Deferred maintenance improvements to Big Rock Park which include re-surfacing the pickleball courts, refurbishing the pergolas, painting the restroom building, and new restroom fixtures
- Renegotiated the Joint-Use agreement with the Grossmont Union High School District (GUHSD) for use of school property for Partnered Youth Sports Organizations (PYSO) and City recreational use. Staff also collaborated with GUHSD to improve the Santana High School Tennis Courts by means of a resurfacing project
- Submitted proposed legislation to the Office of Congressman Darrell Issa (CA-48) under the Water Resources Development Act (WRDA). This request is for a feasibility study focusing on the San Diego River corridor through the City of Santee and surrounding communities for the development of recreational trails, ecosystem restoration, flood damage reduction and flood risk management.

2024 ACCOMPLISHMENTS (CONT.)

- With assistance from the City Manager's Office, proposed new service rates for the Waste Management (WM) franchise agreement for solid waste services
- Hosted more River Clean-ups due to a strengthened relationship with the River Park Foundation
- Received conceptual approval for the City's Big Rock Park trailhead project from the Community Advisory Committee (CAC) and Mission Trails Regional Park Task Force
- Joined the Age Friendly Regional Roundtable collaborative to cultivate resources to the City's aging demographic
- Hired a new city position; Human Services and Open Space Coordinator to assist the Public Services Department post and abate abandoned encampments
- Installed video equipment for a pilot video surveillance program at Town Center Community Park East. There are a few outstanding items to complete before it is operational
- In partnership with the Big Rock Pickleball group, hosted several fundraising tournaments in efforts to fund Big Rock Park improvements
- Received 3 awards from the California Parks & Recreation District 12 (CPRS D12):
- Part-Time Most Valuable Player Amanda DiBenedetto, Recreation Leader o Justice Equity Diversity Inclusion (JEDI) Award – Anne Morrison, Recreation Manager o Parks Make Life Better Spotlight Award: Facility – Town Center Community Park West: Park Equity Improvement Project
- Collaborated with IMPACT Melanoma to strategically place several sunscreen dispensers for community use in City Parks, Santee Lakes, and the Cameron Family YMCA
- Partnered with Santee Kiwanis to offer several community events and offerings
- Revived the Santee Community Foundation and installed new board members
- Collaborated with the County of San Diego Homeless Solutions and Equitable Communities, Path, and the San Diego River Park Foundation to host several homeless solution outreach events within city boundaries

- Continue facilitating the design and construction documents of the proposed Community
 Center project and identify grant funding
- Work on developing a deferred maintenance schedule for all city park-related infrastructure, including establishing a fund for future synthetic turf replacement
- Continue collaboration with SANDAG and community members to reach consensus on a design for the next phase of the San Diego River Trail at Carlton Oaks Golf Course
- Oversee developer conditioned construction of new segments of the San Diego River Trail in Town Center

- Seek grant funding for the City's trail head project near Big Rock Park, continue to collaborate with Mission Trails Regional Task force and the County of San Diego
- Expand and create new essential programs and services for families as directed by the City Council; by soliciting input via surveys, outreach efforts, and the Santee Park and Recreation Committee (SPARC)
- Renew the City's Joint Use Agreement with the Santee School District
- Participate in the San Diego River Conservancy grant process to identify park projects and methods to keep the City of Santee's portion of the San Diego River clean and accessible
- Work with neighboring municipalities to limit the amount of waste and debris that runs off into Forrester creek and other river systems in the City of Santee
- Promote safety in and around public spaces and trails, create opportunities for social engagement, and instill the value of the Arts and the benefits of technology in the programs and services offered by the Community Services Department
- Collaborate with the Fire Department and Sheriff's Department to monitor and enforce the San Diego River Corridor Ordinance
- Continue to collaborate with the Santee Fire Department regarding Fire infrastructure development at the Public Services Yard
- Expand grant administration for aging parks and facilities
- Continue to work with the Santee Community Foundation to promote and redefine the brand by establishing a marketing strategy to promote more robust community engagement
- Coordinate with the Planning & Building Department to integrate the goals of the Santee Arts & Entertainment Neighborhood and advocate the importance of creating meaningful areas for Arts & Entertainment to allow for a more livable/engaging experience in the Neighborhood.

PROGRAM DESCRIPTION

The Public Services Division performs maintenance and repairs to: City-owned buildings and property, parks, rights of way, the municipal storm drain system, the urban forest, City trails; and landscape maintenance districts.

2024 ACCOMPLISHMENTS

- Continued measures necessary to enhance current service delivery methods such as inspecting sidewalks to eliminate tripping hazards, performing annual drain inlet inspections and cleaning and implementation of new safety training programs
- Installed 11 new drinking/dog/bottle filler fountains
- Installed new engineered wood fiber mulch to all our playgrounds
- Proactively addressed vandalism and the abatement of graffiti
- Conducted an asset inventory of all backflows, water meters and water shut offs and entered the data into our GIS system
- Accepted Tree City USA designation for the 22nd consecutive year
- Continued to maintain the brush clearing of defensible space and fuel reduction throughout the San Diego River corridor
- Planted 1350 ft. of Pollinator Garden utilizing locally grown native vegetation. Woodglen Vista Park wagon-wheel garden; 1100 sq. ft. Public Services Operations Center Garden; 250 sq. ft.
- Received certification from www.monarchwatch.org as an official Monarch Weigh Station location for Operations Center garden

- Continue to assess and evaluate service delivery methods and make necessary adjustments for the City to become a model for municipal maintenance service delivery
- Continue to perform street maintenance including pothole patching, skin patching and small asphalt dig outs
- Continue to plant street trees, perform general park improvements, and perform landscape median improvements
- Continue to receive designation for the City as a Tree City USA and host the Arbor Day event

- Schedule two (2) synthetic turf deep cleaning, grooming and disinfection to the synthetic fields at Town Center Community Park East, along with one (1) annual GMAX test; this is in addition to regular grooming and maintenance by staff
- Continue to support the Recreation Division special events throughout the year
- Obtain Certification from monarchwatch.org for Woodglen Vista Park wagon-wheel garden as official Monarch Weigh Station
- Continue to partner with the San Diego River Park Foundation and volunteers to assist with their cleanups

PROGRAM DESCRIPTION

The Public Services Division performs maintenance and repairs to City-owned municipal storm drain system.

2024 ACCOMPLISHMENTS

- Contracted and scheduled the cleaning of the hydrodynamic separator at Mast Park
- Cleaned all the concrete lined storm drain channels and underneath the Olive Lane Bridge
- Inspected and identified storm drain inlets and cleaned the ones that needed cleaning
- Inspected and cleaned Morning View, Black Horse and Shoredale detention basins; as needed
- Cleaned up several encampments in the river bottom
- Partnered with the San Diego Riverpark Foundation to remove trash and debris from Forester Creek and the San Diego River

- Continue to schedule the cleaning of the hydrodynamic separator
- Continue to clean all the concrete lined channels and bridge aprons
- Continue to inspect all the City-maintained storm drains and clean as needed
- Continue to inspect and clean all the detention basins
- Continue to partner with the San Diego River Park Foundation and volunteers to assist with their cleanups

COMMUNITY SERVICES

SOLID WASTE & RECYCLING

PROGRAM DESCRIPTION

Ensure compliance with State solid waste management regulations, administer contract with franchise hauler, secure and administer State grants, provide public awareness and education on proper waste management techniques, handle resident complaints; and develop new waste diversion/recycling programs where possible.

2024 ACCOMPLISHMENTS

- Hosted two (2) Community Clean-Up & Shred events with Waste Management where residents could dispose of large unwanted household items and documents for shredding
- Continued implementation of all aspects of Senate Bill 1383 (SB 1383) in partnership with Waste Management, Zero Foodprint and similar consultants that specialize in assisting local jurisdictions with meeting the State regulations of SB 1383
- Conducted site visits and inspections of Tier 1 and 2 food generators and Food Recovery Organizations in Santee, for compliance with SB 1383 regulations
- Maintained annual solid waste disposal rate below the State's pounds-per-person-per day (l/p/d) target goal set for Santee at 6.5 l/p/d. Santee's 2022 reporting year disposal rate was at 4.2 l/p/d, a decrease from prior reporting year
- Continued to work with the City's franchise hauler to implement recycling plans for multifamily and commercial waste generators
- Secured grant funds for beverage container recycling and public education, which were used towards the purchase and installation of water bottle filler stations in parks and along trails to encourage use of refillable beverage containers
- Secured additional SB 1383 Local Assistance Grant funds from CalRecycle, to be used towards meeting the state mandated requirements of SB 1383

- Maintain compliance with all requirements of SB 1383
- Continue assisting businesses and commercial generators in Santee to right size services in collaboration with Waste Management
- Host two (2) Community Clean-Up & Shred events with hauler to assist all residents in disposal of large unwanted household items and provide document shredding services
- Maintain compliance with State regulations pertaining to solid waste disposal
- Increase residential & commercial education and participation in the proper disposal of organics, including food waste, used oil and other household hazardous waste materials through the use of City's marketing team, franchise hauler educational opportunities, and direct outreach

- Continue solid waste disposal education, to maintain a disposal rate below the State's pounds per-person-per day (I/p/d) target goal set for Santee
- Pursue additional grant funds

COMMUNITY SERVICES FACILITY OPERATIONS

PROGRAM DESCRIPTION

Facilities Operations of the Parks & Recreation Division of the Community Services Department coordinates the use of Civic Center buildings 7 and 8, picnic shelters, park use, ball fields, courts and other park amenities like dog parks and disc golf. The Recreation Coordinator monitors city park operations after-business hours and weekends. Focus is on customer service, park safety and beautification. Staff interact with community members to answer questions, verify permit/rule compliance, and ensure proper use of parks, fields, facilities and amenities.

2024 ACCOMPLISHMENTS

- Developed a park banner program and policies for Big Rock pickleball courts and youth sports fields to generate revenue
- Updated Community Services application form for field and court reservations to include new park banner policy
- Revised the Mast Park Disc Golf Tee Sponsorship program to a 2-year program and renewed our solicited new tee sponsors for current year
- Increased revenue at Town Center Community Park East and West by focusing on hosting tournaments, increasing private rentals, and assuring non-recreational travel teams are permitted
- Improved the customer experience at picnic shelters by improved cleanliness, community signage and productive communication between permit holders, office staff and park patrol weekend staff
- Developed a security guard and safety plan for late night reservations or private events serving alcohol held at our Civic Center buildings

- Improve Civic Center/City Hall Room rental deposits, policies and procedures
- Identify professional development opportunities in the facility management/maintenance realm. In the recreation industry, facility management practices often change. Training could include topics such as how to maximize programmatic space and to also include how to market space to maximize earning potential.
- Develop an plan to replace indoor facility rental equipment on a rotational basis
- Focus on methods to boost revenue at all indoor and outdoor facilities

COMMUNITY SERVICES RECREATION SERVICES

PROGRAM DESCRIPTION

The Parks & Recreation Division of the Community Services Department provides professional supervision and management of a variety of leisure, recreational and entertainment experiences. Programs and services offered to the community include: Instructional Programs and Camps, Special Events, Senior 55+ Programs, Teen Center, the Santee Skate Park, permitting use and coordination of parks, fields and facilities.

The Santee Seniors 55+ Program hosts programs for ages 55 and over. Activities include bus trips, socials, workshops, fitness and exercise opportunities, and local outings.

The Santee Teen Center located at Big Rock Park is a weekday after school and summer facility and program for grades 5-12. Programs include daily indoor and outdoor activities, various games, educational presentations, and homework assistance. Transportation is provided to the center by the Santee School District through a partnership agreement. Summer programs at the center also include camps and the junior leader program.

The Santee Skate Park allows skateboard, scooter, roller blade, bicycle moto-cross (BMX), and allwheel activities. The Skate Park is open to the public daily and the park hosts classes, clinics and camps designed to serve all skill levels and age groups.

This division serves as City liaison to community organizations and other public and non-profit organizations and supports city and community committees including the Santee Collaborative, San Diego County Live Well San Diego, COMPOC and SPARC.

The Parks & Recreation Division coordinates the design, publication and marketing of the Recreation Activity Guide and Brochure, and other promotional materials and park and trail signage.

2024 ACCOMPLISHMENTS

- Established a park banner policy for both youth sports group fields and pickleball court sponsorship
- Attended AARP and San Diego County sponsored Age Friendly Roundtables to explore the possibility of becoming an Age Friendly Community in the future as well as research for senior resources and programming ideas
- Established biannual Santee Partnered Youth Sports Organization (PYSO) and youth field user meetings to assure continuity of field use priorities, policies, and procedures within the City of Santee including joint use at Santee School District and local Grossmont Union High School District (GUHSD)high schools
- Increased outreach to senior mobile home parks which bring programming to those who
 may not be able to attend regularly scheduled programming due to transportation issues
 as well provide information about the Senior 55+ Programs offered by the city
- Continued to offer additional free senior programs with partnerships with Santee County library for monthly educational and social program at Santee City Hall

2024 ACCOMPLISHMENTS (CONT.)

- Continued to offer the San Diego County free Feeling Fit older adult exercise program twice weekly at Santee City Hall
- Updated park kiosk signs to include general city information as well as specifics regarding park amenities and parks, recreation and special event information
- Disc Golf hole sponsorship updated to a 2-year sponsorship; renewals completed this year
- Completed AB2404 (gender equity in municipal sports) compliance settlement reporting and additional requirements; and opened 2 new girls softball fields at Town Center Community Park West
- Awarded California Parks & Recreation Society District 12 Community Spotlight award for Town Center Community Park West renovation and equity efforts
- Full-time recreation staff attended professional development at the California Parks and Recreation Society Conference annual conference and regional CPRS and WILS (Women in Leisure services) regional conference
- Maintained established partnerships with San Diego County SD Nights teen outreach program and Santee Library to offer specialty activities for all teens including Santee Teen Center participants, summer day camp participants and special events

- Establish a new inclusion intake form and procedures to help children with special needs in all aspects of youth programming
- Integrate in AARP no cost older adult seminars and presentations into Santee Seniors 55+ programming
- Increase senior mobile home outreach by direct marketing to Homeowner Associations (HOA) and park managers
- Establish a PYSO new board president orientation meeting
- Continue to identify professional development opportunities for both full and part-time staff
- Offer additional off-site teen center activities to city or local destinations

COMMUNITY SERVICES SPECIAL EVENTS

PROGRAM DESCRIPTION

The Recreation Services Division – Special Events provides events throughout the year for the Santee community. Events vary in theme and size, from small community-based events to large scale regional events that attract attendees from around the county. In-house events include City functions, such as grand openings, dedications, ribbon cuttings, ground breakings, employee recognition and social events.

2024 ACCOMPLISHMENTS

- Provided additional free activities for families and kids at Santee Salutes, including backyard games, corn hole and jump houses
- Hosted two Community Blood Drives with American Red Cross
- Hosted a record number of attendees at the Holiday Lighting Celebration
- Supported the annual USA Track & Field (USATF) Race Walk National Championships in January 2024
- Hosted Santee Discovery Day a new nature-themed event in January 2024 with partner outdoor and environmental organizations
- 25% increased vendor and public participation at the annual Fido Fest event
- Hosted Santee's Bunny Trail event with record participation and in partnership with Santee
 Trolley Square to highlight Santee's Arts & Entertainment Neighborhood
- Hosted a new event Santee Community Celebration at the Santee Historical Society to illustrate the Core Community Values of the COMPOC/Diversity, Equity and Inclusion (DEI) initiative
- Partnered with Santee Trolley Square to advertise City programs and events in their Directory Boards, in addition to the Mission Gorge and Cuyamaca banner
- Integrated electronic tickets for Brews & Bites and Santee Salutes to improve customer experience
- Transitioned to online applications for businesses to register to attend community events, resulting in an increase in vendor participation across all events
- Developed new relationships with local businesses as sponsors and vendors at special events
- Hosted Friday Nights Live, a four-week series of family friendly entertainment and activities at Santee Trolley Square to provide continued focus on Santee's Arts & Entertainment Neighborhood

- Provide safe, secure, and well attended family friendly events that create lasting memories and traditions
- Integrate community values and DEI efforts into existing community special events
- Continue to make efforts to activate Santee Trolley Square as a hub for events and entertainment
- Increase emergency protocols and plans for city events by working with the Fire Department and Sheriff's Department
- Continue utilizing and expanding use of Square Point-of-Sale, Event Brite, Event Hub, and jot form systems to increase efficiency for event participants, sponsors, and vendors
- Find cost-saving opportunities whenever possible, including utilizing in-kind donations, volunteers, and sponsorships



LAW ENFORCEMENT SERVICES

MISSION STATEMENT

We provide the highest quality public safety service to everyone in San Diego County.

PROGRAM DESCRIPTION

Law enforcement services are provided through a contract with the San Diego County Sheriff's Department. These services include patrol, traffic, criminal investigations, narcotic/gang enforcement, crime prevention and crime analysis support. Services also include support from the Sheriff's Emergency Services Division to assist with search and rescue, emergency planning, helicopter support, and tactical and bomb/arson support for critical incidents.

