



City Council

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

CITY OF SANTEE

REGULAR MEETING AGENDA

Santee City Council

City Manager | Wendy Kaserman
City Attorney | Shawn D. Hagerty
City Clerk | James Jeffries

MEETING INFORMATION

Wednesday, November 12, 2025

6:30 p.m.

Council Chamber | Building 2

10601 Magnolia Ave • Santee, CA 92071

TO WATCH LIVE:

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

www.cityofsanteeca.gov

IN-PERSON ATTENDANCE

Members of the public who wish to view the Council Meeting live may watch the live taping 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.

Note: A typographical error in Item 4's title was corrected on November 10, 2025.



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

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

LEGISLATIVE INVOCATION: Christ Lutheran Church & School – Rev. Travis Ferguson

PLEDGE OF ALLEGIANCE

RECOGNITION: Certificate of Recognition for Dr. Alan Tuthill for Over 20 Years of Service on the Santee Parks and Recreation Committee

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 October 22, 2025. (City Clerk – Jeffries)
- (3) Approval of Payment of Demands as Presented. (Finance – Jennings)
- (4) Approval of the Expenditure of \$113,781.02 for October 2025 Legal Services. (Finance – Jennings)
- (5) Adoption of a Resolution Approving a Professional Services Agreement with Koa Hills Consulting, LLC in an Amount Not-To-Exceed \$106,000.00, to Support the Procurement of an Enterprise Resource Planning (ERP) System. (Finance – Jennings)
- (6) Adoption of a Resolution Authorizing the Submittal of a Grant Application to the County of San Diego for the Neighborhood Reinvestment Program for FY 2025-26 to Enhance Existing Arts and Culture and Community Special Events to Include Additional Elements for the 250th Anniversary of the Declaration of Independence (Semiquincentennial) in Santee, Committing to Provide Matching Funds, and Approving the Partnership Between the City of Santee and County of San Diego. (Community Services – Chavez)



- (7) **Acceptance of the Monetary Donation of \$25,000.00 from NFL Flag Football San Diego. (Community Services – Chavez)**
- (8) **Adoption of a Resolution Accepting the Citywide Pavement Repair and Rehabilitation Program 2025 (CIP 2025-01) 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)**

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.

CONTINUED BUSINESS:

- (9) **Introduction and First Reading of an Ordinance Amending Title 10 (Vehicles and Traffic) of the Santee Municipal Code to Establish Regulations of the Use of Electric Bicycles by Children Under 12 and on Sidewalks. (City Attorney – Hagerty)**

Recommendation:

1. Introduce and conduct the First Reading of an Ordinance Amending Title 10 of the Santee Municipal Code; and
2. Set and conduct the Second Reading of Ordinance Amending Title 10 of the Santee Municipal Code for December 10, 2025.

NEW BUSINESS:

- (10) **An Ordinance Amending Title 11 “Building and Construction” of the Santee Municipal Code to Adopt by Reference the 2025 California Building Standards Code, Including the 2025 California Administrative Code, the 2025 California Building Code, the 2025 California Residential Code, the 2025 California Electrical Code, the 2025 California Mechanical Code, the 2025 California Plumbing Code, the 2025 California Energy Code, the 2025 California Historical Building Code, the 2025 California Existing Building Code, the 2025 California Green Building Standards Code, the 2025 Wildland-Urban Interface Code, the 2025 California Fire Code, and the California Referenced Standards Code, Together with Modifications, Additions, and Deletions Thereto, and to Amend Chapter 11.36 “Flood Damage Prevention” to Meet State and Federal Requirements (Case File ZOA-2025-0004) and Finding the Action to be Exempt from Review Under the California Environmental Quality Act. (Planning and Building – Sawa)**



Recommendation:

1. Introduce and conduct the First Reading of the Ordinance; and
2. Set the Second Reading of the amendments to Chapter 11.36 for December 10, 2025; and
3. Set the Public Hearing and Second Reading of the adoption of the 2025 Building Standards Code by reference and related amendments for December 10, 2025.