2024 ACCOMPLISHMENTS

- Through proactive and information-led policing strategies, continued to maintain one of the lowest crime rates of the nine Sheriff's contract cities; Santee is currently ranked 2nd safest in San Diego County and 11th safest overall in California
- Conducted routine traffic enforcement details in areas with higher levels of safety concerns
- Implemented enforcement of the City of Santee's San Diego River Corridor Ordinance to help reduce pollution and prevent fires along the San Diego River
- Facilitated Santee as the first city partner in the Blue Envelope Program, which aims to enhance communication and awareness with community members who might require additional accommodations or awareness during a law enforcement interaction
- Conducted Metropolitan Transit System (MTS) and Joint Trolley Task Force details to address and deter criminal activity on and around the trolley platform at Santee Trolley Square
- Continued use of social media platforms to enhance communication with the community
- Conducted joint active shooter training and evacuation and re-population training with the Santee Fire Department to be better prepared for critical incidents
- Conducted meetings with business owners and management to spread awareness and efforts with the "Trespass Arrest Authorization" forms.
- Worked with the city to post No Jaywalking signs on the fencing of the median along North Magnolia as a visual indicator to deter high school students from unsafely crossing outside of the controlled intersections while traveling to and from school

- Continue to focus on maintaining low crime rates with proactive policing strategies to make Santee the safest city in San Diego County
- Collaborate with the City's Human Services and Open Space Coordinator on projects throughout the community to manage illegal encampments
- Work with the City to implement E-Bike safety education

- Continue having DUI checkpoints throughout the year to deter intoxicated driving
- Work with City officials to implement Flock and trail Cameras throughout Santee to enhance enforcement tools and safety
- Maintain an increase of traffic services in and around schools to provide juveniles a safe passage to and from school while increasing a presence to reduce crime at local businesses after school hours
- Continue to provide qualified clinicians assigned to the Psychiatric Emergency Response Team (PERT) to help provide resources to those experiencing a mental health crisis
- Continue working with the Mobile Crisis Response Team (MCRT) to provide additional resources and response to mental health incidents within the city of Santee
- Increase community engagement through in-person events such as coffee with the community and city sponsored events
- Through partnership with the community, raise fentanyl awareness and reduce fentanyl related crimes and overdoses, and continue to offer Harm Reduction Kits
- Created a courtesy notice and worked with the city to post a series of public service announcements on social media, informing drivers of the new state law AB413, no parking within 20 feet of a crosswalk, which becomes citable on March 1.
- Work with City officials to implement Flock Cameras throughout Santee to enhance enforcement tools and safety
- Increase traffic services in and around schools to provide juveniles a safe passage to and from school while increasing a presence to reduce crime at local businesses after school hours

FIRE & LIFE SAFETY - ADMINISTRATION

MISSION STATEMENT

We protect life and property in our community through aggressive fire suppression, public education and emergency medical services (EMS), with leadership and professionalism.

PROGRAM DESCRIPTION

Fire Administration is responsible for the management and administration of fire and life safety planning, emergency operations, disaster preparedness, emergency medical services, loss prevention, code enforcement, fire investigation, and hazardous materials mitigation. This department is also responsible for administering City fleet maintenance, citywide communications, and the City's Safety Program.

2024 ACCOMPLISHMENTS

- Continued the implementation of numerous Santee-Lakeside Emergency Medical Services Authority (SLEMSA) system improvements
- Secured a grant from the San Diego Regional Fire Foundation for a Type 3 Fire Engine
- Secured a grant from San Diego River Conservancy for Firefighter equipment, PPE, and Training
- Secured a grant from San Diego River Conservancy for matching funds for a FEMA Hazardous Mitigation Grant Program (HMGP)
- Received 2023 State Homeland Security Program (SHSP) grant award letter
- Implemented administrative Battalion Chief position
- Completed the RFP process and awarding of contract for Fire Station 20 design
- Awarded the contract for the construction of a temporary fire station at the Operations Facility

- Continue wildfire mitigation within the San Diego River corridor
- Implement an EMT / Paramedic ambulance system trial
- Implement a Firefighter Squad response vehicle trial

FIRE & LIFE SAFETY **EMERGENCY OPERATIONS**

PROGRAM DESCRIPTION

Emergency Operations is responsible for day-to-day operations including response to and mitigation of emergency incidents and service calls. Supporting emergency response activities requires the coordination of safety, training activities and the utilization of current information technology. Emergency response personnel also add value by providing public education and performing commercial occupancy fire code inspections.

2024 ACCOMPLISHMENTS

- Purchased a Type VI apparatus (small brush engine) with substantial funding provided by a grant from the San Diego River Conservancy
- Implemented determinant dispatching and call triage for emergency responses
- Completed joint Fire Academy with Central Zone agencies
- Purchased and coordinated training for an off-road vehicle and trailer for open space rescue responses
- Coordinated new on-site physical program with On Duty Health
- Completed 2024 Battalion Chief Exam

- Deploy a two-person Squad for trail study
- Deploy the Type VI apparatus (Patrol 4)
- Deployed the Polaris off-road vehicle (REMS)
- Conduct Fire Captain Promotional Recruitment Exam

FIRE & LIFE SAFETY EMERGENCY MEDICAL

PROGRAM DESCRIPTION

Under the direction of the Emergency Medical Services (EMS) Battalion Chief, the Emergency Medical Services Division is responsible for responding to 911 emergency calls and providing both Advanced Life Support (ALS) and Basic Life Support (BLS) patient care in the treatment and transport of individuals suffering medical illness or traumatic injury. This budget provides funding for all EMS services including, but not limited to: ALS and BLS training consistent with State and local laws, as well as County of San Diego policies; ambulance maintenance and repair, medical supplies, employee health, safety and wellness programs; ALS and BLS equipment maintenance and repair, community education and public relations programs; and personnel costs associated with the delivery of EMS provided by the Santee Fire Department. Ambulance procurement is budgeted through the separate Vehicle Acquisition & Replacement Fund. The program is funded through the Santee Lakeside Emergency Medical Services Authority (SLEMSA) Joint Powers Authority (JPA).

2024 ACCOMPLISHMENTS

- Added 12-Hour EMT ambulance to reduce SLEMSA ALS ambulance Unit Hour Utilization (UHU)
- Significantly reduced the reliance on outside mutual aid for patient transportation
- Conducted a 12-Hour EMT ambulance trial to evaluate effectiveness of additional BLS capacity
- Implemented determinant dispatching to utilize BLS ambulance for lower-acuity incidents
- Provided high-quality EMS training to all Paramedics and EMTs through Nurse Coordinator

- Continue to assess the needs for additional SLEMSA transport units
- Conduct trial program staffing M4 and M5 with 1 EMT and 1 FFPM
- Deploy a two-person Squad for trail study
- Implement approved alternate dispatch plan
- Participate in Central Zone Nurse Navigator trial program
- Replace one aging Autopulse with a LUCAS mechanical compression device

FIRE & LIFE SAFETY EMERGENCY PREPAREDNESS

PROGRAM DESCRIPTION

The Emergency Preparedness Program is responsible for planning, preparing, and responding to natural disasters, man-made emergencies and war-related emergencies utilizing the National Incident Management System (NIMS). The goals of the program include prevention and mitigation training directed towards saving lives, limiting civilian and responder casualties, minimizing property damage and restoration of the City to normal operations in an efficient and expeditious manner following a large-scale emergency event. The Emergency Preparedness Program achieves community risk reduction through innovative and comprehensive public education and preparedness training. Additionally, this program includes training in the areas of documentation, damage assessment, disaster relief, cost recovery, the City's Emergency Operations Plan (EOP), the Cities Readiness Initiative (CRI) Plan, the Continuity of Operations Plan (COOP), Community Emergency Response Team (CERT) training and readiness of the City's Emergency Operations Center (EOC).

2024 ACCOMPLISHMENTS

- Provided public education and first aid staffing for multiple City events including: Santee Salutes, Fido Fest, Open House, and the Chamber of Commerce Street Fair
- Worked with the marketing team to provide public education through social media
- Attended high school and college job recruitment fairs
- Hosted multiple Community Safety Update Presentations at population centers and local businesses

- Develop a fire department familiarization program to provide hands-on training for those interested in a fire service career
- Continue to provide public education and first aid staffing at City events
- Improve emergency preparedness messaging on city website
- Place Automated Emergency Defibrillators (AED) at all City facilities to comply with mandates
- Host bi-annual Emergency Operations Center (EOC) drill for City staff
- Continue efforts to mitigate fire and flood hazards in the San Diego River Corridor



-End of Report-

Exhibit B

Jurisdiction	Santee	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	04/30/2021 - 04/30/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
	Deed Restricted	0
Very Low	Non-Deed	0
	Restricted	0
	Deed Restricted	0
Low	Non-Deed	4
	Restricted	4
	Deed Restricted	0
Moderate	Non-Deed	0.4
	Restricted	21
Above Moderate		46
Above Moderate		40
Total Units		71

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled		Permitted	Completed
Single-family Attached		0	0	0
Single-family Detached		26	4	10
2 to 4 units per structure		0	11	0
5+ units per structure		0	31	14
Accessory Dwelling Unit		0	25	6
Mobile/Manufactured Home		0	0	0
Total		26	71	30

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	71	71
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	29
Number of Proposed Units in All Applications Received:	669
Total Housing Units Approved:	12
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	Applications	Units
Ministerial	23	24
Discretionary	6	645

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	16
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Santee	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cvcle	04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

	Housing Development Applications Submitted																						
		Project Identifier			Unit T	ypes	Date Application Submitted			Proposed Unit	ts - Affordabili	ty by Househo	old Incomes			Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus L	aw Applications	Application Status	Project Type	Notes
		1			2	3	4				5				6	7	8	9	10		11	12	13
Prior APN ⁺	Current APN	Street Address	Project Name [⁺]	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total APPROVED Units by project	Total <u>DISAPPROVED</u> Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	treduested bursulant to	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes⁺
Summary Row:	Start Data Entry Be				055			0	3	0	1	2	17	646	669	12	0	NONE	N.	21/2		5: "	
384-232-03-00	384-232-03-00	9463 Slope Street, Santee, CA 92071 Cottonwood Ave &	New West Subdivision	TM2020-1	SFD	0	2/7/2024							12	. 12	12		NONE	No	N/A	Approved	Discretionary	
381-051-18-00	381-051-18-00	Cottonwood Ave & Walker Trails Dr, Santee, CA 92071	ParkVue	TM-2024-0001	2 to 4	0	3/15/2024							291	291			NONE	No	N/A	. Pending	Discretionary	
386-300-31-00	386-300-31-00	10939 Summit Ave,	Warmington	TM-2023-0003	2 to 4	0	11/22/2024							42	. 42	2		NONE	No	N/A	Pending	Discretionary	
383-112-26-00	383-112-26-00	Santee, CA 92071 8732 Prospect Ave,	Townhomes Prospect Avenue	TPM-2020-01	SFD	0								4	. 4	1		NONE	No	N/A	Pending	Discretionary	
383-245-01-00	383-245-01-00	Santee, CA 92071 8906 Carlton Oaks Dr,	Subdivision	ULS-2023-0001	SFD	R	6/27/2024 12/17/2024					2	2		2	2		SB 9 (2021) - Residentia	No	N/A	Pending	Ministerial	
	9	Santee, CA 92071 9200 Inwood Dr, Santee,	Carlton Oaks Golf	TM-2019-1	SFD	0								243	243	3		Lot Spli NONE	No	N/A	Pending	Discretionary	enter assumed
	381-032-08-00	CA 92071 701 Park Center Dr,	Course		5+	0	12/20/2024							53	53	3		NONE	No	N/A	Pending	Discretionary	
		Santee, CA 92071 3732 Ruocco Dr, Santee,	Paseo	TM-2024-0002	SFD	0	6/16/2024							1	1	1		NONE		N/A	N Pending	SI Ministerial	3330
	381-690-37-00	CA 92071		B-RNEW-24-0049	ADU		3/12/2024						1		1	1		NONE		N/A	Ĭ Š		sed on City's HE, ADUs expected
		9937 Theresa Ln, Santee, CA 92071		B-ADU-24-0001	ADO	, ,	1/8/2024						'		'			NONE	NO	IN/A	rending	to	be affordable to moderate income
	385-433-29-00	734 Ruocco Dr, Santee, CA 92071		B-ADU-24-0009	ADU	R	3/12/2024						1		1	1		NONE	No	N/A	. Pending	to	be affordable to moderate income
	383-416-12-00	8347 Rumson Dr, Santee, CA 92071		B-ADU-24-0013	ADU	R					1				1	1		NONE	No	N/A	Pending	Ministerial U: ar	sed HCDs affordability calculator d anticipated montly rent
	381-032-34-00	10266 Palm Glen Dr,		B-ADU-24-0015	ADU	0	3/19/2024		1						1	1		NONE	No	N/A	Pending		ovided by owner via survey elative occupied per survey
	384-081-10-00	Santee, CA 92071 10208 Buena Vista Ave,			ADU	0	5/23/2024		1						1	1		NONE	No	N/A	Pending	Ministerial R	mpleted by owner elative or owner occupied per
		Santee. CA 92071		B-ADU-24-0016	ADU	R	6/17/2024						1		1	1		NONE		N/A	N Pending	Ministerial U	rvey completed by owner sed HCDs affordability calculator
		9949 Cleary St, Santee, CA 92071		B-ADU-24-0020	7.20		6/25/2024											110112		1.47	, chang	ar pr	d anticipated montly rent ovided by owner via survey
	378-243-05-00	10428 Timberlane Way, Santee, CA 92071		B-ADU-24-0022	ADU	R							1		1	1		NONE	No	N/A	Pending	Ministerial ^{Ba} to	sed on City's HE, ADUs expected be affordable to moderate income useholds
	381-223-47-00	10702 El Nopal, Santee, CA 92071		B-ADU-24-0025	ADU	R	6/26/2024						1		1	1		NONE	No	N/A	Pending	Ministerial Ba	sed on City's HE, ADUs expected be affordable to moderate income
	384-480-60-00	9013 Magnolia Ave,		B-ADU-24-0026	ADU	R	8/6/2024						1		1	1		NONE	No	N/A	A Pending	Ministerial Ba	useholds ased on City's HE, ADUs expected be affordable to moderate income
	384-440-60-00	Santee, CA 92071			ADU	R	9/9/2024						1		1	1		NONE	No	N/A	Pending	Ministerial ^{Ba}	useholds used on City's HE, ADUS expected be affordable to moderate income
		8765 Via De Victoria, Santee, CA 92071		B-ADU-24-0029																		ho Ao	useholds Idress provided is main residence
	381-291-01-00	10068 El Nopal, Santee, CA 92071		B-ADU-24-0031	ADU	R	9/23/2024 9/26/2024		1						1	1		NONE	No	N/A	Pending	Ministerial R	dress elative occupied per survey
	386-410-07-00	8678 Ellsworth Ln, Santee, CA 92071		B-ADU-24-0033	ADU	R							1		1	1		NONE	No	N/A	Pending	to	mpleted by owner used on City's HE, ADUs expected be affordable to moderate income
	380-080-11-00	9474 Mandeville Rd, Santee, CA 92071		B-ADU-24-0034	ADU	R	10/3/2024						1		1	1		NONE	No	N/A	Pending	Ministerial Ba	useholds ased on City's HE, ADUs expected be affordable to moderate income
	381-182-46-00	Santee, CA 92071			ADU	R	10/8/2024						1		1	1		NONE	No	N/A	Pending	Ministerial Ba	useholds ased on City's HE, ADUS expected
		11320 Canyon Park Dr, Santee, CA 92071		B-ADU-24-0035			40/44/0004															ho	be affordable to moderate income useholds dress provided is main residence
	384-222-15-00	8511 Atlas View Dr, Santee, CA 92071		B-ADU-24-0036	ADU	R	10/14/2024						1		1	1		NONE	No	N/A	Pending	to	dress sed on City's HE, ADUs expected be affordable to moderate income
	386-162-07-00	9235 Todos Santos Dr, Santee, CA 92071		B-ADU-24-0037	ADU	R	10/17/2024						1		1	1		NONE	No	N/A	Pending	Ministerial Ba	useholds ased on City's HE, ADUs expected be affordable to moderate income
	383-330-12-00	9221 Inverness Rd, Santee 92071		B-ADU-24-0039	ADU	R	10/17/2024						1		1	1		NONE	No	N/A	Pending	Ministerial Ba	useholds sed on City's HE, ADUs expected be affordable to moderate income
	380-262-04-00	Santee 92071			ADU	R	10/28/2024						1		1	1		NONE	No	N/A	Pending	Ministerial Ba	useholds ased on City's HE, ADUS expected
		578 Galston Dr, Santee, CA 92071		B-ADU-24-0040																	3	to ho	be affordable to moderate income useholds dress provided is main residence
	380-570-35-00				ADU	R	11/14/2024						1		1	1		NONE	No	N/A	Pending	Ministerial B	dress sed on City's HE, ADUS expected he affordable to moderate income
		9633 Lutheran Way, Santee, CA 92071		B-ADU-24-0041																		ho	be affordable to moderate income useholds Idress provided is main residence
	380-282-11-00				ADU	R	11/19/2024						1		1	1		NONE	No	N/A	\ Pending	Ministerial Ba	dress ased on City's HE, ADUS expected
		9456 Pearlwood Rd, Santee, CA 92071		B-ADU-24-0042		.``																to ho	be affordable to moderate income useholds Idress provided is main residence
	380-282-11-00				ADU	R	11/19/2024						1		1	1		NONE	No	N/A	Pending	Ministerial ^{B3}	dress isea on City's HE, ADUS expected
	222 202 11 00	9456 Pearlwood Rd, Santee, CA 92071		B-ADU-24-0043	,,,,,,													NONE			, snamy	to ho	be affordable to moderate income useholds ddress provided is main residence
							11/19/2024									<u> </u>							dress

 Jurisdiction
 Santee

 Reporting Year
 2024
 (Jan. 1 - Dec. 31)

 Planning Period
 6th Cycle
 04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Project Identifier	Unit Types	Affordability by Household Incomes - Completed Entitlement	i .			Affordabilit	y by Household Incomes - Building Permits		Affordability by Household Incom	es - Certificates of Occupa	ancy	Streamlin	30 Intill S	g with Financial Assistance Assistance or Deed Restrictions Housing without Financial Term of Affordability or Deed Restriction	hed/Destroyed Units	Density Bonus	Notes
APN ⁺ Current APN Street Address Project Name ⁺ Local Ju	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH) R=Rente O=Owne	Very Low-Income Deed Restricted Peed Restricte	Above Moderate- Income	Entitlement Date Approved # of Units issued Entitlements	Very Low- Income Deed In Restricted Dee	Very Low- Income Non Deed Restricted Res	Income leed ricted Low-Income Restricted Res	Very Low- Income Deed Restricted Restricted	n Low-Income Deed Restricted Restricted D	Moderate- Income Non eed Restricted Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	Units issued extificates of cupancy or ner forms of readiness How many of the units were Extremely Low Income? Extremely Low pursuant to select multiple sel	the ning roject Infill Units? ED Y/N ⁺ (may select see institute)	Deed Restriction Type (may select multiple - tructions) Deed Restriction Type (may select multiple - tructions) Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) Number of Demolished/Destroye (see instructions) Units	d Demolished or Destroyed Units Owner or Rente	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area) Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions) Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Waivers or Parking Reductions)	tion ing
2-03-00 384-232-03-00 9463 Slope Street, Santee, CA 92071 New West Subdivision TM2 0-08, -10, - 386-290-08, -10, - , -20, -22, - 13, -14, -20, -22, - 13, -14, -20, -22, - Tyler Street, Santee, CA Subdivision TM2		0 0 0 0 0	26 12	4/10/2024 12	6 0	0	0 4 0 21 46 7	0	0 0 0	6 24	4	30 0 0 NONE	Y	2	Demolished O		
720, -22, - 2426	7-1 SFD O ADU R		14	4/24/2024 14	0		1 3/29/2024	1				0 0 NONE 0 0 NONE	Y	Based on City's HE, ADUs expected to be affordable to			ADU for multi-family complex - rer
8529 Graham Ter, U, 29-00 383-111-29-00 Santee, CA 92071 B-ADU-23	ADU R			0	0		1 3/29/2024	1				0 0 NONE	Y	moderate income households Based on City's HE, ADUs expected to be affordable to moderate income households Based on City's HE, ADUs			ADU for multi-family complex -ren
8529 Graham Ter, R, Santee, CA 92071 B-ADU-23 8529 Graham Ter, S,				0	0		1 3/29/2024	1				0 0 NONE	Y	expected to be affordable to moderate income households Based on City's HE, ADUs			ADU for multi-family complex -re assumed ADU for multi-family complex -re
29-00 383-111-29-00 Santee, CA 92071 B-ADU-23 9259 Massot Ave, Santee, 17-00 383-382-17-00 CA 92071 B-ADU-24	ADU R			0	0		1 3/29/2024 1 4/23/2024	1				0 0 NONE 0 0 NONE	Y	expected to be affordable to moderate income households Based on City's HE, ADUs expected to be affordable to			Owner opted to not complete aff survey, Renter assumed
8744 Granite House Ln, Santee, CA 92071 B-ADU-24	ADU R			0	0		1 8/13/2024	1				0 0 NONE	Y	moderate income households Based on City's HE, ADUs expected to be affordable to moderate income households Based on City's HE, ADUs			Owner opted to not complete at survey, Renter assumed Owner opted to not complete at
10047 Woodpark Dr, -00 381-413-03-00 Santee, CA 92071 B-ADU-23 10719 Sima Ct, Santee, CA	ADIL			0	0		1 8/29/2024 1 9/16/2024	1				0 0 NONE 0 0 NONE	Y	expected to be affordable to moderate income households Based on City's HE, ADUs expected to be affordable to			Owner opted to not complete a survey, Renter assumed
02-00 380-263-02-00 CA 92071 B-ADU-24	012 018 ADU R			0	0		1 9/26/2024	1				0 0 NONE	Y	moderate income households Relative or owner occupied per survey completed by owner Based on City's HE, ADUs			
9257 Fairlawn St, Santee, 1-00 381-112-01-00 CA 92071 B-ADU-24 9232 Fairen Ln, Santee, 0-00 386-410-09-00 California 92071 B-ADU-24				0	0		1 10/16/2024 1 11/19/2024	1				0 0 NONE 0 0 NONE	Y	expected to be affordable to moderate income households Relative or owner occupied per survey completed by owner			Owner opted to not complete at survey, Renter assumed
9761 Domer Rd, Santee, CA 5-00 380-412-15-00 92071 B-ADU-24				0	0		1 12/11/2024	1				0 0 NONE	Y	Based on City's HE, ADUs expected to be affordable to moderate income households Based on City's HE, ADUs			Owner opted to not complete at survey, Renter assumed Owner opted to not complete at
9013 N. Magnolia Ave,	ADU R ADU R			0	0		1 1/3/2024 1 3/25/2024	1				0 0 NONE 0 0 NONE	Y	expected to be affordable to moderate income households Based on City's HE, ADUs expected to be affordable to			Owner opted to not complete at survey, Renter assumed
0-00 384-480-60-00 Santee, CA 92071 B-ADU-23 8085 Rancho Fanita Dr, 1-00 386-111-11-00 Santee, CA 92071 B-ADU-23	ADU R			0	0		1 5/16/2024	1				0 0 NONE	Y	moderate income households Based on City's HE, ADUs expected to be affordable to moderate income households			Owner opted to not complete a survey, Renter assumed
9040 Willowgrove PI, Santee, CA 92071 9316 E Heaney Cir, Santee,	ADU R			0	0		1 6/20/2024	1				0 0 NONE	Y	Based on City's HE, ADUs expected to be affordable to moderate income households Based on City's HE, ADUs			Owner opted to not complete a survey, Renter assumed Owner opted to not complete a survey, Renter assumed
-00 380-203-06-00 CA 92071 B-ADU-23 9149 Heatherdale Street,	D21 ADU R			0	0		1 7/11/2024 1 7/30/2024	1				0 0 NONE 0 0 NONE	Y	expected to be affordable to moderate income households Based on City's HE, ADUs expected to be affordable to			Owner opted to not complete a survey, Renter assumed
2-00 381-123-22-00 Santee, CA 92071 B-ADU-23 9028 N Magnolia Ave, 6-00 384-104-06-00 Santee, CA 92071 B-ADU-24	ADU R			0	0		1 9/13/2024	1				0 0 NONE	Y	moderate income households Based on City's HE, ADUs expected to be affordable to moderate income households Based on City's HE, ADUs			Owner opted to not complete aft survey, Renter assumed Owner opted to not complete aft
9400 Leticia Dr, Santee, CA 92071 B-ADU-24 8612 Dunwoodie Rd,	ADU R ADU R			0	0		1 9/17/2024 1 10/31/2024	1				0 0 NONE 0 0 NONE	Y	expected to be affordable to moderate income households Based on City's HE, ADUs expected to be affordable to			Owner opted to not complete at survey, Renter assumed Owner opted to not complete at survey, Renter assumed
8612 Dunwoodie Rd, Santee, CA 92071 B-ADU-24 8647 Atlas View Dr, Santee, CA 92071 B-ADU-24	030			0	0		1 11/5/2024	1				0 0 NONE	Y	moderate income households Relative or owner occupied per survey completed by owner			Survey, iteriter assumed
10025 Medina Dr, Santee, 18-00 380-700-48-00 CA 92071 B-ADU-24 8600 Amherst, Santee, CA	ADU R			0	0		1 11/27/2024	1				0 0 NONE	Y	Used HCDs affordability calculator and anticipated montly rent provided by owner via survey			
2-00 838-500-01-00 92071 Prospect Estates II B-RNEW-2 8624 Amherst St, Santee, 2-00 838-500-01-00 CA 92071 Prospect Estates II B-RNEW-2 8642 Amherst St, Santee,	-0009 5+ O			0	0		1 2/15/2024 1 2/15/2024	1				0 0 NONE 0 0 NONE	Y				
8-00 838-500-01-00 CA 92071 Prospect Estates II B-RNEW-2 8-00 838-500-01-00 92071 Prospect Estates II B-RNEW-2 8-00 838-500-01-00 8604 Amherst St, Santee,	-0015 5+ O			0	0		1 2/15/2024 1 2/16/2024	1				0 0 NONE 0 0 NONE	Y				
-00 838-500-01-00 CA 92071 Prospect Estates II B-RNEW-2 -00 838-500-01-00 CA 92071 Prospect Estates II B-RNEW-2 -00 838-500-01-00 B-RNEW-2	-0021 5+ O			0	0		1 2/16/2024 1 2/27/2024	1				0 0 NONE 0 0 NONE	Y				
2-00 838-500-01-00 CA 92071 F105pect Estates II B-RNEW-2	-0022 5+ O			0	0		1 2/27/2024 1 2/27/2024	1				0 0 NONE 0 0 NONE	Y				
2-00 838-500-01-00 CA 92071 Prospect Estates II B-RNEW-2 8670 Amherst St, Santee, CA 92071 Prospect Estates II B-RNEW-2 8691 Amherst St, Santee, CA 92071 Prospect Estates II B-RNEW-2 8691 Amherst St, Santee, CA 92071 Prospect Estates II B-RNEW-2 8669 Amherst St, Santee, R-00 R38-500-01-00 CA 92071 Prospect Estates II B-RNEW-2 8669 Amherst St, Santee,	-0095 5+ O			0	0		1 6/14/2024 1 6/14/2024	1				0 0 NONE 0 0 NONE	Y				
-00 838-500-01-00 CA 92071 Prospect Estates II B-RNEW-2 8562 Dartmouth St, Santee, -00 838-500-02-00 CA 92071 Prospect Estates II B-RNEW-2 8685 Amherst St, Santee.	-0099 5+ O			0	0		1 6/14/2024 1 6/14/2024	1				0 0 NONE 0 0 NONE	Y				
8688 Amherst St, Santee, CA 92071 8688 Amherst St, Santee, Prospect Estates II 8676 Amherst St, Santee,	-0088 5+ O			0	0		1 6/14/2024 1 6/14/2024	1				0 0 NONE 0 0 NONE	Y				
8-00 838-500-01-00 CA 92071 Prospect Estates II B-RNEW-2 8-58 Dartmouth St, Santee, CA 92071 Prospect Estates II B-RNEW-2 8-79 Amherst St, Santee,	-0098 5+ O			0	0		1 6/14/2024 1 6/14/2024	1				0 0 NONE 0 0 NONE	Y				
2-00 838-500-01-00 CA 92071 Prospect Estates II B-RNEW-2 8554 Dartmouth St, Santee, 2-00 838-500-02-00 CA 92071 Prospect Estates II B-RNEW-2 8666 Amherst St, Santee	-0097 5+ O			0	0		1 6/14/2024 1 6/14/2024	1				0 0 NONE 0 0 NONE	Y				
2-00 838-500-01-00 CA 92071 Prospect Estates II B-RNEW-2 8694 Amherst St, Santee, CA 92071 Prospect Estates II B-RNEW-2 8694 Amherst St, Santee, Prospect Estates II B-RNEW-2 8673 Amherst St, Santee,	-0090 5+ O			0	0		1 6/14/2024 1 6/14/2024	1				0 0 NONE 0 0 NONE	Y				
2-00 838-500-01-00 CA 92071 B-RNEW-2 8682 Amherst St, Santee, 2-00 838-500-01-00 CA 92071 Prospect Estates II B-RNEW-2	-0089 5+ O			0	0		1 6/14/2024 1 6/14/2024	1				0 0 NONE 0 0 NONE					
9-00 386-300-29-00 CA 92071 Eaurel Fieights B-RNEW-2 7710 Jasmine Ct, Santee, 0-00 386-300-29-00 CA 92071 Laurel Heights B-RNEW-2	-0119 2 to 4 O			0	0		1 10/9/2024 1 10/9/2024	1				0 0 NONE 0 0 NONE					
7727 Jasmine Ct, Santee, 29-00 386-300-29-00 CA 92071 Laurel Heights B-RNEW-2	-0110 5+ O			0	0		1 10/9/2024 1 10/9/2024	1				0 0 NONE 0 0 NONE	Y				
29-00 386-300-29-00 CA 92071 Educi Filegrits B-RNEW-29-00 386-300-29-00 CA 92071 Laurel Heights B-RNEW-29-00 T723 Jasmine Ct, Santee,	0.45.4			0	0		1 10/9/2024 1 10/9/2024	1				0 0 NONE 0 0 NONE	Y				
29-00 386-300-29-00 CA 92071 Laurel Heights B-RNEW-2 29-00 386-300-29-00 CA 92071 Laurel Heights B-RNEW-2 7725 Jasmine Ct, Santee, Laurel Heights B-RNEW-2	01.4			0	0		1 10/9/2024 1 10/9/2024	1				0 0 NONE 0 0 NONE	Y				
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9-00 386-300-29-00 CA 92071 Laurel Heights B-RNEW-2 9-00 386-300-29-00 CA 92071 Laurel Heights B-RNEW-2 7716 Jasmine Ct, Santee, Laurel Heights B-RNEW-2 7716 Jasmine Ct, Santee, Laurel Heights B-RNEW-2	-0121 2 to 4 O			0	0		1 10/9/2024 1 10/10/2024	1				0 0 NONE 0 0 NONE	Y				
9-00 386-300-29-00 CA 92071 Laurel Heights B-RNEW-2 7828 Cypress Dr, Santee, California 92071 Laurel Heights B-RNEW-2 7820 Cypress Dr, Santee,	-0041 2 to 4 O			0	0		1 10/10/2024 1 11/2/2024	1				0 0 NONE 0 0 NONE	Y				
00 386-300-29-00 California 92071 Laurel Heights B-RNEW-200 386-300-29-00 CA 92071 Laurel Heights B-RNEW-200 B	2 to 4			0	0		1 11/2/2024 1 11/2/2024	1				0 0 NONE 0 0 NONE	Y				
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8970 Watson PI, Santee, CA 3-00 386-191-18-00 92071 B-ADU-23 8345 O Connell Rd, Santee, CA 92071 B-RNEW-2	055			0	0		1 9/23/2024 1 9/5/2024	1				0 0 NONE 0 0 NONE	Y	expected to be affordable to moderate income households			Owner opted to not complete aff survey, Renter assumed
9356 Rigsby Dr, Santee, CA 8-00 384-201-18-00 92071 B-ADU-24	055			0	0		1 4/17/2024 1 3/21/2024	1				0 0 NONE 0 0 NONE	Y	Based on City's HE, ADUs expected to be affordable to moderate income households			Owner opted to not complete af survey, Renter assumed
8505 Marrokal Ln, Santee, 5-00 383-500-10-00 CA 92071 Prospect Estates II B-RNEW-2	-0066 SFD O			0	0		1 3/21/2024 1 3/21/2024	1				0 0 NONE 0 0 NONE	Y				
200 Lantern Crest Way, 4, 7-00 384-142-37-00 Santee, CA 92071 B-RNEW-2 200 Lantern Crest Way, 4,	-0046 5+ O			0	0		1 8/27/2024 1 11/15/2024	1				0 0 NONE 0 0 NONE	Y				
-00 384-142-37-00 Santee, CA 92071 B-RNEW-2 -00 383-500-07-00 CA 92071 Prospect Estates II B-RNEW-2 -00 383-500-13-00 CA 92071 Prospect Estates II B-RNEW-2	-0067 SFD O			0	0		· · · · · · · · · · · · · · · · · · ·	0		1	9/30/2024	1 0 NONE 1 0 NONE	Y				
00 383-500-13-00 CA 92071 Prospect Estates II B-RNEW-200 380-482-02-00 CA 92071 B-ADU-23	ADU R			0	0			0		1	10/10/2024	1 0 NONE	Y	Based on City's HE, ADUs expected to be affordable to moderate income households			Owner opted to not complete a survey, Renter assumed
8893 Atlas View Dr, Santee, CA 92071 B-ADU-23 9937 Pratt Ct, Santee, CA	ADU R ADU R			0	0			0		1	1/29/2025	1 0 NONE 1 0 NONE	Y	expected to be affordable to moderate income households Based on City's HE, ADUs			Owner opted to not complete at survey, Renter assumed Owner opted to not complete at survey. Renter assumed
9937 Pfatt Ct, Santee, CA 92071 B-ADU-23 9400 Galston Dr Unit 2, 00 380-401-02-00 Santee, CA 92071 B-ADU-24	016 ADU R			0	0			0		1	10/25/2024	1 0 NONE 1 0 NONE	Y	expected to be affordable to moderate income households Based on City's HE, ADUs expected to be affordable to moderate income households			Owner opted to not complete a survey, Renter assumed
11-00 386-230-11-00 8055 Shantung Dr, Santee, CA 92071 B-ADU-24	ADU R			0	0			0		1	2/18/2025	1 0 NONE	Y	moderate income households Based on City's HE, ADUs expected to be affordable to moderate income households Based on City's HE, ADUs			Owner opted to not complete a survey, Renter assumed Owner opted to not complete a
9067 Gorge Ave, Santee, CA 92071 8608 Amherst St, Santee, CA 92071 838-500-01-00 CA 92071 B-ADU-24 B-RNEW-2 B-RNEW-2	5.			0	0			0		1 1	2/13/2025 11/22/2024	1 0 NONE 1 0 NONE	Y	expected to be affordable to moderate income households			survey, Renter assumed
8616 Amherst St, Santee, CA 92071 8630 Amherst St, Santee, CA 92071 8630 Amherst St, Santee, CA 92071 Prospect Estates II B-RNEW-2 8620 Amherst St, Santee, Prospect Estates II B-RNEW-2 B-RNEW-2	-0048 5+ O			0	0			0		1	11/22/2024	1 0 NONE 1 0 NONE	Y				
8620 Amherst St, Santee, 2-00 383-500-01-00 CA 92071 Prospect Estates II B-RNEW-2 8648 Amherst St, Santee,	-0004 5+ O			0	0			0		1	9/9/2024	1 0 NONE 1 0 NONE	Y				
8636 Amherst St, Santee, 00 383-500-01-00 CA 92071 Prospect Estates II B-RNEW-2	-0027 5+ O			0	0			0		1 1	11/13/2024	1 0 NONE 1 0 NONE	Y				
-00 383-500-02-00 CA 92071 Prospect Estates II B-RNEW-2	-0025 5+ O			0	0			0		1	11/4/2024 9/30/2024	1 0 NONE 1 0 NONE	Y				
8538 Dartmouth St, Santee, CA 92071 Prospect Estates II B-RNEW-2 6-00 383-500-02-00 92071 Prospect Estates II B-RNEW-2	-0024 5+ O			0	0			0		1	10/16/2024 9/30/2024	1 0 NONE 1 0 NONE	Y				
100 383-500-02-00 92071 100	3020			0	0			0		1	9/30/2024	1 0 NONE					