NON-AGENDA PUBLIC COMMENT (Continued):

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

CITY COUNCIL REPORTS:

CITY MANAGER REPORTS:

CITY ATTORNEY REPORTS:

CLOSED SESSION:

ADJOURNMENT:

**BOARDS, COMMISSIONS & COMMITTEES
NOVEMBER AND DECEMBER MEETINGS**

Nov. 05	Santee Park and Recreation Committee	Council Chamber
Nov. 10	Community Oriented Policing Committee	Council Chamber
Nov. 12	Council Meeting	Council Chamber
Dec. 03	Santee Park and Recreation Committee	Council Chamber
Dec. 08	Community Oriented Policing Committee	Council Chamber
Dec. 10	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 November 12, 2025

ITEM TITLE CERTIFICATE OF RECOGNITION FOR DR. ALAN TUTHILL FOR OVER 20 YEARS OF SERVICE ON THE SANTEE PARKS AND RECREATION COMMITTEE

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

Dr. Alan Tuthill is a longtime resident and business owner in Santee and a devoted advocate for the community. His unwavering support and passionate commitment to Parks and Recreation have left a lasting and positive impact on the city. Over the years, Dr. Tuthill has played an active role in numerous city initiatives, including hot dog fundraisers, beverage pouring, community events, and civic meetings. His contributions have been both meaningful and deeply appreciated.

Serving more than 27 years on the Santee Parks and Recreation Committee (SPARC), including 12 years as Chairperson, Dr. Tuthill has been instrumental in shaping the city's parks, recreational programs, facilities, and community gatherings. His leadership and advocacy have enriched the lives of residents of all ages and strengthened Santee's sense of community.

The City of Santee proudly recognizes Dr. Alan Tuthill for his extraordinary service and extends its sincere gratitude for his enduring dedication to enhancing the quality of life for all who live, work, and play in Santee.

CITY ATTORNEY REVIEW ☒ N/A • ☐ Completed

RECOMMENDATION wk
Present Certificate of Recognition

ATTACHMENT
Certificate of Recognition



City of Santee

Certificate of Recognition

This certificate is proudly presented in recognition of

Dr. Alan Tuthill

With sincere gratitude and appreciation for your generous gift of time, talent and energy as a dedicated volunteer on the SPARC Committee for over 25 years, including 12 years of outstanding service as Chairperson. Your leadership and commitment has left a valued legacy within the City of Santee Parks & Recreation Department.

Mayor John W. Minto

November 12, 2025

DO MORE ► DUE EAST



MEETING DATE November 12, 2025

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

DIRECTOR/DEPARTMENT James Jeffries, City Clerk

SUMMARY

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

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

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

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW ☐ N/A • ☒ Completed

RECOMMENDATION

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

ATTACHMENT

None.



MEETING DATE November 12, 2025

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY
COUNCIL FOR THE REGULAR MEETING OF OCTOBER 22, 2025

DIRECTOR/DEPARTMENT James Jeffries, City Clerk

SUMMARY

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

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW ☒ N/A • ☐ Completed

RECOMMENDATION

Approve Minutes as presented.

ATTACHMENTS

October 22, 2025, Regular Meeting Minutes

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
October 22, 2025**

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

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

Officers present: Interim City Manager Gary Halbert, City Attorney Shawn Hagerty, and City Clerk James Jeffries

INVOCATION was given by Pastor David Worcester, Pathways Church.

PLEDGE OF ALLEGIANCE was led by Gary Halbert, Interim City Manager.

Mayor Minto announced the Proclamation for Tom Grace would be heard first.

PROCLAMATION: Celebrating the Extensive Service and Retirement of Sheriff's Volunteer Tom Grace

Mayor Minto presented the Proclamation to Tom Grace, Sheriff Volunteer.

PROCLAMATION: Celebrating the 100th Birthday of Vernard "Bud" Dalrymple

Mayor Minto presented the Proclamation to Vernard "Bud" Dalrymple's family.

CONSENT CALENDAR:

- (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 Meetings of August 27, 2025, September 10, 2025, and September 24, 2025. (City Clerk – Jeffries)
- (3) Approval of Payment of Demands as Presented. (Finance – Jennings)
- (4) Approval of the Expenditure of \$104,393.37 for September 2025 Legal Services. (Finance – Jennings)
- (5) Adoption of a Resolution Approving the Fourth Amendment to the Agreement with Countywide Mechanical Systems, Inc. for Plumbing Repairs and Maintenance Services at City Hall. (Community Services – Chavez) (Reso 128-2025)

- (6) **Adoption of a Resolution Authorizing the Purchase of One New X Series EKG Monitor/Defibrillator and Related Equipment and Supplies from Zoll Medical Corporation. (Fire – Wallace) (Reso 129-2025)**

Action: Councilmember Hall moved approval of the Consent Calendar.