Jurisdiction Santee Reporting Year 2024 (Jan. 1 - Dec. 31) Planning Period 6th Cycle 04/30/2021 - 04/30/2029	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
8651 Amherst St, Santee, Prospect Estates II B-RNEW-24-0007 5+ O		1 10/30/2024 1 0 NONE Y
383-112-55-00 383-500-02-00 CA 92071 Prospect Estates II B-RNEW-24-0096 5+ O		1 2/4/2025 1 0 NONE Y
383-112-55-00 383-500-02-00 CA 92071 Prospect Estates II B-RNEW-24-0096 5+ O 8566 Dartmouth St, Santee, CA 92071 Prospect Estates II B-RNEW-24-0100 5+ O		1 2/4/2025 1 0 NONE Y
8507 Big Rock Rd, Santee, 383-203-08-00 383-203-08-00 CA 92071 B-ADU-23-0005		Owner opted to not com 4/16/2024 1 0 NONE Y survey, Renter assumed
9138 Northcote Rd, Santee, 381-123-02-00 381-123-02-00 CA 92071 B-ADU-24-0011		0 NONE Y Moderate income households 1 10/22/2024 1 0 NONE Y Moderate income households 5 NONE Y Moderate income households of the component of
8689 Fanita Dr, Santee, CA 386-050-02-00 386-050-02-00 92071 B-ADU-24-0008		moderate income households Based on City's HE, ADUs expected to be affordable to moderate income households 1 1 12/17/2024 1 0 NONE Y expected to be affordable to moderate income households
8501 Marrokal Ln, Santee, 383-112-55-00 383-500-17-00 CA 92071 Prospect Estates II B-RNEW-24-0061 SFD O		1 8/26/2024 1 0 NONE Y
8530 Harwood St, Santee, OCA 92071 8527 Harwood St, Santee, Prospect Estates II B-RNEW-24-0062 SFD O		1 8/26/2024 1 0 NONE Y
8527 Harwood St, Santee, CA 92071 Prospect Estates II B-RNEW-24-0076 SFD O 8521 Harwood St, Santee, Prospect Estates II B-RNEW-24-0076 O 8521 Harwood St, S		1 8/26/2024 1 0 NONE Y
8521 Harwood St, Santee, 383-112-55-00 383-500-16-00 CA 92071 Prospect Estates II B-RNEW-24-0082 SFD O		1 8/29/2024 1 0 NONE Y
8549 Dartmouth St, Santee, 383-112-55-00 383-500-06-00 CA 92071 Prospect Estates II B-RNEW-24-0080 SFD O		1 9/30/2024 1 0 NONE Y
383-112-55-00 383-500-04-00 CA 92071 Prospect Estates II B-RNEW-24-0078 SFD O		1 9/30/2024 1 0 NONE Y
383-112-55-00 383-500-16-00 CA 92071 Prospect Estates II B-RNEW-24-0082 SFD O 383-112-55-00 383-500-06-00 CA 92071 Prospect Estates II B-RNEW-24-0080 SFD O 383-112-55-00 383-500-04-00 CA 92071 Prospect Estates II B-RNEW-24-0080 SFD O 383-112-55-00 383-500-04-00 CA 92071 Prospect Estates II B-RNEW-24-0078 SFD O 383-112-55-00 383-500-03-00 CA 92071 Prospect Estates II B-RNEW-24-0065 SFD O 383-112-55-00 SFD O 383-500-03-70 SFD O 383-700-03-70 SFD O 383-700-03-70 SFD O 383-700-03-70		1 10/9/2024 1 0 NONE Y
383-112-55-00 383-500-05-00 CA 92071 Prospect Estates II B-RNEW-24-0064 SFD O		1 10/9/2024 1 0 NONE Y

Jurisdiction	Santee	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

							le B							
					Regional	Housing Nee	ds Allocation	Progress						
					Permit	tted Units Iss	ued by Afford	lability						
		1						2					3	4
I	ncome Level	RHNA Allocation by Income Level	Projection Period - 06/30/2020- 04/29/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	406	-	-	-	-	-	-	-	-	-	-	_	406
Very Low	Non-Deed Restricted	400	-	-	-	-	-	-	-	-	-	-		
	Deed Restricted	200	-	-	-	-	-	-	-	-	-	-	4	196
Low	Non-Deed Restricted		-	-	-	-	4	-	-	-	-	-		
L	Deed Restricted	188	-	-	-	-	-	-	-	-	-	-	178	10
Moderate	Non-Deed Restricted	405	8	8	124	17	21		-	-	-	-	140	
Above Moderate		425	260	30	35	69	46	-	-	-	-	-	440	-
Total RHNA		1,219	200											212
Total Units			268	38	159	86	71	-	-	-	-	-	622	612
			F	Progress toward ex	tremely low-incom	ne housing need, a	s determined purs	uant to Governme	nt Code 65583(a)(1).				
		5					•						6	7
		Extremely low-income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-In	come Units*	203		-	-	-	-	-	-	-	-	-	-	203

^{*}Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th

cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

JurisdictionSanteeReporting Year2024(Jan. 1 - Dec. 31)Planning Period6th Cycle04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Planning Period	6th Cycle	04/30/2021 - 04/30/2029]													_	
								Tabl	e C								
						Sites Identifie	d or Rezoned to	Accommodate S	Shortfall Housin	g Need and N	o Net-Loss Law						
Project Identifier Date of Rezone RHNA Shortfall by Household Income Category Rezone Type																	
	1			2			3		4	5	6	7		8	9	10	11
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low- Income	Low-Income	Moderate-Income	Above Moderate- Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start	Data Entry Below																

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Santee		1
Reporting Year	2024	(Jan. 1 - Dec. 31)	1
		Table D	•
	Program Implementati	on Status pursuant to GC Section 65	5583
D	Housin escribe progress of all programs including local efforts to remove governmental con	g Programs Progress Report straints to the maintenance, improvement, and	development of housing as identified in the housing element.
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Mobile Home Assistance Program and Conversion Regulations	Circulate flyers to existing mobile home park renters periodically. Cosponsor Mobile Home Park Assistance Program (MPAP) applications as opportunity arises. Provide information at mobilehome parks on tenant protection services such as rent stabilization and eviction protection. Consider in 2022 utilizing SB2 Permanent Local Housing Allocation (PLHA) funding to provide rent subsidies to low income mobile home park tenants.		Ongoing implementation; In 2024 the City considered using Permanent Local Housing Allocation (PLHA) funds, administered by the State, to provide acessibility improvements and modifications to low-income, owne-occupied housing including mobile homes. It's anticipated that PLHA funds will be dispersed by the State to local jurisdictions in 2025. A new flyer was created in 2023 and made available on the City website and at City Hall identifying fair housing rights and resources to help renters. The City will co-sponsor MPAP applications as opportunity arise. Additional outreach and information regarding tenant protections within mobile home parks are provided by the fair housing services provider. In 2022, the City considered utilizing SB2 PLHA funding to provide rent subsidies to low income mobile home park tenants but did not proceed with the effort.
Program 2: Maintenance and Improvement of Existing Housing	Ensure that Code Compliance addresses and resolves issues with severely substandard and/or dilapidated housing and that residents are aware of home maintenance standards and programs. In 2022, develop tenant protection policies to mitigate displacement impacts on tenants of substandard housing.	Annual monitoring and reporting throughout the planning period.	Ongoing implementation; Code Compliance, in coordination with the City Attorney and Building Division, address and resolve issues related to complaints about substandard and/or dilapidated housing. When needed, the City has taken steps to ensure that housing is properly maintained including making repairs and seeking reimbursement through receiverships. In 2024, the City considered using the Permanent Local Housing Allocation (PLHA) funds for improvements and modifications for low-income housing. Once the City receives their allocation from the state in fiscal year 2025/26, a portion of the funding will be allocated for accessibility modifications in lower-income, owner-occupied housing. Additionally, in 2024, outreach and information regarding tenant protections tied to updating of substandard/dilapidated housing was provided by CSA, the City's fair housing services provider.
Program 3: Conservation of Existing and Future Affordable Units	Monitor the status of the 222 at-risk units at Cedar Creek Apartments, Forester Square Apartments, and Laurel Park Senior Apartments. The City of Santee will work with property owners, interest groups and the State and federal governments to implement the following programs on an ongoing basis to conserve its affordable housing stock: Monitor Units at Risk, Work with Potential Purchasers, Tenant Education, and Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Voucher Assistance.	work with potential purchasers using HCD's current list of Qualified Entities ,	The City has not received any notices of intent to convert during 2024.

Exhibit B

Program 4: Housing Choice Voucher Program	Continue to contract with the San Diego County Housing Authority to administer the Housing Choice Voucher (HCV) Program.	Ongoing implementation and annual monitoring throughout the planning period.	Santee is among 12 cities served by the Housing Authority of the County of San Diego. The County has developed a Consortium Consolidated Plan which contains a comprehensive affordable housing strategy that covers the City of Santee. According to the County Housing Authority, as of December 31, 2024, 352 households were using a Housing Choice Voucher to help pay for rent in the City of Santee and 1,566 applications submitted by Santee residents were recorded on a waiting list.
Program 5: Homebuyer Assistance Programs	Assist Santee first time homebuyers with down payment and closing costs assistance.	Ongoing with the goal of assisting 16 homebuyers during the planning period.	The City of Santee participates in HOME funding through a consortium comprised of the County of San Diego and the Cities of Encinitas, Carlsbad, La Mesa, San Marcos and Vista to administer Federal HOME funds. The County of San Diego acts as the administrator of the consortium. Low income persons seeking down payment and closing cost assistance for the purchase of a home in Santee may submit an application to the County of San Diego Department of Housing and Community Development for underwriting and loan origination. During CY 2024, one loan for the purchase of a Santee home was completed. The low number of first-time homebuyers may be due to higher home prices combined with high interest rates. At higher home prices, low-income buyers have difficutly staying below the 38% maximum housing debt ratio.
Program 6: Manufactured Home Fair Practices Program	The City regulates approximately 1,200 short-term space leases in mobile home parks and provides staff support to the Manufactured Fair Practices Commission, which holds biannual meetings. The program requires significant financial resources in administration and legal defense of the Ordinance. Through the City Attorney's office, the City has defended or initiated many lawsuits to uphold the requirements of the Manufactured Home Rent Stabilization Program since 1998	Ongoing.	To date, all of the City's efforts to maintain the rent control system have been successful. The City will continue to attend the biannual Manufactured Fair Practices Commission and promote its services to residents. No parks were at risk of converting in CY2024. Also, with the passage of Assembly Bill 2782 in 2020 long-term lease exemption for local rent control ordinances will be in effect as of January 1, 2025. In 2024, the City began preparing for the increase in the number of spaces the City will regulate in 2025. In an effort to implement these changes, the City sent multiple notices to the mobile home park owners in 2024 to inform park owners of the non-exempt status change for long-term leases.
Program 7: Facilitate Affordable Housing Development	Collaborate with nonprofits to provide additional affordable housing opportunities. Provide ongoing participation and assistance to interested affordable housing developers.	Update list and contact affordable housing developers annually. Provide ongoing participation and assistance to interested affordable housing developers. Annual monitoring and reporting throughout the planning period.	During CY2024 the City engaged with 4 affordable housing developers for potential development on sites identified for low-income residential development in the Housing Element Sites Inventory.
Program 8: Supportive Services	Assist 1,800 persons with temporary shelter and supportive services during the planning period (300 meals for lower income seniors, and temporary shelter, food, and clothing for 1,500 lower income individuals and families affected by domestic violence).	Annually review and allocate funds to service provider through the HUD Annual Plan process.	Through the City's contract with Crisis House to provide a homeless prevention and intervention program, 227 persons were assisted in 2024. Additionally, Crisis House provided permanent and emergency housing to 237 households.
Program 9: Inventory of Available Sites and Monitoring No Net Loss	To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations.	Rezone identified parcels within one year of the Housing Element Adoption; Continue to implement a formal evaluation procedure pursuant to Government Code Section 65863 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category; Ongoing implementation and annual monitoring and reporting throughout the planning period.	The new zoning classifications for the rezone sites became effective on November 26, 2022.Through 2024, City continued implementation of no net loss monitoring.

Exhibit B

Program 10: By-Right Approval of Projects with 20 Percent Affordable Units on "Reuse" Sites	Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Ordinance to provide by-right approval of housing development in which the project proponent voluntarily includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the Sixth Cycle RHNA that represent "reuse sites" from previous Housing Element cycles, as well as the rezoned sites required for the 492-unit shortfall in lower income RHNA.	Update the Zoning Ordinance within one year of Housing Element adoption.	On October 12, 2022 the City adopted Objective Design Standards and certified a Program Environmental Impact Report with Project-Level Analysis for potential by-right sites. The ministerial procedure for processing qualifying by-right housing projects and corresponding objective design standards are located in Chaper 13.11 of the Santee Municipal Code
Program 11: Replacement Housing	The City will amend the Zoning Code to require the replacement of units	Update the Zoning Ordinance within one year of Housing Element certification by HCD.	Zoning Ordinance updated and replacement housing provision captured through Chapter 13.26 of the Santee Municipal Code
Program 12: Accessory Dwelling Units (ADUs)	The City will also explore other options to further encourage the construction of ADUs in the community. Options to explore may include increased outreach and education, technical/resources guides online, preapproved plans, larger unit square footage allowances and reduced setback and lot coverage standards in exchange for deed restrictions, among others.	Ongoing.	The City provides links to conceptual ADU plans on its website along with other resources for permit streamlining. City evaluated potential extension of fee waivers in 2024 but determined not to pursue an extension.
Program 13: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws	Monitor State and federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.	Ongoing.	Staff planners and attorneys continually monitor state and federal law to ensure development processes are updated to be streamlined and zoning regulations are aligned with current Stateand Federal law/objectives.
Program 14: Affirmatively Furthering Fair Housing	To affirmatively further fair housing, the City will undertake a series of actions as outlined below: 1. Participate in regional efforts to address fair housing issues and monitor emerging trends/issues in the housing market. Attend quarterly SDRAFFH coordinating meetings. 2. Continue to contract with a fair housing service provider to provide fair housing services to 500 residents of Santee over the 2021-2029 planning period. As part of its scope of work, require annual fair housing workshops to be conducted in Santee. 3. Include fair housing testing from fair housing provider as part of scope every two years starting in 2022. 4. Develop interest list for updates on fair housing and affordable housing projects lists by 2022. On an ongoing basis, contact interest list with updates. 5. Semi-annually, the City will update its City website with the affordable housing projects. 6. By 2022, expand outreach and education of the State's new Source of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing. Increased outreach and education to the southern census tracts with disproportionate needs. 7. Utilize non-traditional media (i.e. social media, City website) in outreach and education efforts, in addition to print media and notices. Increase outreach to the southern census tracts. Annually promote fair housing awareness during the Fair Housing Month (April).	Ongoing (some dependent on the action, see implementation section)	 Ongoing effort; Staff participated in regional efforts and attends quarterly SDAFFH meetings. Ongoing effort; The City contracts with CSA San Diego County, a fair housing service provider, to ensure fair housing services and outreach for Santee resident. CSA conducts meetings and outreach along with an annual fair housing workshop for Santee residents to attend and learn about fair housing. Ongoing effort; CSA has begun fair housing testing and is anticipated to complete this effort in the spring of 2025. An option to sign up for email notifications for Affordable/Fair Housing Projects will be added to the City's website for interested parties to stay informed and pertinent information (such as approved projects and website updates) to be provided. On a monthly basis, the City updates their Active Projects Map/Log which outlines current projects in the City that are pending entitlement, approved but not yet build and under construction. The Project Log includes a project description which identifies which are housing projects with a density bonus or affordability component. In addition, existing inventory of affordable housing is available for review on the City's website under the Fair Housing page, which is updated perodically/as necessary. Ongoing effort; HCV outreach provided by the City's fair housing services provider along with annual fair housing workshops. Ongoing effort; the City utilizes a wide variety of media platforms for outreach and education including but not limited to: Santee Website, Santee TV, Newsletters, Email Notifications (for those who subscribe to topics of interest) Twitter and Linkedln. In addition, the City's fair housing services provider assists with the fair housing outreach and informational workshops on behalf of the city through Facebook, Twitter, Instagram and YouTube. Additional outreach and promotion is done during the month of April for Fair Housing Month.

Program 14: Affirmatively Furthering Fair Housing (CONTINUED)	8. Annually, require evidence of effective outreach from Fair Housing Provider. City will require attendance reports to events from fair housing providers. Based on reports, work with fair housing provider on plan to increase attendance to outreach events. 9. In 2021-2022, pursue a HUD Section 108 loan in the amount of \$1.24 million to implement the Active Santee Plan and ADA Transition Plan. 10. By 2023, develop incentives or mechanisms to facilitate the development of a variety of housing types, including live/work housing and large units appropriate for large households. 11. As part of Santee Active Plan (January 2021), identified wheelchair accessible areas and prioritization of them for improvements. Leverage this plan to prioritize improvements in the southern census tracts of City. 12. The City is working on ADA Transition Plan that builds on the adopted Active Santee Plan to identify deficiencies in City and allocate resources in the operating budget. The AFFH analysis of needs will inform the annual budgetary process to prioritize CDBG and General City funds for improvements in southern portions of City. 13. As part of the Safety Element Update (targeted for adoption by January 2022), existing conditions for Environmental Justice (EJ) have been drafted. The report identifies the southwestern portion of the City based on disadvantaged communities mapping. Annually, coordinate with Public Works to prioritize these EJ areas for actions and improvements. According to the CIP, planned improvements include: Prospect Ave./Mesa Rd. intersection improvements Replace induction streetlights along Prospect Ave. with LED lights Provide stormwater capture devices Fill gaps in sidewalks Improve sidewalks with pedestrian ramps where needed.	Ongoing (some dependent on the action, see implementation section)	8. Ongoing effort; events and attendance reports are provided on a quarterly basis for City's review. 9. The City assessed utilizing a HUD Section 108 loan but decided not to pursue the loan and is instead relying on alternative funding sources for implementation. 10. The City's Density Bonus program refers back to government code section 65915 – 65918 (Density Bonuses and Other Incentives) which allows affordable housing projects to propose incentives including mixed-used/commercial development if it supports lower housing costs and is compatible with surrounding development. The City is also actively working on the Town Center Specific Plan, which will further support mixed-use live/work developments on additional sites within the City. The city will explore additional incentive opportunities for larger units under future Zoning Ordinance updates. 11. Ongoing effort. In 2024, 24 total pedestrian ramps were installed as part of the Citywide Pavement Repair and Rehabilitation project. Two of these pedestrian ramps were located in disadvantaged communities. 12. The City in coordination with a consultant completed the City's ADA Transition Plan in mid-July 2024. The City plans to facilitate training with staff in 2025 related to utilizing the consultant's software to generate ADA reports. 13. In March 2024, the City Council approved acceptance of completion of the Prospect Avenue/Mesa Road intersection improvements project. In addition, the City completed installation of 24 total pedestrian ramps, 2 of which were located in disadvantaged communities. In 2025, the City anticipates installing 31 full storm drain trash capture devices in disadvantaged communities.
Program 14: Affirmatively Furthering Fair Housing (CONTINUED)	14. Promote key lower income housing opportunity sites for affordable housing development, particularly site 16A (Town Center), as a means to bring new housing opportunities in high resource areas. Provide technical assistance to housing developers on how to utilize the City's incentives and concessions for affordable housing. 15. Support funding applications by nonprofit developers for affordable housing in high resource areas. 16.Continue to implement the Mobile Home Assistance Program and Conversion Regulations (Program 1) 17. Continue to implement the Mobilehome Park Fair Practices Commission Ordinance (Rent Control Ordinance, Chapter 2.44 of Santee Municipal Code) (Program 6) 18. HCV use outreach (as part of fair housing outreach plan). 19. As part of the project application review, require applicant to provide advance noticing to existing tenants. By 2023, create a registry for "first-right of refusal" for displaced lower income tenants to return if affordable housing is created in the new project. 20. Focus fair housing outreach and education on areas with high displacement risk with further enhancement of the City's website (southern census tracts, especially the tract identified as a sensitive community in Figure E-25 and tracts identified as disadvantaged communities in Figure E-26).		14. Ongoing; in 2024 engaged with 4 affordable housing developers for potential development on sites identified for low-income residential development in the Housing Element Sites Inventory. 15. Ongoing; the City will continue to support non-profit developers who request help with project funding. 16. Ongoing; see discussion above. 17. Ongoing; see discussion above. 18. Ongoing effort; HVC outreach provided by the fair housing services provider. Effective outreach is reviewed through quarterly reports supplied by the fair housing services provider and reviewed by the City. 19. A Notice of Application for projects is sent to site tenants and neighbors within 300 feet of the project site during the entitlement phase. As part of applying for a housing project, if determined there are existing tenants based on the applicants response to the housing and tenant income verification questions, tenant noticing requirements and "first right of refusal" rights are established for the project. 20. The City's website was redesigned in 2024 to include additional information regarding the disadvantaged communities and easier access to our fair housing page. In addition, there is an option to to sign up for email notifications for Affordable/Fair Housing Projects for interested parties to stay informed about pertinent program information. The Fair Housing & AB 987 webpage includes an inventory of affordable housing, current housing at-risk of losing affordability, AB 987 listing database, and contact information.

JurisdictionSanteeReporting Period2024(Jan. 1 - Dec. 31)Planning Period6th Cycle04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation
formulas

Table E Commercial Development Bonus Approved pursuant to GC Section 65915.7 **Description of Commercial Commercial Development Bonus** Units Constructed as Part of Agreement **Project Identifier** Development Bonus Date Approved 2 **Local Jurisdiction Very Low** Low Moderate **Above Moderate Description of Commercial Commercial Development Bonus** APN **Street Address** Project Name⁺ **Development Bonus** Date Approved Tracking ID⁺ Income Income Income Income Summary Row: Start Data Entry Below

Jurisdiction	Santee	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cvcle	04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type		Units that Do Not Co Listed for Informatio	Note - Because the counted, please cont	statutory requiract HCD at apr@		The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here:			
	Extremely Low-	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-	Very Low-	Low-Income [†]		https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

JurisdictionSanteeReporting Period2024(Jan. 1 - Dec. 31)Planning Period6th Cycle04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2 Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

	Project Identifier				Unit T	Unit Types			Affordability by Household Incomes After Conversion				Units credited toward Moderate Income RHNA		Notes
		1			2	3				4			5		6
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Dood Postricted Incom	oderate- ne Non Deed estricted Above Modera Incom	e- Converted from Above	Date Converted	<u>Notes</u>
ummary Row: S	tart Data Entry Belo	DW .					0	0	0	0	0	0	0 0)	

Jurisdiction	Santee	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	0.4/20/2004 0.4/20/2000

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

04/30/2021 - 04/30/2029 ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation
formulas

	Locally Owned Land	ds Included in the H		Table G tes Inventory that ha	ave been sold, leased, or othe	rwise disposed of
			<u> </u>			·
	Project i	dentifier				
		1 		2	3	4
APN	Street Address	Project Name [†]	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	transformed	Intended Use for Site
Summary Row: Sta	rt Data Entry Below					

Jurisdiction	Santee		NOTE: This table must contain an invenory of ALL	Note: "+" indicates an optional field
		(Jan. 1 - Dec.	surplus/excess lands the reporting jurisdiction owns	Cells in grey contain auto-calculation
Reporting Period	2024	31)		formulas

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

For San Diego County jurisdictions, please format the APN's as follows:999-999-99

			Table H wned Surplus Si	tes		
	Parcel Identifier	,	•	Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start I	Data Entry Below					
383-124-18-00	9219 Mission Gorge	Vacant	-0-	Surplus Land	0.343	Only a portion of the gross acreage is suitable for development
383-124-20-00	8864 Justa Lane	Vacant	-0-	Surplus Land	0.992	Only a portion of the gross acreage is suitable for development
383-124-54-00	Mission Gorge/SR 52	Vacant	-0-	Surplus Land	0.399	Only a portion of the gross acreage is suitable for development
383-124-55-00	Mission Gorge/SR 52	Vacant	-0-	Excess	0.154	
383-124-56-00	Mission Gorge/SR 52	Vacant	-0-	Surplus Land	0.348	Only a portion of the gross acreage is suitable for development
383-124-69-00	Mission Gorge/SR 52	Vacant	-0-	Excess	0.054	
384-161-10-00	9860 Prospect Avenue	Vacant	-0-	Exempt Surplus Land	0.084	
384-180-20-00	10155 Prospect Avenue	Vacant	-0-	Excess	0.157	
384-190-32-00	8565 Paseo Drive	Vacant	-0-	Excess	0.144	
384-260-23-00	10618 Prospect Avenue	Vacant	-0-	Excess	0.104	
384-260-32-00	10618 Prospect Avenue	Vacant	-0-	Excess	0.104	
						1

Jurisdiction	Santee	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F) ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

							Table J							
	Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915													
	Project	Identifier		Project Type	Date	Units (Beds/Student Capacity) Approved				Units (Beds/Student Capacity) Granted Density Bonus	Notes			
		1		2	3				4				5	6
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row:	Start Data Entry Below													

Exhibit B

Jurisdiction	Santee	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT

Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?

Nο

If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.

Notes

Jurisdiction	Santee	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount \$ 150,000.00 Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Rezones Program	\$150,000.00	\$150,000.00	Completed		Grant received in 2020. Full reimbursement confirmed by HCD in April 2024.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary			
Income Le	vel	Current Year	
Very Low	Deed Restricted	0	
Very Low	Non-Deed Restricted	0	
Low	Deed Restricted	0	
Low	Non-Deed Restricted	0	
Moderate	Deed Restricted	0	
Moderate	Non-Deed Restricted	0	
Above Moderate		26	
Total Units		26	

Building Permits Issued by Affordability Summary			
Income Lev	vel	Current Year	
Very Low	Deed Restricted	0	
Very Low	Non-Deed Restricted	0	
Low	Deed Restricted	0	
Low	Non-Deed Restricted	4	
Moderate	Deed Restricted	0	
Moderate	Non-Deed Restricted	21	
Above Moderate		46	
Total Units		71	

Certificate of Occupancy Issued by Affordability Summary			
Income Lev	rel	Current Year	
VoryLow	Deed Restricted	0	
Very Low	Non-Deed Restricted	0	
Low	Deed Restricted	0	
Low	Non-Deed Restricted	0	
Moderate	Deed Restricted	0	
Woderate	Non-Deed Restricted	6	
Above Moderate		24	
Total Units		30	

MEETING DATE March 26, 2025

ITEM TITLE CONTINUED PUBLIC HEARING FOR A TENTATIVE PARCEL MAP (TPM2020-1) AND DEVELOPMENT REVIEW PERMIT (DR2020-1) FOR A RESIDENTIAL SUBDIVISION CONSISTING OF FOUR SINGLE-FAMILY DWELLING UNITS LOCATED AT 8732 PROSPECT AVENUE IN THE LOW-MEDIUM DENSITY RESIDENTIAL (R-2) ZONE (APPLICANT: PALM TREE INVESTMENTS).

DIRECTOR/DEPARTMENT Sandi Sawa, Planning and Building

SUMMARY This item was continued from the January 11, 2023 City Council hearing to give the applicant time to address the neighbors' concerns regarding project access from Our Way. The applicant is requesting a Tentative Parcel Map (TPM2020-1) and Development Review Permit (DR2020-1) for the division of a 0.85-acre parcel of land into four separate parcels of land with vehicular access from Prospect Avenue. Each parcel would be developed with a two-story 2,333 square-foot residence and 414 square-foot two-car garage. The project site is located at 8732 Prospect Avenue within the Low-Medium Density Residential (R-2) Zone.

The proposed project would be developed at a density of 4.7 dwelling units per acre, consistent with the R-2 designation, which allows densities ranging between 2 to 5 dwelling units per acre. The project is consistent with the current General Plan Land Use Designation and Zoning Classification. In addition, the project will comply development standards including building height, setbacks, and landscaping.

ENVIRONMENTAL REVIEW The subject project is exempt from environmental review per Section 15315, Class 15 (Minor Land Division) of the California Environmental Quality Act (CEQA) guidelines, as projects which involve the division of property into four or fewer parcels are exempt from environmental review.

FINANCIAL STATEMENT Staff costs for application processing are paid on an actual cost recovery basis. Development Impact Fees are estimated to total \$169,126.52.

<u>CITY ATTORNEY REVIEW</u> □ N/A ⊠ Completed

RECOMMENDATION

- 1. Conduct and close the Public Hearing; and
- Find that Tentative Parcel Map TPM2020-1 and Development Review Permit DR2020-1 are exempt from CEQA and authorize the filing of a Notice of Exemption; and
- 3. Adopt the attached resolutions approving Tentative Parcel Map TPM2020-1 and Development Review Permit DR2020-1.

ATTACHMENTS

Staff Report Aerial Vicinity Map Project Plans Resolution for Tentative Map Resolution for Development Review Permit



STAFF REPORT

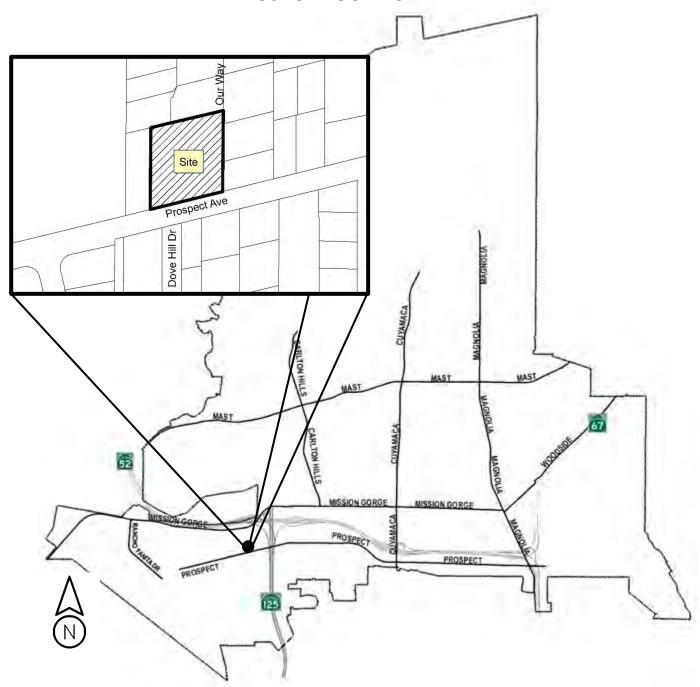
CONTINUED PUBLIC HEARING FOR A TENTATIVE PARCEL MAP (TPM2020-1) AND DEVELOPMENT REVIEW PERMIT (DR2020-1) FOR A RESIDENTIAL SUBDIVISION CONSISTING OF FOUR SINGLE-FAMILY DWELLING UNITS LOCATED AT 8732 PROSPECT AVENUE IN THE LOW-MEDIUM DENSITY RESIDENTIAL (R-2) ZONE

APPLICANT: PALM TREE INVESTMENTS, LLC APN: 383-112-26

CITY COUNCIL MEETING MARCH 26, 2025

Notice of the Public Hearing was published in the East County Californian on March 14, 2025 and 116 adjacent owners or residents of property within 300 feet of the request and other interested parties were notified by U.S. Mail on March 14, 2025.

PROJECT LOCATION MAP



A. SITUATION AND FACTS

1.	Requested by	. Palm Tree Investments, LLC	
2.	Land Owner	. <u>Palm Tree Investments, LLC</u>	
3.	Type and Purpose of Request	Tentative Parcel Map and a Development Review Permit for a residential subdivision consisting of four single-family residences.	
4.	Location	. 8732 Prospect Avenue	
5.	Site Area	0.85-acres	
6.	Number of lots	. One existing / four proposed	
7.	Hillside Overlay	. <u>No</u>	
8.	Existing Zoning	R-2 (Low-Medium Density Residential)	
9.	Surrounding Zoning	. North: R-2 (Low-Medium Density Residential)	
		South: R-2 (Low-Medium Density Residential)	
		East: R-2 (Low-Medium Density Residential)	
		West: R-2 (Low-Medium Density Residential)	
10.	General Plan Designation	. R-2 (Low-Medium Density Residential)	
11.	Existing Land Use	. <u>Vacant single-family residence</u>	
12.	Surrounding Land Use	. North: Single-family residential	
		South: Single-family residential	
		East: Single-family residential	
		West: Single-family residential	
13.	Terrain	. Gentle slope downward from the southwest corner to the northeast corner.	
14.	Environmental Status	. Categorical Exemption: 15315 "Minor Land Division"	
15.	APN	. 383-112-26-00	
16.	Within Airport Influence Area	. The project is within Airport Influence Area 2 and does not require a consistency review with the Gillespie Field Airport Land Use Compatibility Plan (ALUCP)	

B. BACKGROUND

On January 11, 2023, staff presented the proposed project to City Council which consisted of a subdivision with four single-family residences and vehicular access from Our Way, a private road. Due to the neighbors' concerns regarding the use of a private street for the new development and drainage, City Council continued the project and directed the applicant to address the neighbors' concerns.

On June 23, 2023, a community meeting was held and the neighbors expressed concern with potential traffic and congestion from Our Way. The applicant submitted revised plans on June 19, 2024 showing vehicular access from Prospect Avenue. Drainage is discussed on page 4.

Existing Conditions:

The 0.85-acre project site is located on the northwest corner of Prospect Avenue and Our Way and developed with a single-family residence built in the 1960s. The existing single-family residence is vacant and will be demolished.

Single-family residences abut the project site to the west and north. Prospect Avenue (a public road) and Our Way (a private road) bound the property to the south and east with adjacent single-family residences.

The site gradually slopes down, approximately five percent, from the southwest corner to the northeast corner. The parcel currently has access from Our Way via road access and utility easements. Our Way is a 50-foot-wide private street; 25 feet which is located on the project site.

C. PROJECT DESCRIPTION

Overview:

The project is a request for a Tentative Parcel Map and Development Review Permit for a residential subdivision consisting of four single-family dwelling units on a 0.85-acre parcel. The proposed parcels would have lot acreage as follows: Parcel 1: 10,475 square feet; Parcel 2: 8,005 square feet; Parcel 3: 6,505 sq. ft.; and Parcel 4: 9,670 square feet. The proposed parcels meet the density, lot size, and parcel dimension requirements of the R-2 Zone. The project includes two-story homes designed in the Spanish Colonial Revival architectural style. Each home would provide a two-car garage with vehicular access via Prospect Avenue.

D. <u>ANALYSIS</u>

General Plan / Zoning:

The project is consistent with the General Plan land use designation and Zoning Code classification of R-2 (Low-Medium Density Residential). The 0.85-acre project would be developed at a density of 4.7 dwelling units per acre, which is consistent with the R-2 General Plan land use designation / zone classification, which allows 2 to 5

Staff Report, March 26, 2025 8732 Prospect Avenue TPM2020-1 / DR2020-1 Page 4

dwelling units per gross acre. The project furthers Objective 5.0 of the Housing Element, which encourages a wide range of housing by location, type of unit, and price. The project proposes a net gain of 3 residential units (4 new residential units minus demolition of one residential unit) that will be added to the City's housing stock.

Parking:

The project provides two (2) parking spaces for each unit inside an attached garage. Access is provided through a shared private driveway from Prospect Avenue.

Grading/Drainage:

Topography of the site slopes gently toward the northeast corner of the property. The high point is on the southwest corner with an elevation of 366 feet and the low point is on the northeast corner with an elevation of 351 feet.

According to the Hydrology Report prepared by HydroLand Development (dated September 24, 2024), all onsite flows, along with the potential flows from the neighboring westerly parcel, will outlet at the project's northeasterly corner. Parcels 1 and 2 (southerly parcels) will drain northward toward the front yard flow eastward toward a biofiltration and Parcels 3 and 4 (northerly parcels) will drain northward toward the rear yards and into tree wells then easterly onto a riprap apron pad at the project's northeasterly corner. Overall, post-development flows will not exceed the pre-development flows.

Landscaping:

The proposed landscape plans consist of low sprawling and large accent shrubs, front yard and slope groundcover, and small and medium size evergreen trees.

Compatibility with Adjacent Land Uses:

The proposed project is compatible with the R-2 development standards including building height and size. The single family-dwelling units of the project reach a maximum building height of 24 feet 11 inches, which is below the maximum of 35 feet allowed in the R-2 zone.

The project is compatible in height with surrounding residential development including the detached two-story single-family condominiums (approximately 29 feet in height) within the Prospect Fields development and Prospect Estates II located west of the project site, which were approved by City Council in 2019. Prospect Estates II consists of single-family dwellings with a maximum building height of 28 feet and condominiums with a maximum building height of 32 feet.

As such, the proposed project is consistent with nature and form of development anticipated in this area in the General Plan.

Safe Routes to School:

Chet F. Harritt Elementary School (8120 Arlette Street) is located approximately 0.66 miles to the west of the project site. Prospect Avenue is a main corridor for students

travelling to and from this school. This project has been conditioned to provide public improvements, including the widening of Prospect Avenue and constructing a sidewalk. Therefore, the project would provide new pedestrian facilities that will directly contribute to Santee's "Safe Routes to School" program.

Development Impact Fees:

The applicant shall pay all development impact fees in effect at the time of issuance of building permits. The fees for 4 units, plus credit for 1 existing unit, for this project are estimated to be as follows:

Drainage	\$ 2,738.75
Park-in-Lieu	\$ 62,151.12
Fire Facilities Fee	\$ 16,331.00
Long Range Planning	\$
Administration Fee	\$,
RTCIP	\$ 11,500.24
Total	\$ 169,126.52

Fee Credits for the single existing single-family residence may be applied provided the applicant obtains demolition permits prior to removal. Fee Credits of the existing single-family residence will only be applied to Drainage, Traffic and Traffic Signal. No credit will be applied towards Park-in-Lieu, Public Facilities, Fire Facilities, Long Range Planning, Administration, or RTCIP Fee for existing development.