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 (15 minutes):

- (A) Mike Aiken, Santee Chamber of Commerce, expressed his gratitude for community support of the 7th Annual Veterans Appreciation Golf Tournament, and encouraged the public to attend the event on Thursday, November 6, 2025.
- (B) Carl Costantino encouraged the City Council to adopt an e-bike regulation Ordinance.

CONTINUED BUSINESS:

- (7) **Community Risk Assessment and Long-Range Master Plan Staff Update on Achievements. (Fire – Wallace)**

Harley Wallace, Fire Chief, provided a PowerPoint presentation and responded to Council questions. Following brief discussion, the report was acknowledged as received.

- (8) **Strategic Workplan for Developing a Full-Service Building Division Through Staffing and Enhanced Services. (Planning and Building – Sawa)**

Gary Halbert, Interim City Manager, introduced the Item and Sandi Sawa, Planning and Building Director, provided a PowerPoint presentation and responded to Council questions. During discussion, Council provided feedback and direction to staff.

NEW BUSINESS:

- (9) **Resolution Receiving the 2025 City of Santee Development Impact Fee Report and Making Certain Findings Based on that Report Pursuant to the Santee Municipal Code and the California Government Code. (Finance – Jennings) (Reso 130-2025)**

Heather Jennings, Finance Director, provided a PowerPoint presentation and responded to Council questions.

Action: Vice Mayor McNelis moved approval of staff recommendation.

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 (Continued):

- (A) John Hossick, Santee Mobilehome Owners Action Committee (SMOAC), complimented staff on the Brews and Bites event; commented on the state of Santee's fire stations; and thanked the Council for their service to the City.

CITY COUNCIL REPORTS:

Mayor Minto acknowledged the passing of Mary Hennessy of Mary's Donuts and requested the Council informally Adjourn the meeting in her honor.

Councilmember Hall reported on attending the League of California Cities Annual Conference and provided information on sessions he attended.

Councilmember Koval reported various events and meetings she attended; provided information she learned during a tour of the Dixon Trail development in Escondido with Sandi Sawa, Planning and Building Director; and provided information on sessions she attended during the League of California Cities Annual Conference.

Councilmember Trotter thanked Gary Halbert, Interim City Manager, for his service to the City of Santee.

Vice Mayor McNelis congratulated the Heartland Fire Training Facility on updating their facilities and commented on the importance it plays in training fire personnel; he also thanked Gary Halbert, Interim City Manager, for his service to the City of Santee.

CITY MANAGER REPORTS:

Gary Halbert, Interim City Manager, thanked Council for their support and complimented staff for their hard work.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Councilmembers recessed at 8:12 p.m. and convened in Closed Session at 8:13 p.m.

(10) Conference with Legal Counsel—Anticipated Litigation

(Government Code section 54956.9(d)(4))

Initiation of Litigation: One case involving property located at 10628 Keith Street in Santee.

Councilmembers reconvened in Open Session at 8:32 p.m., with all members present. Mayor Minto reported for Item 10, discussion took place and unanimous direction was given to enter into receivership at 10628 Keith Street.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:33 p.m. in memory of Mary Hennessy.

Date Approved:

James Jeffries, City Clerk

MEETING DATE November 12, 2025

ITEM TITLE

APPROVAL OF PAYMENT OF DEMANDS

DIRECTOR/DEPARTMENT Heather Jennings, Finance *HJ*

SUMMARY

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

FINANCIAL STATEMENT

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

CITY ATTORNEY REVIEW ☒ N/A • ☐ Completed

RECOMMENDATION *WK*

Approve the Payment of Demands as presented.