Undergrounding of Overhead Utilities Waiver Fee:

In the opinion of the City Engineer, undergrounding overhead utilities along the project frontage is not practical. Therefore, the applicant is required to install utility conduits for future undergrounding of existing utilities along Prospect Avenue at the property frontage in accordance with SMC Section 11.24.100.

Street Improvements:

Improvements to Prospect Avenue include:

- Widening the street by a 12-foot dedication to meet collector street standards which include curb, gutter, sidewalk, street lighting, pedestrian ramps and landscaping that would be provided along the project's frontage.
- Construct a 30-foot-wide driveway entrance on Prospect Avenue.
- Construct drainage improvements on the north side of Prospect Avenue to accommodate street runoff.
- Repair failed or inadequate pavement to the centerline of the street.
- Install utility conduits for future undergrounding of existing utilities at the property frontage.

Staff Report, March 26, 2025 8732 Prospect Avenue TPM2020-1 / DR2020-1 Page 6

Improvements to the west side of Our Way include:

 Construction of curb cuts, vegetated swales, and energy dissipators to convey the existing off-site flows to discharge at the property's northeasterly corner as it currently drains.

Traffic:

The project's traffic analysis prepared by Darnell & Associates states that the project would generate an additional 40 daily trips, including 3 AM and 4 PM peak hour trips. In addition, the traffic analysis states that the volume of traffic generated by the project does not require additional traffic analysis.

Noise:

The Noise Element of the General Plan is used to guide the location and type of development to protect the citizens of Santee from excessive exposure to noise. Portions of this site were identified in the Noise Element as being subjected to increased ambient noise levels primarily due to proximity to roads and freeways above 60 decibels. For residential uses, a noise level below 65 decibels is normally acceptable. Noise levels between 65 and 70 decibels are conditionally acceptable and require a detailed analysis prior to development.

A noise analysis prepared by dBF Associates, Inc. concluded that construction of a six-foot-high masonry wall along Prospect Avenue would reduce traffic noise levels and compliance with the construction hours would not result in any significant effect relating to noise.

The project is conditioned to require advance notice of construction to surrounding properties, within 300 feet of the site, in accordance with Section 5.04.090 of the Santee Municipal Code. The notice will describe the nature of the construction, the expected duration, and provide a point of contact to resolve noise complaints.

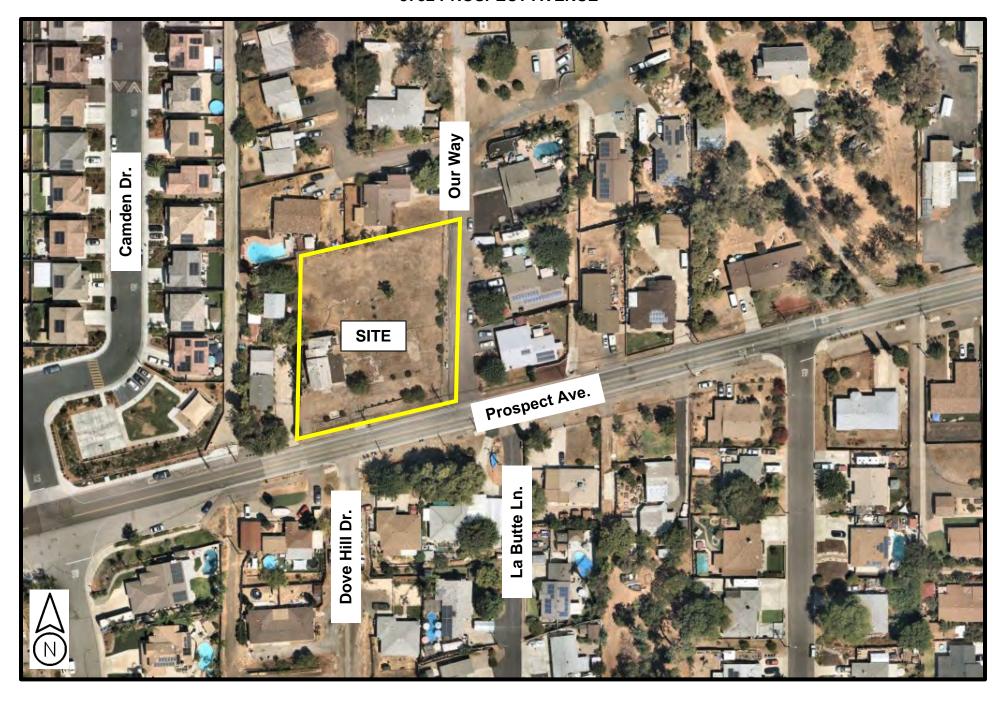
Environmental Status:

The project was determined to be Categorically Exempt from California Environmental Quality Act (CEQA) pursuant to Section 15315, Class 15 (Minor Land Division) of the California Environmental Quality Act (CEQA) guidelines, as projects which involve the division of property into four or fewer parcels are exempt from environmental review.

E. STAFF RECOMMENDATION

- 1. Conduct and close the Public Hearing; and
- 2. Find that Tentative Parcel Map TPM2020-1 and Development Review Permit DR2020-1 Categorically Exempt pursuant to Section 15315 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
- 3. Approve Tentative Parcel Map TPM2020-1 and Development Review Permit DR2020-1 per the attached Resolutions.

AERIAL VICINITY MAP FOR TENTATIVE PARCEL MAP (TPM2020-1) AND DEVELOPMENT REVIEW PERMIT (DR2020-1) 8732 PROSPECT AVENUE



The Project Plan attachment is available via the link below:

https://www.cityofsanteeca.gov/departments/cityclerk/document-central/city-clerk/councilagendas/2025/03-26-2025-item-8-project-plansattachment.pdf

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING TENTATIVE PARCEL MAP (TPM2020-1) FOR A RESIDENTIAL SUBDIVISION CONSISTING OF FOUR-SINGLE FAMILY DWELLING UNITS LOCATED AT 8732 PROSPECT AVENUE IN THE LOW-MEDIUM DENSITY RESIDENTIAL (R-2) ZONE

APPLICANT: PALM TREE INVESTMENTS, LLC APN: 383-112-26 RELATED CASE FILES: DR2020-1

WHEREAS, the Planning and Building Director scheduled Tentative Parcel Map TPM2020-1 and Development Review Permit DR2020-1 for a January 11, 2023 public hearing for the division of a 0.85-acre parcel of land into four separate parcels of land on property located at 8732 Prospect Avenue within the Low-Medium Density Residential (R-2) Zone; and

WHEREAS, the City Council continued the project to a date uncertain; and

WHEREAS, on December 17, 2024, Palm Tree Investments, LLC submitted a complete application for a Tentative Parcel Map TPM2020-1 and a Development Review Permit DR2020-1 for the division of a 0.85-acre parcel of land into four separate parcels of land; and

- **WHEREAS**, the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning classification and regulations; and
- **WHEREAS**, the site can be adequately served by all required utilities and public services; and
- WHEREAS, the development site is located within Airport Influence Area 2 of Gillespie Field and does not require review by the San Diego Airport Land Use Commission; and
- **WHEREAS**, the project furthers Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price; and
- **WHEREAS,** the subject 0.85-acre site is not on the Housing Element Sites Inventory and the project proposes a net gain of three residences (four minus demolition of one residence) that would be added to the City's housing stock; and
- **WHEREAS**, the project is subject to the payment of development impact fees based on the project's residential use classification and square footage of the units; and
- WHEREAS, development impact fees ensure that new development will not burden the existing service population with the cost of facilities required to adequately support new development; and
 - WHEREAS, new development requires the construction of capital improvements,

including, without limitation, drainage improvements, traffic improvements, traffic signals, public park facilities, community facilities and other public improvements, public services and community amenities; and

WHEREAS, the purpose of the development impact fees imposed on the subject project is to provide a funding source from the project to fund-related capital improvements that serve the project, specifically drainage improvements, traffic mitigation, public facilities, park-in-lieu, fire facilities, and traffic signals and to fund long-range planning and administration of development related fee program requirements; and

WHEREAS, it is in the interest of the public's health, safety and welfare for the project to pay the costs of constructing these public facilities that are reasonably related to the impacts of the project; and

WHEREAS, a reasonable relationship exists between the use of the development impact fees and the project as capital improvements funded by these fees are expected to provide a citywide network of parks, public facilities, fire facilities, drainage and traffic-related facilities beneficial to the project; and

WHEREAS, the project's facilities need, specifically the need for parks, public facilities, drainage, fire, traffic and traffic signal facilities, is based on the project's residential classification and on the demand generated by the project for those facilities and the project's corresponding fair share contribution toward funding of said needed facilities; and

WHEREAS, the subject project is not subject to Measure N as the project is not a General Plan amendment, Planned Development Area, or new Specific Planning Area, nor would it increase the residential density permitted by law, make changes to the General Plan Residential Land Use categories that would intensify use, make changes to the land use designation of any parcel in a manner that intensifies use, nor make changes to slope criteria, minimum parcel sizes, or lot averaging provisions of the General Plan that would permit increased density or intensity of use; and

WHEREAS, the development impact fees established for the project are based on the square footage of the units to ensure a reasonable proportionality between the project and the cost of the facilities attributable to the project; and

WHEREAS, the proposed project is exempt from the California Environmental Quality Act (CEQA) under Class 15 (Minor Land Division) which involves the division of property into four or fewer parcels; and

WHEREAS, on March 26, 2025 the City Council held a duly advertised public hearing on Tentative Parcel Map TPM2020-1 and Development Review Permit DR2020-1; and

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

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

<u>Section 1:</u> Tentative Parcel Map TPM2020-1 and Development Review Permit DR2020-1 are categorically exempt from the provisions of CEQA pursuant to Class 15 (Minor Land Division) which involves the division of property into four or fewer parcels.

<u>Section 2:</u> The findings, in accordance with the State Subdivision Map Act (Government Code Section 66410 et. seq.) for Tentative Parcel Map TPM2020-1, are made as follows:

- A. The Tentative Parcel Map as conditioned is consistent with all Elements of the Santee General Plan because the site is planned and zoned R-2, Low-Medium Density Residential. This designation allows a residential density of 2 to 5 dwelling units per acre. The project proposes 4.7 units per acre, which falls within this density range.
- B. The subject 0.85-acre site is not on the Housing Element Sites Inventory and the project proposes a net gain of three residences (four minus demolition of one residence) that would be added to the City's housing stock.
- C. The design and improvements required of the proposed development are consistent with all Elements of the Santee General Plan as well as City Ordinances because all necessary services and facilities are, or will be, available to serve this subdivision. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. The fees are to be used for and are needed for the impacts caused by the development to which they apply. At present, the fees are estimated to be as follows:

Public Facilities	\$ 48,619.72
Traffic Signal	\$ 2,895.25
Traffic Mitigation	\$ 20,971.00
Drainage	\$ 2,738.75
Park-in-Lieu	\$ 62,151.12
Fire Facilities Fee	\$ 16,331.00
Long Range Planning	\$ 746.56
Administration Fee	\$ 3,172.88
RTCIP Fee	\$ 11,500.24
Total	\$ 169,126.52

- C. The site is physically suitable for the type of development and the density proposed, in that the site is large enough to accommodate four buildings with landscaping and private interior driveways in conformance with the R-2 zone development standards.
- D. The discharge of sewage waste from the subdivision into the Padre Dam Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board specified by Government Code Section 66474.6.
- E. The design of the Tentative Parcel Map is not likely to cause serious public health problems as City water service is available to the property and conditions of approval for the project require certification that the applicant reserve sewer capacity and make

payment of fees to ensure adequate service to the new homes.

- F. The design of the Tentative Parcel Map or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the development site has been disturbed, it is generally surrounded by existing development, and it is not located within a Preserve Area of the City's draft Multiple Species Conservation Program Subarea Plan.
- G. The design of the Tentative Parcel Map or the type of improvements have been conditioned to not conflict with any easement by the public at large, for access through, or use of property with the proposed subdivision as defined under Government Code Section 66474.
- H. The design of the subdivision has provided, to the extent feasible, for future passive or natural heating or cooling opportunities as defined under Section 66473.1 of the State Subdivision Map Act.
- I. The effects of the subdivision on the housing need for the San Diego region have been considered and balanced against the public service needs of the City of Santee residents and available fiscal and environmental resources. One residential unit will be removed and four residential units will be added, for a net increase of 3 dwelling units to the City's housing inventory.

<u>Section 3:</u> Tentative Map TPM2020-1 dated November 9, 2024 consisting of a four-lot subdivision of approximately 0.85 acres located at 8732 Prospect Avenue is hereby approved subject to the following conditions:

- A. The applicant shall obtain approval of Development Review Permit DR2020-1.
- B. Minor and Major Revisions to the Tentative Map shall be reviewed by the Engineering Department for substantial conformance and approved by the Director of Engineering, unless, in the Director's judgement, a Major Revision should be reviewed by City Council.
- C. Prior to approval of the Final Map, unless other timing is indicated, the subdivider shall complete the following, or have plans submitted and approved, agreements executed and securities posted:
 - 1. Following project approval, the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The meeting shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including project architect, their design engineer and their landscape architect.
 - The applicant shall include provisions in their design contract with their design consultants that following acceptance by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely

used, copied or distributed by the City to the public or other agencies as the City may deem appropriate. An acknowledgement of this requirement from the design consultant shall be included on all construction drawings at the time of plan submittal.

- 3. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from ROS 11252. All plans, exclusive of the map and building plans, shall be prepared at an engineering scale of 1" = 20' unless otherwise approved by the project engineer.
- 4. If plans are prepared in digital format using computer aided drafting (CAD), then in addition to providing hard copies of the plans the applicant shall submit a copy of the plans in a digital .DXF file format at the time of its approval or as requested by the Director of Engineering. The digital file shall be based on accurate coordinate geometry calculations. The digital file for the final map shall specifically include each of the following items in a separate layer:
 - a. Lot boundaries.
 - b. Lot numbers.
 - c. Subdivision boundary.
 - d. Right-of-way.
 - e. Street centerlines, and
 - f. Approved street names.
- 5. Obtain the basis of bearings for the Final Map from ROS 11252. and install survey monumentation in accordance with San Diego Regional Standards and County mapping standards. All other monumentation shall be in accordance with the Santee Municipal Code and shall be to the satisfaction of the Director of Engineering.
- 6. **Parcel Map** The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:

Please include the following with the first submittal:

- a. Final Parcel map.
- b. Current preliminary title reports.
- c. All documents listed in the preliminary title report.
- d. All reference maps use to prepare the final map.
- e. Closure calculations for the map.
- f. Approved tentative parcel map.
- g. Resolution of Approval approving the project.

In addition to the above electronic submittal requirements, one hard copy of the full-sized final map shall be provided to the project engineer. Map check fees shall be paid in accordance with the City Fee Schedule. The amount due will be determined by staff after the initial intake. To begin the review process, fees must

be paid in full.

The signature submittal of the final map mylars shall be by appointment only. Contact the project engineer to schedule a time for this final submittal.

Please include the following with the last submittal:

- a. A copy of the map in AutoCAD format for incorporation into the City GIS data base.
- b. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.
- c. Copies of certified return receipts for all signature omission letters.
- d. Subdivision Map Guarantee.
- 7. Starting with the first plan check submittal, all plan sets including the Parcel Map shall be submitted concurrently to Padre Dam Municipal Water District for review and approval. The City does not coordinate the review process with Padre Dam, this is the responsibility of the design engineer and the landscape architect. Failure to properly coordinate this review may result in delay of issuance of permits required for construction. It is incumbent upon the applicant to oversee the plan submittals of their design consultants.
- 8. **Street Improvement Plans** shall be submitted to the Engineering Department and be completed and accepted prior to issuance of a building permit.

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

- a. Provide public improvements on the north side of Prospect Avenue to include a paved width of 32 feet from the centerline, concrete curb and gutter, street lights, drainage facilities, pedestrian facilities and landscaping.
- b. Remove the existing street light located on the wooden pole and install a concrete pole street light in the ultimate right-of-way in the vicinity of the northwest corner of Prospect Avenue and Our Way to the satisfaction of the City Engineer.
- c. Construct a 30-foot wide driveway entrance on Prospect Avenue per City of Santee Public Works Standard PW-38.
- d. Construct transitions beyond the widening of the north side of Prospect Avenue at the property's eastern and western boundaries to the meet the existing improvements. The western 10' right-of-way boundary shall include a retaining wall to capture the height difference and a fall protection barricade. Provide an asphalt berm with breaks along Prospect Avenue to address drainage and

protect existing power poles. Transitions shall be to the satisfaction of the City Engineer.

- e. Construct drainage improvements on the north side of Prospect Avenue to accommodate the street runoff from the upstream tributary area, including the proposed widened area on Prospect Avenue. Include installation of a water quality treatment facility to treat the new impervious areas. Maintenance of this treatment area shall be the privately maintained and the sole responsibility of the adjoining property owner. Construct improvements on the west side of Our Way including curb cuts, vegetated swales, and energy dissipators to convey the existing off-site flows to discharge at the property's northeasterly corner as it currently drains. Construct a decomposed granite walkway along Our Way to provide pedestrian access into the development. Maintenance of the vegetated swales and energy dissipators shall be privately maintained and the sole responsibility of the adjoining property owners.
- f. Install utility conduits for future undergrounding of existing utilities along Prospect Avenue at the property frontage in accordance with SMC 11.24.100,
- g. Replace failed or inadequate pavement to the centerline of the street and failed or inadequate sidewalks on Prospect Avenue to the satisfaction of the City Engineer.
- h. Street improvement plans shall be one hundred percent (100%) complete at the time of plan submittal, be prepared in accordance with City guidelines and the requirements set forth herein, and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:
 - 1) 100% complete improvement plans.
 - 2) Estimate for the cost of construction.
 - 3) Resolution of Approval approving the project.

In addition to the above electronic submittal requirements, one hard copy of the full-sized improvement plans shall be provided to the project engineer. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule. The amount due will be determined by staff after the initial intake. To begin the review process, fees must be paid in full.

- 9. Precise Grading Plans may be submitted to the Engineering Department and accepted prior to map recordation. The following conditions shall apply to acceptance of the Grading Plans and issuance of a Grading Permit:
 - a. Project landscape and irrigation plans for all slope planting on all slopes over three feet in height shall be included in the grading plan set and shall be prepared at the same scale as the grading plans 1" = 20'.

- b. Project improvement plans shall be completed to the satisfaction of the City Engineer and ready for approval prior to issuance of a grading permit. Plans shall be prepared at a scale of 1" = 20'.
- c. Precise grading plans shall be completed and approved prior to issuance of any building permits or start of construction of the street improvements.
- d. Obtain a grading permit and complete rough grading in accordance with City standards prior to the issuance of any building permits.
- e. All recommended measures identified in the approved geotechnical and soil investigation shall be incorporated into the project design and construction.
- f. The grading plans shall be prepared at a scale of 1" = 20'. Plans shall include a note that requires immediate planting of all slopes within 60 days following installation of water mains to serve the project. Slope planting shall be fully established prior to occupancy of any unit.
- g. Grading plans shall include preliminary recommendations for all pavement design sections within the project limits. The pavement structural section shall be designed based on the "R" value method using a minimum traffic index of 5.0. Structural sections shall consist of asphalt concrete over approved aggregate base material. Minimum concrete section shall be 5 1/2 inches PCC over compacted, non-expansive soil. Mix design shall be a minimum class 520-C-2500. R-value test data and design calculations shall be submitted for approval to the Department of Development Services Engineering Division a minimum of seven days prior to placement of paving. The pavement design report shall conform to City of Santee Form 435 PAVEMENT DESIGN AND R-VALUE TEST SUBMITTAL PROCEDURES.
- h. Excess soil generated from the project shall be hauled to a legal dumping site as approved by the City Engineer. Import soils shall be tested by a soils engineer and approved by the City Engineer prior to import, and applicant shall obtain a repetitive haul permit from the Engineering Department.
- i. Grading plans shall be one hundred percent complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but not limited to the following:
 - 1) 100% completed Grading, landscape, and irrigation plans.
 - 2) A completed grading permit application.
 - 3) Estimate for the cost of construction.
 - 4) Drainage Study specified here within.
 - 5) Geotechnical Study specified here within.
 - 6) Storm Water Quality Management Plan specified here within.
 - 7) Operation & Maintenance (O&M) plan specified her within.
 - 8) Letters of permission from any adjoining property owners if grading is

- proposed off-site. Letters shall be in a form acceptable to the City.
- 9) Letters of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
- 10) Resolution of Approval approving the project.

In addition to the above electronic submittal requirements, one hard copy of the above-mentioned full-sized plans, documents and reports shall be provided to the project engineer. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule. The amount due will be determined by staff after the initial intake. To begin the review process, fees must be paid in full.

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

- 10. The applicant shall notify all contractors, subcontractors and material suppliers that the following work schedule restrictions apply to this project:
 - a. No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm.
 - b. No work is permitted on Sundays or City Holidays.
 - c. No deliveries, including equipment drop off and pick-up, shall be made to the project except between the hours of 8:00 am and 6:00 pm, Monday through Saturday, excluding City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are excluded.
 - d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, a reduction of permissible work hours may be imposed by the Director of Engineering.

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

11. Trench work when required within City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. Trench plates or temporary pavement placement shall be installed at the end of each work day. Advance warning signs on lighted barricades notifying the public of trench plates and or uneven pavement shall be placed and maintained until permanent pavement repairs are made. The maximum length of time including weekends and holidays that trench plates may remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed.

- 12. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any street lights required for the development, pay the necessary street light energizing and temporary operating costs.
- 13.A grading permit to allow early subdivision grading in accordance with Section 11.40.155 of the Grading Ordinance may be obtained following approval of the tentative map.
- 14. Provide a drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.
 - a. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands, and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards, including analysis of the 10-year, 50-year and 100-year frequency storms, and be based on full development of upstream areas.
 - b. The drainage study shall compute rainfall runoff characteristics from the project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the 10-year, 50-year and 100-year frequency sixhour storm during critical hydrologic conditions for soil and vegetative cover. Storm events shall be developed using isopluvial maps and in accordance with the San Diego County Hydrology Manual.
- 15. Provide a Storm Water Quality Management Plan (SWQMP) prepared and in accordance with the City of Santee Storm Water Ordinance and in accordance with the City of Santee Best Management Practices (BMP) Design Manual dated February 2016. The SWQMP must include best management practices (BMPs) to address water quality and hydromodification. An Operation and Maintenance Plan describing maintenance requirements and costs for BMP maintenance and provision of maintenance verification will be provided.

The SWQMP shall include the following:

a. Develop and implement appropriate Best Management Practices (BMPs) to ensure that the project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source

- Control, and Structural Treatment Control shall be implemented in accordance with the approved SWQMP.
- b. The project design shall incorporate Low Impact Development (LID) and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Parking areas shall be designed to drain to landscape areas. Private roads shall be designed to drain to vegetated swales or landscaped areas.
- c. The site shall comply with full trash capture requirements by providing completely enclosed trash and recycling enclosures, and fitting all storm drain inlets with a State certified grate/screen or trash rack. Said devices must be designed to capture debris of 5 mm or greater, while preventing flooding potential. In addition, any adjacent public storm drain inlet structure to which the site discharges must also be retrofitted with trash capture devices. The device which shall be used for public inlets is the ADS FlexStorm Connector Pipe Screen system or approved equal.
- d. All inlets must be labeled with concrete stamp or equivalent stating, "No Dumping Drains to River". If work is performed on a public inlet, the public inlet must be labeled with the following standard specification: Public storm drain inlet markers shall be 4" diameter, stainless steel, natural embossed, inlet marker as manufactured by Almetek Industries or approved equal. Marker shall contain/state "No Dumping" with "Fish w/ Wave" symbol and "Drains to Waterways" legend. Marker shall contain 2" long x 1/4" diameter threaded rod and shall be installed flush and wet-set in top of inlet, centered on width of inlet opening.
- e. Down spouts and HVAC systems are not permitted to be connected to any storm drain conveyance system. All non-storm water discharges must either drain to landscaped areas, or be plumbed to the sewer.
- f. Fire suppression systems must be designed to be able to discharge to a sewer clean out for all maintenance and testing activities, or otherwise captured and contained on-site.
- g. California native/drought-tolerant plants shall be used to the maximum extent feasible to minimize the need for irrigation. Where irrigation is necessary, then the system shall be designed and installed to prevent overspray or irrigation runoff during normal operations and during a break in the line.
- h. The final project submittal shall include a standalone Operation and Maintenance (O&M) Plan in accordance with the City of Santee BMP Design Manual.

- a. Provide two print copies and a digital copy of both the final approved Storm Water Quality Management Plan and the Operation and Maintenance Plan.
- b. Submit a print and digital copy of the BMP Certification package. The BMP certification package includes but is not limited to: 'wet' signed and stamped certification form(s), all BMP related product receipts and materials delivery receipts, an inspection and installation log sheet, and photographs to document each stage of BMP installation.
- c. Prior to issuance of the final phase of occupancy, an executed contract must be in place with a qualified storm water service prover and a copy of the SWQMP provided to the consultant and the HOA.
- 17. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of building permit.
 - a. The owner of Parcel 1 through 4 shall collectively maintain the Biofiltration BMP #1 located on Parcel 4, Biofiltration BMP #2 located on the north side of Prospect Avenue, and the 6-foot vegetated swale and associated energy dissipator along Our Way.
 - b. The owners of Parcels 3 and 4 shall maintain 2 tree wells each located on the property.
- 18. Provide a geotechnical study prepared in accordance with the requirements of the Santee General Plan. The study will be subject to independent third-party review to be paid for by the applicant. The applicant shall place a cash deposit with the Engineering Department in an amount satisfactory to the Director of Engineering to cover the cost of the review. All recommended measures identified in the approved study shall be incorporated into the project design. Copies of the Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be accessed from the City's website.
 - a. The geotechnical report shall analyze any proposed infiltration techniques (trenches, basins, dry wells, permeable pavements with underground reservoir for infiltration) for any potential adverse geotechnical concerns. Geotechnical conditions such as: slope stability, expansive soils, compressible soils, seepage, groundwater depth, and loss of foundation or pavement subgrade strength should be addressed, and mitigation measures provided.
- 19. The applicant shall make the following conveyances on the parcel map:
 - a. Dedicate 12 feet of right-of-way along Prospect Avenue adjacent to the site such that the ultimate right-of-way width to centerline is 42 feet.
 - b. Dedicate a 6-foot-wide flowage easement along Our Way to the City of Santee.

- c. Reserve a 26-feet wide reciprocal access easement over portions of Parcels 1 through 4.
- d. Reserve a 20-feet by 60-feet maintenance easement over Parcel 4 for maintaining the biofiltration BMP by private owners.
- 20. Prior to occupancy, provide copies of the following private easement prepared to the satisfaction of the Director of Engineering:
 - a. A 26-feet wide reciprocal access easement over portions of Parcel 1 through 4.
- 21. Applicant shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted.
- 22. Provide certification to the Director of Engineering that sewer and water can be provided to the site and that financial arrangements have been made to provide said services. Private sewer and water mains shall require a building permit for these facilities and they shall be privately maintained.
- 23. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual, and Public Works Standards of the City of Santee.

<u>Section 4</u>: The terms and conditions of the Tentative Parcel Map approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Tentative Parcel Map and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

<u>Section 5:</u> The approval of the Tentative Parcel Map TPM2020-1 expires on March 26. 2028 at 5:00 p.m. The Final Map conforming to this conditionally approved Tentative Map TPM2020-1 shall be filed with the City Council in time so that City Council may approve the Final Map before this approval expires unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Planning and Building Director the authority to extend the expiration date of this approval pursuant to the California Subdivision Map Act and Section 13.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

<u>Section 6:</u> Pursuant to Government Code Section 66020, the 90 day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on March 26, 2025.

<u>Section 7:</u> The applicant shall defend (with counsel of City's choice, subject to reasonable approval by the applicant) the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack, or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval,

and further agrees to indemnify and hold harmless from all costs and expenses (including attorney's fees) associated with any such defense.

ADOPTED by the City Council of Santee, California, at a Regular meeting held

this 26th 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

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING DEVELOPMENT REVIEW PERMIT (DR2020-1) FOR A
RESIDENTIAL SUBDIVISION CONSISTING OF FOUR-SINGLE FAMILY DWELLING
UNITS LOCATED AT 8732 PROSPECT AVENUE IN THE LOW-MEDIUM DENSITY
RESIDENTIAL (R-2) ZONE

APPLICANT: PALM TREE INVESTMENTS, LLC
APN: 383-112-26
RELATED CASE FILES: TPM2020-1

WHEREAS, the Planning and Building Director scheduled Tentative Parcel Map TPM2020-1 and Development Review Permit DR2020-1 for a January 11, 2023 public hearing for the division of a 0.85-acre parcel of land into four separate parcels of land on property located at 8732 Prospect Avenue within the Low-Medium Density Residential (R-2) Zone; and

WHEREAS, the City Council continued the project to a date uncertain; and

WHEREAS, on December 17, 2024, Palm Tree Investments, LLC submitted a complete application for a Tentative Parcel Map TPM2020-1 and a Development Review Permit DR2020-1 for the division of a 0.85-acre parcel of land into four separate parcels of land; and

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

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

WHEREAS, the development site is located within Airport Influence Area 2 of Gillespie Field and does not require review by the San Diego Airport Land Use Commission; and

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

WHEREAS, the subject 0.85-acre site is not on the Housing Element Sites Inventory and the project proposes a net gain of three residences (four minus demolition of one residence) that would be added to the City's housing stock; and

WHEREAS, the proposed project is exempt from the California Environmental Quality Act (CEQA) under Class 15 (Minor Land Division) which involves the division of property into four or fewer parcels; and

WHEREAS, the Planning and Building Director scheduled Tentative Parcel Map TPM2020-1 and Development Review Permit DR2020-1 for a March 26, 2025 public hearing; and

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WHEREAS, on March 26, 2025 the City Council held a duly advertised public hearing on Tentative Parcel Map TPM2020-1 and Development Review Permit DR2020-1; and

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

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

<u>Section 1:</u> Tentative Parcel Map TPM2020-1 and Development Review Permit DR2020-1 are categorically exempt from the provisions of CEQA pursuant to Class 15 (Minor Land Division) which involves the division of property into four or fewer parcels.

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

- A. That the proposed project, as conditioned, meets the purpose and design criteria prescribed in the Zoning Ordinance and the Municipal Code because all development standards are met, including density, lot size and dimensions, landscaping, building setbacks and height, the project design is consistent with the requirements of the Fire Code, and all proposed private improvements will meet the public works standards of the City. The project proposes 4.7 units per acre which is within the allowed density range of 2 to 5 dwelling units per acre within the R-2 zone. The proposed development is compatible with the existing single-family residential developments in the area and is compatible with the Development Review criteria contained in section 13.08.070 of the Municipal Code. The proposed maximum building height of 24 feet 11 inches would be below the maximum height allowed in the R-2 zone, which is 35 feet or three stories. Two car garages are provided for each unit.
- B. That the proposed development conforms to the Santee General Plan. The proposed residential units are permitted within the R-2 Medium Density Residential land use designation and R-2 Medium Density Residential zoning classification of the subject site. The project is consistent with the Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price. It also supports the Mobility Element Objective 4.0 which desires to maximize the utilization of site planning techniques to improve traffic safety. Policy 4.1 of the Mobility Element encourages new subdivision development be designed so that driveways do not take direct access from prime arterials, major roads, or collector streets. Vehicle access will be provided from Prospect Avenue (a collector street) however, the project consists of four single family residences and is not anticipated to create significant traffic impacts.

SECTION 3: The Tentative Parcel Map TPM2020-1 and Development Review Permit DR2020-1 for a residential project consisting of a four-lot subdivision located at 8732 Prospect Avenue is hereby approved subject to the following conditions:

RESOLUTION NO).
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- A. The applicant shall obtain approval of Tentative Parcel Map TPM2020-1.
- B. All construction shall be in substantial conformance with the approved plans submitted on December 17, 2024, as amended by this Resolution. (All Departments)
- C. The applicant shall comply with all applicable requirements of the Santee Municipal Code (SMC), Land Development Manual, and Public Works Standards of the City of Santee. (All Departments)
- D. The applicant shall obtain building permits, as necessary, for the proposed work in compliance with all applicable SMC sections, Uniform Building Code, California Building Code, Uniform Plumbing Code, National Electric Code, Uniform Mechanical Code, Public Works Standards of the City of Santee, and all requirements of the Fire Department. (All Departments)
- E. The project shall be compliance with the adopted California Building Standards Code at the time of building permit application and shall be subject to expirations for plan review per SMC Section 11.04.030 (Building)
- F. All building permits shall expire per the California Building Code (CBC) Section 105. (Building)
- G. Following project approval, the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The meeting shall be scheduled within 30 days of project approval and prior to any plan submittals. The applicant should include their project design team including project architect, their design engineer and their landscape architect. (Planning)
- H. Minor or Major Revisions to the Development Review Permit, such as changes to the building elevations, site design, or landscaping design, shall be approved by the Director of Planning and Building unless in the Director's judgment, a Major Revision should be reviewed by the City Council. (Planning)
- I. Prior to Building Permit Issuance:
 - The garage for each dwelling unit shall be a minimum interior dimension of 20 feet by 20 feet in accordance with SMC Section 13.24.030(B)(1)(d) of the SMC. (Planning)
 - 2. The applicant shall install rain gutters and a rainwater harvesting system for each dwelling unit, subject to review and approval by the Planning & Building Director. (Planning)
 - 3. The applicant shall include a roof-mounted solar photo-voltaic system to the maximum feasible extent given roof space or as required by the current California Code of Regulations Title 24 at the time of building permit issuance. (Planning & Building)

RESOLUTION I	NO.
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- 4. Each garage shall be installed with a complete 40-amp electrical service and minimum AC Level 2 electrical vehicle charging station. (Planning & Building)
- 5. All perimeter and retaining walls shall be of a decorative material, such as of a split-face finish, and the final color and material selection shall receive the approval of the Planning & Building Director. (Planning)
- 6. Walls shall be decorative masonry. Walls and fences shall comply with SMC Section 13.10.050. (Planning)
- 7. Submit a landscape plan that meets the requirements of the City's Water Efficient Landscape Ordinance (SMC Chapter 13.36). (Planning)
- 8. A vegetated swale shall be provided on the west side of Our Way as shown on the grading plan. (Planning)
- 9. Provide irrigated landscaping along Prospect Avenue between the block wall and the sidewalk to the satisfaction of the Planning & Building Director. (Planning)
- 10. Provide a Construction and Demolition debris deposit as required by SMC Chapter 9.04. (Building)
- 11. Applicant obtain parcel map approval and record the parcel map. Once recorded, the applicant shall, within thirty days of recordation, provide one mylar copy of the recorded map to the Engineering Department together with three printed copies of the map for the City's permanent record. The prints and mylar shall be in accordance with City standards. (Engineering)
- 12. **Precise Grading Plans** shall be submitted to the Engineering Department and be completed and accepted prior to issuance of any building permits or start of construction of the street improvements. The plans shall be prepared at a scale of 1" = 20'. Plan format and content shall comply with Engineering Department standards. (Engineering)
- 13. Following issuance of a grading permit the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide three originals of a rough grading report, which shall include a compaction report prepared by the geotechnical engineer, and a certification by the project civil engineer that all property corners, slopes, retaining walls, drainage devices and building pads are in conformance with the approved grading plans. (Engineering)
- 14. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. Effective March 10, 2025, the fees for 4 units for this project are estimated to be as follows: (Engineering)

RESOLUTION NO.

a.	Public Facilities	\$ 48,619.72	or	\$	5.21 / sf
b.	Traffic Signal		or	\$	0.37 / sf
C.	Traffic Mitigation	20,971.00	or	\$	2.68 / sf
d.	Drainage	\$ 2,738.75	or	\$	0.35 / sf
e.	Park-in-Lieu	\$ 62,151.12	or	\$	6.66 / sf
f.	Fire Facilities	\$ 16,331.00	or	\$	1.75 / sf
g.	Long Range Planning.	\$ 746.56	or	\$	0.08 / sf
h.	Administration Fee	\$ 3,172.88	or	\$	0.34 / sf
i.	RTCIP Fee	\$ 11,500.24	or	\$2	,875.06 / unit

Development Impact Fee amounts shall be calculated in accordance with current fee ordinances in effect at issuance of building permit. Fees shall be adjusted on an annual basis in accordance with the Municipal Code. To be eligible for credits, the applicant shall provide the existing livable building square footage certified by their engineer of work to the Director of Engineering for approval for use in calculating the final fee amounts. (Engineering)

NOTE: The City of Santee adopted a new Development Impact Fee program (Ordinance No. 621) that went into effect on March 10, 2025.

- 15. The Project location is in a designated very high fire hazard severity zone. All applicable requirements of Wildfire protection building construction, vegetation management, and defensible space shall be required for the structures and property. These include but are not limited to: California Building Code Chapter 7A, California Fire Code (CFC) Chapter 49 and the Santee Municipal Code amendments, a Fire Protection Plan being required, and Public Resources Code Section 4291 requirements. (Fire)
- 16. One residential fire hydrant is required for the Project One at the entrance of the shared driveway onto the parcel. The hydrants shall have one, 2 1/2" port and one, 4" port. Hydrants shall be of all bronze construction, painted "fire hydrant yellow" and be installed per Padre Dam Municipal Water District requirements. The exact installation location shall be approved by the Fire Department prior to installation via the grading permit plan review process. (Fire)
- 17. Provide a minimum 26' wide, clear area (no parking), all-weather, paved (or other approved surface) emergency access roadway for the site prior to the delivery of combustible construction materials. Additionally, all underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed prior to the delivery of construction materials. (Fire)
- 18. Each home shall have address numbers placed on the street side, near the roofline of the structures visible from the street. Numbers shall be block-style, a minimum of 4" in height, black in color (or other approved color), in contrast with their background. (Fire)
- 19. National Fire Protection Association 13D automatic fire sprinkler systems are

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required for these residential units. A deferred submittal is required for each lot and must be submitted to the Santee Fire Department. (Fire)

20. An exterior approved audio/visual device shall be connected to every automatic sprinkler system in an approved location. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. (Fire)

D. Prior to Grading Permit Issuance:

- 1. At least 15 days prior to any grading activity all property owners and tenants 300 feet from the project site shall receive a notice of the slated grading activity that includes a project timeline and the contact information, including telephone number and e-mail address, for the site construction superintendent where comments and complaints can be lodged. The mailing shall be coordinated with the Project Planner. The City will prepare the notice and mailing; however, the project proponent is responsible for the postage. In addition, a 4'x8' temporary sign shall be placed on the property in a location visible from Prospect Avenue containing the same information as the aforementioned notice.
- 2. Prior to the start of ground-disturbing activities, the applicant shall retain a qualified archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for archaeology (U.S. Department of the Interior 2012). The applicant shall also retain a Native American monitor of Kumeyaay decent. Provide a copy of the signed agreements to the Planning Division (Planning)

E. During grading, site preparation or construction activities:

- 1. The sawing of roof tiles is prohibited on the roof. Roof tiles must be cut on the ground with a wet saw.
- 2. The qualified archaeologist, or an archaeological monitor (working under the direct supervision of the qualified archaeologist), shall observe all initial ground-disturbing activities, including but not limited to brush clearance, vegetation removal, grubbing, grading, and excavation. The qualified archaeologist, in coordination with the applicant and the City, may reduce or discontinue monitoring if it is determined by the qualified archaeologist that the possibility of encountering buried archaeological deposits is low based on observations of soil stratigraphy or other factors. Archaeological monitoring shall be conducted by an archaeologist familiar with the types of archaeological resources that could be encountered within the project site. The archaeological monitor shall be empowered to halt or redirect grounddisturbing activities away from the vicinity of a discovery until the qualified archaeologist has evaluated the discovery and determined appropriate treatment (as prescribed below). The archaeological monitor shall keep daily logs detailing the types of activities and soils observed, and any discoveries. After monitoring has been completed, the qualified archaeologist shall prepare

RESOLUTION N	NO
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a monitoring report that details the results of monitoring. The report shall be submitted to the City and any Native American groups who request a copy. A copy of the final report shall be filed at the South Coastal Information Center provided (SCIC). (Planning)

- 3. The Native American monitor shall be present for any pre-construction meeting and for all ground-disturbing activities associated with the project. Should any cultural or tribal cultural resources be discovered, no further grading shall occur in the area of the discovery until the Planning & Building Director or designee, with concurrence from the Native American monitor, are satisfied that treatment of the resource has occurred. In the event that a unique archaeological resource or tribal cultural resource is discovered, and in accordance with Public Resources Code Section 21083.2(b)(1), (2), and (4), the resource shall be moved and buried in an open space area identified by the Native American monitor, which will not be subject to further grading activity, erosion, flooding, or any other ground disturbance that has the potential to expose the resource. No identification of the resource shall be made; however, the applicant shall plot the new location of the resource on a map showing latitudinal and longitudinal coordinates and provide that map to the Native American Heritage Commission (NAHC) for inclusion in the Sacred Lands File. Disposition of the resources shall be at the discretion of the City of Santee, but in accordance with the foregoing. (Planning)
- 4. In the event of the unanticipated discovery of archaeological materials, all work shall immediately cease in the area (within 100 feet) of the discovery until it can be evaluated by the qualified archaeologist in consultation with the Native American monitor. Construction shall not resume until the qualified archaeologist has conferred with the applicant and the City on the significance of the resource. (Planning)
- 5. If human remains are encountered, all work shall halt in the vicinity (within 100 feet) of the discovery and the San Diego County Coroner will be contacted in accordance with Public Resources Code (PRC) Section 5097.98 and Health and Safety Code Section 7050.5. The applicant and the City will also be notified. If the County Coroner determines that the remains are Native American, the NAHC will be notified in accordance with Health and Safety Code Section 7050.5, subdivision (c), and PRC Section 5097.98 (as amended by Assembly Bill 2641). The NAHC will designate a Most Likely Descendant (MLD) for the remains per PRC Section 5097.98. The MLD shall complete the inspection of the site within 48 hours of being granted access and shall provide recommendations for the treatment of the remains. Until the landowner has conferred with the MLD, the applicant will ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity, is adequately protected according to generally accepted cultural or archaeological standards or practices. (Planning)
- 6. The construction contractor shall use construction equipment powered by California Air Resources Board certified Tier 4, or newer, engines and haul trucks that conform to current U.S. Environmental Protection Agency truck

RESOLUTION NO).
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standards. (Planning)

- 7. The on-site construction superintendent shall ensure implementation of standard best management practices as required by the San Diego Air pollution Control District Rule 55, Fugitive Dust Control. (Planning)
- 8. The on-site construction superintendent shall ensure implementation of applicable California Department of Resources Recycling and Recovery (CalRecycle) Sustainable (Green) Building Program Measures. (Planning)
- 9. Construction equipment with a manufacturer's noise rating of 85 dBALMAX or greater, may only operate at a specific location for 10 consecutive workdays. If work involving such equipment involves more than 10 consecutive workdays, a notice must be provided to all property owners and residents within 300 feet of the site no later than 10 days before the start of construction. A sign legible at a distance of 50 ft shall also be posted at the construction site. All notices and the signs must be approved by the City and shall indicate the dates and durations of construction activities, as well as providing a telephone number for the noise disturbance coordinator. (Planning)
- 10.A noise disturbance coordinator shall be established. The noise disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall be required to implement reasonable measures to reduce noise levels. (Planning)
- F. Prior to obtaining occupancy the following actions shall be taken:
 - 1. Complete construction of all improvements shown on the approved plans to the satisfaction of the Director of Engineering. (Engineering)
 - 2. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers. (Engineering)
 - 3. The applicant shall obtain final clearance for occupancy by signature on the final inspection request form from the Building Division, Fire Department and the Planning and Engineering Divisions of the Department of Development Services. (All Departments)
- G. Upon establishment of the use pursuant to this Development Review Permit, the following conditions shall apply:
 - 1. All required landscaping shall be adequately watered and maintained in a healthy and thriving condition, free from weeds, trash, and debris. (Planning)
 - 2. The parking areas and driveways shall be well maintained. (Planning)
 - 3. All groundcover installed pursuant to an approved landscape plan shall provide 100 percent coverage within 9 months of planting or additional

landscaping, to be approved by the Director, shall be required in order to meet this standard. The developer shall be responsible for this planting even if their involvement in the project is otherwise complete. (Planning)

SECTION 4: The terms and conditions of this Development Review Permit DR2020-1 shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Development Review Permit DR2020-1 and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 5: This Development Review Permit DR2020-1 expires on March 26, 2028 at 5:00 p.m. unless prior to that date a Final Map has been recorded pursuant to Tentative Parcel Map TPM2020-1, or unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Planning and Building Director the authority to extend the expiration date of this approval pursuant to Section 13.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 6: Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exaction imposed pursuant to this approval, shall begin on March 26, 2025.

SECTION 7: The applicant shall defend, indemnify, and hold harmless the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval.

SECTION 8: The City of Santee hereby notifies the applicant that State Law (SB1535) authorizes the County Clerk to collect a documentary handling fee for the processing of CEQA documents. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$50.00. The City of Santee shall file the Notice of Exemption with the County Clerk upon receipt of the certified check. Failure to remit the required fee in full within the time specified above will result in a delay of the start of the thirty-five (35) day statute of limitations on court challenges to the approval under CEQA.

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

Meetir	ADOPTED by the City Council of the City of Santee, California, at a Regular g thereof held this 26 th day of March 2025, by the following roll call vote to wit:
	AYES:
	NOES:
	ABSENT:
	APPROVED:
	JOHN W. MINTO, MAYOR
ATTE	Т:

JAMES JEFFRIES, CITY CLERK

RESOLUTION NO. _____

MEETING DATE March 26, 2025

ITEM TITLE PROPOSED "ACCESSIBLE SANTEE SMALL BUSINESS GRANT PROGRAM" UTILIZING CERTIFIED ACCESS SPECIALIST PROGRAM FEES

DIRECTOR/DEPARTMENT Sandi Sawa, AICP, Planning & Building Department

SUMMARY

California Senate Bill (SB) 1186 adopted September 2012, initially established a state fee of \$1 added to business license fees to improve disability access and compliance and support the statewide Certified Access Specialist (CASp) program. A CASp is a state-certified professional with the training and qualifications to assess a building's compliance with accessibility regulations. SB 1186 was subsequently amended by Assembly Bill (AB) 1379 in 2017 and more recently by AB 2164 in 2022. Cities and counties are now required to collect a state fee of \$4 added to business license fees, with 90% retained to support the CASp program and 10% remitted to the California Division of the State Architect (DSA) to maintain oversight of the CASp. Furthermore, local entities must use these fees to provide training and certification of CASp within that local jurisdiction, and to provide assistance to businesses in achieving compliance with construction-related accessibility requirements.

There is currently \$72,610 in CASp funding available in the City of Santee. Staff is proposing an "Accessible Santee Small Business Grant Program" funded at \$25,000 per year to provide financial assistance to eligible businesses in obtaining a CASp Inspection Report (Phase 1) and completing the required improvements (Phase 2). Total funding of \$50,000 would be dispersed in two annual funding cycles budgeted at \$25,000 each year. Within each \$25,000 annual funding cycle, \$10,000 would be allocated toward Phase 1 CASp Inspection Reports. and \$15,000 would be allocated toward Phase 2 Accessibility Improvements.

The "Accessible Santee Small Business Grant Program" would be structured as follows:

- > Phase 1 grants would provide a 50% match up to \$1,000 toward a completed CASp Inspection Report for qualified businesses. The applicant will have to pay out of pocket for the CASp inspection prior to applying, and the Grant would be paid upon completion of the report and submittal requirements. This phase would fund about 10 business grants of up to \$1,000 each.
- > Phase 2 grants would provide a 50% match up to \$1,500 toward construction of physical accessibility improvements identified in the CASp Inspection Report for qualified businesses. Grant would be paid upon completion of the improvements and submittal requirements. This phase would fund about 10 business grants of up to \$1,500 each. The application process would require a contract agreement outlining the scope of work, timeline for completion (with a maximum period for completion), and the improvements must pass inspection. Building permit and inspection fees would also be waived for these accessibility improvements.



Eligibility Requirements would be as follows:

- Business is independently owned with 35 or less employees.
- Business is located within a commercially zoned district in Santee and complies with the permitted uses for that zoning designation.
- Current City of Santee Business License and the business has provided a W-9 Form.
- Business or owner(s) does not have any current code compliance violations, or outstanding liens or judgements. Possible exemption for accessibility related code violations, subject to review.
- Business or business owner(s) are not currently the subject of any litigation. Possible exemption for accessibility related litigation, subject to review.
- Completion of all submittal requirements.

Staff is seeking authorization from the Council to initiate the "Accessible Santee Small Business Grant Program" and requesting feedback and recommendations on the proposed program and requirements.

ENVIRONMENTAL REVIEW

Per California Environmental Quality Act (CEQA) Guidelines Section 15378, this action is not a project under CEQA and, therefore, is not subject to CEQA review.

FINANCIAL STATEMENT EB by Hy

A total of \$72,610 is currently . available in Fund Account 2106 – CASp Certification and Training. Pursuant to Council's authorization, \$50,000 of this funding would be designated over a two-year period with \$25,000 allocated annually for a small business grant program for Phase 1 CASp inspection reports and Phase 2 construction of CASp related improvements. The grant program would be implemented over a two-year period with annual budget allocations of \$25,000 each year. The year one allocation of \$25,000 is currently budgeted in the FY 2024-25 Operating Budget. The funding for year two in the amount of \$25,000 will be appropriated in future operating budgets. The CASp funding also provides for CASp training and certification expenses for City staff which are budgeted annually at \$4,500.

CITY ATTORNEY REVIEW □ N/A ☒ Completed

RECOMMENDATION

Authorize staff to initiate the "Accessible Santee Small Business Grant Program" subject to any Council recommendations as to the proposed program and requirements.

ATTACHMENT

None.



MEETING DATE March 26, 2025

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, AMENDING THE MANAGEMENT SERVICES AGREEMENT OF THE CITY CLERK AND AUTHORIZING THE APPROPRIATION OF FUNDS TO THE OPERATING BUDGET.

DIRECTOR/DEPARTMENT Rida Freeman, Director of Human Resources



SUMMARY

On October 9, 2024, the City of Santee entered into a Management Services Agreement with James Jeffries to serve as the City Clerk effective September 26,2024.

On March 12, 2025, an employee performance evaluation for Mr. Jeffries was conducted by the City Council in accordance with California Government Code Section 54957. As a result of this evaluation, the City Council provided direction to staff to bring to Council for consideration in open session a First Amendment to Mr. Jeffries Management Services Agreement to include a salary increase, adjusting the base annual salary from the current \$115,000 to \$126,000. The proposed salary amount is within the salary band for the City Clerk on the City Council approved Salary Schedule, and therefore the requirements of California Code of Regulations, Title 2, Section 570.5 have been met.

FINANCIAL STATEMENT & for HIP

Authorizing the appropriation of \$3,230 from the General Fund Reserve to fund the salary and benefit increases resulting from the First Amendment to the Management Services Agreement.

CITY ATTORNEY REVIEW □ N/A • □ Completed

RECOMMENDATION

- 1. Adopt the attached Resolution approving the First Amendment to the City Clerk's Management Services Agreement.
- 2. Authorize the appropriation of \$3,230 from the General Fund Reserve to fund the salary and benefit increase.

ATTACHMENT

- 1. Resolution
- 2. First Amendment to Management Services Agreement



RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
APPROVING THE FIRST AMENDMENT TO THE MANAGEMENT SERVICES
AGREEMENT OF THE CITY CLERK AND AUTHORIZING THE APPROPRIATION OF \$3,230
FROM THE GENERAL FUND RESERVE TO THE FY 2024-2025 CITY CLERK OPERATING
BUDGET

WHEREAS, on October 9, 2024, the City of Santee entered into a Management Services Agreement with James Jeffries to serve as the City Clerk effective September 26, 2024; and

WHEREAS, on March 12, 2025, following Mr, Jeffries' performance evaluation, the City and Mr. Jeffries amended the Management Services Agreement effective March 12, 2025 ("First Amendment"); and

WHEREAS, as the result of a performance evaluation on March 12, 2025, the City Council desires to amend the Management Services Agreement of Mr. Jeffries, to increase his annual salary to \$126,000 effective March 12, 2025, as reflected in the First Amendment to the Management Services Agreement; and

WHEREAS, as a result of the increase to the City Clerk's annual salary, the City Council authorizes an appropriation of \$3,230 from the General Fund Reserve to the City Clerk's FY 2024-25 Operating Budget for increased salary and benefit costs;

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Santee, California, does hereby find, determine and declare that the First Amendment to the Management Services Agreement of the City Clerk effective March 12, 2025.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 26th 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	



FIRST AMENDMENT TO MANAGEMENT SERVICES AGREEMENT CITY CLERK

This First Amendment to the Management Services Agreement ("First Amendment") is made and entered into as of the ____ day of March 2025, by and between the City of Santee, a municipal corporation ("City") and James Jeffries ("Employee").

RECITALS

- 1. On or about October 9, 2024, the City of Santee entered into a Management Services Agreement with James Jeffries to serve as the City Clerk.
- 2. The City Council held Employee's performance evaluation on March 12, 2025 and in accordance with the terms of his Management Services Agreement, considered his salary.
- 3. City desires to continue to employ the services of the Employee as its City Clerk.
- 4. It is the desire of the City Council to provide inducement for Employee to remain in such employment.

NOW, THEREFORE, IN CONSIDERATION OF PERFORMANCE BY THE PARTIES OF THE COVENTANTS AND CONDITIONS HEREIN CONTAINED, THE PARTIES AGREE TO AMEND THE MANAGEMENT SERVICES AGREEMENT AS FOLLOWS:

5. The Parties hereby amend Paragraph 3 of the Management Services Agreement as follows:

Paragraph 3. Salary and Benefits

Employee will receive a base annual salary increase to \$126,000, effective March 12, 2025, payable in installments at the same time as other employees of the City are paid.

6. Except as amended in this First Amendment, the terms and conditions of the Management Services Agreement remain the same.

IN WITNE	SS WHEREOF, City and Employee have signed and executed this First Amendment as of
the	day of March 2025.

CITY OF SANTEE			
Ву:			
	John W. Minto, Mayor		

EMPLOYEE		
Ву:		
	James Jeffries, City Clerk	
APPROVED AS TO FORM		
Ву:		
-	Shawn Hagerty, City Attorney	