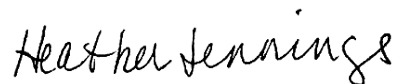
ATTACHMENT

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

Payment of Demands
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
09/15/25	Accounts Payable	\$ 600,000.00
10/09/25	Accounts Payable	241,365.76
10/14/25	Accounts Payable	720.00
10/14/25	Accounts Payable	19,244.37
10/15/25	Accounts Payable	154,286.34
10/16/25	Accounts Payable	427,488.98
10/16/25	Payroll	508,923.45
10/16/25	Accounts Payable	24,000.89
10/17/25	Accounts Payable	55,026.33
10/21/25	Accounts Payable	160,211.21
10/22/25	Accounts Payable	3,640,139.33
10/29/25	Accounts Payable	167,436.47
10/30/25	Accounts Payable	538,722.30
10/30/25	Payroll	548,959.61
10/30/25	Accounts Payable	8,189.08
10/31/25	Accounts Payable	55,209.41
11/03/25	Retiree Health	5,203.00
11/11/25	Accounts Payable	161,639.94
	TOTAL	\$ 7,316,766.47

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

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10/20/2025 4:58:01PM

Voucher List
CITY OF SANTEE

Page 1

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1003005481	9/15/2025	10429 CALPERS	FY25/26 UAL 1393		FY 25/26 ADDITIONAL DISCRETION	350,000.00
Total :						350,000.00
1003005482	9/15/2025	10429 CALPERS	FY 25/26 UAL 1392		FY 25/26 ADDITIONAL DISCRETION	250,000.00
Total :						250,000.00
2 Vouchers for bank code : ubgen						Bank total : 600,000.00
2 Vouchers in this report						Total vouchers : 600,000.00

Prepared by:

Date:

Approved by:

Date:

Page 1

vchlist
10/21/2025 10:21:54AM

Voucher List
CITY OF SANTEE

Page 2

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
37685	10/9/2025	14942 CA DEPT OF HEALTH CARE SERVICE	CY 2025 INVOICE #4		DHCS SLEMSA	241,365.76

Total : 241,365.76

1 Vouchers for bank code : ubgen

Bank total : 241,365.76

1 Vouchers in this report

Total vouchers : 241,365.76

Prepared by:

Date:

Approved by:

Date:

Page 2

vchlist
10/21/2025 10:08:15AM

Voucher List
CITY OF SANTEE

Page 3

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
5525	10/14/2025	12774 LIABILITY CLAIMS ACCOUNT	100925		LIABILITY CLAIMS	720.00
Total :						720.00
1 Vouchers for bank code : ubgen						Bank total : 720.00
1 Vouchers in this report						Total vouchers : 720.00

Prepared by:

Date:

Approved by

Date:

Page 3

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
5670	10/14/2025	10482 TRISTAR RISK MANAGEMENT	202509-SANTEE5519		WORKERS COMP LOSSES; SEP25	19,244.37
Total :						19,244.37
1 Vouchers for bank code : ubgen						Bank total : 19,244.37
1 Vouchers in this report						Total vouchers : 19,244.37

Prepared by: Justin

Date: 10-21-25

Approved by: [Signature]

Date: 10/21/25

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10/21/2025 10:40:17AM

Voucher List
CITY OF SANTEE

Page 5

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
52065	10/15/2025	10956 FRANCHISE TAX BOARD	PPE 10/8/25 Retiree Oct 25		CA STATE TAX WITHHELD CA STATE TAX WITHHELD	39,224.84 46.00
Total :						39,270.84
52073	10/15/2025	10955 DEPARTMENT OF THE TREASURY	PPE 10/8/25 Retiree 25 Oct		FEDERAL WITHHOLDING TAX FEDERAL WITHHOLDING TAX	114,804.50 211.00
Total :						115,015.50
2 Vouchers for bank code : ubgen						Bank total : 154,286.34
2 Vouchers in this report						Total vouchers : 154,286.34

Prepared by:

Date:

Approved by:

Date:

Page 5

vchlist
10/16/2025 1:04:44PM

Voucher List
CITY OF SANTEE

Page 6

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140658	10/16/2025	10010 AIS TRUST ACCOUNT NEWPORT	09/30/2025		SPECIAL EVENT INSURANCE 3RD (	950.00
					Total :	950.00
140659	10/16/2025	10262 AUSTIN, ROY	10072025-C		RETIREE HEALTH INSURANCE	1,720.85
					Total :	1,720.85
140660	10/16/2025	10032 CINTAS CORPORATION 694	4244337307	55335	MISC SHOP RENTALS	88.99
					Total :	88.99
140661	10/16/2025	10333 COX COMMUNICATIONS	038997401; SEP25 094486701; OCT25		9951 RIVERWALK DR CITY HALL GROUP BILL	57.00 3,479.65
					Total :	3,536.65
140662	10/16/2025	13582 DOWNSTREAM SERVICES INC	3R-CIP2025-20 CIP2025-20 PP3	55205	RETENTION #3 CIP 2025-20 PROGRESS PAYMENT #3 CIP 2025-	-3,087.50 61,750.00
					Total :	58,662.50
140663	10/16/2025	12970 DUDEK	17100 202507747	55175 55444	PREP OF SANTEE'S LAND USE ELE SD RIVER FIRE HAZ MIT PLAN - PH	66,406.25 3,586.25
					Total :	69,992.50
140664	10/16/2025	15064 FREEMAN, RIDA	92854P		REIMBURSEMENT	65.64
					Total :	65.64
140665	10/16/2025	15750 HOWARD BLACKSON URBAN DESIGN	09172025	55470	EXPERT/CONSULTING SERVICES	6,750.00
					Total :	6,750.00
140666	10/16/2025	15440 IDIQ	INV-IDIQ825922		ID PROTECTION	565.20
					Total :	565.20
140667	10/16/2025	10272 JENKINS, CARROLL	10072025		RETIREE HEALTH INSURANCE	2,075.88
					Total :	2,075.88
140668	10/16/2025	13247 JOHNSON, DOUGLAS	10072025-B		RETIREE HEALTH INSURANCE	555.00
					Total :	555.00
140669	10/16/2025	10204 LIFE ASSIST INC	1639718	55324	EMS SUPPLIES	9,654.43

Page 6

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140669	10/16/2025	10204 LIFE ASSIST INC	(Continued)			
			1639872	55324	EMS SUPPLIES	177.20
			1640064	55324	EMS SUPPLIES	561.29
			1640149	55324	EMS SUPPLIES	70.27
			1640910	55324	EMS SUPPLIES	1,664.17
			1640918	55324	EMS SUPPLIES	38.63
			1641152	55324	EMS SUPPLIES	271.38
			1641427	55324	EMS SUPPLIES	249.71
			1641428	55324	EMS SUPPLIES	166.47
			1641429	55324	EMS SUPPLIES	249.71
Total :						13,103.26
140670	10/16/2025	14373 LINDE, ALEXANDRE	005624		EMPLOYEE REIMBURSEMENT	250.00
Total :						250.00
140671	10/16/2025	14742 LOWNDES, BECKY	BB2025		CASH ADVANCE FOR CHANGE FUN	500.00
Total :						500.00
140672	10/16/2025	10507 GREAT AMERICA FINANCIAL SVCS	40217933; OCT25		MITEL MXE III CONTROLLER SATA :	1,687.53
Total :						1,687.53
140673	10/16/2025	10218 OFFICE DEPOT	439792550001		OFFICE SUPPLIES	368.99
Total :						368.99
140674	10/16/2025	10932 PERRY ELECTRIC	CIP2024-12 #1 CIP2024-12 1R	55506	STREETLIGHT LED UPGRADE PRO RETENTION	204,000.00 -10,200.00
Total :						193,800.00
140675	10/16/2025	14944 PREMIER ROOFING CA INC	12485 12486 12487 12488 12489 12490		PERMIT#B-RALT-25-0257 REFUND PERMIT#B-RALT-25-0260 REFUND PERMIT#B-RALT-25-0261 REFUND PERMIT#B-RALT-25-0259 REFUND PERMIT#B-RALT-25-0258 REFUND PERMIT#B-RALT-25-0262 REFUND	234.37 234.37 234.37 234.37 234.37 234.37
Total :						1,406.22
140676	10/16/2025	15425 RENEWELL FLEET SERVICE LLC	6785 6938	55367 55367	VEHICLE REPAIR PART VEHICLE REPAIR PARTS	1,632.79 392.93

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10/16/2025 1:04:44PM

Voucher List
CITY OF SANTEE

Page 8

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140676	10/16/2025	15425 RENEWELL FLEET SERVICE LLC	(Continued) CM923736	55367	CR, VEHICLE REPAIR PARTS	-585.54
Total :						1,440.18
140677	10/16/2025	12828 RICK ENGINEERING COMPANY	0110476	55436	AS-NEEDED ENGINEERING SVCS	1,576.00
Total :						1,576.00
140678	10/16/2025	12543 SAN DIEGO RIVER PARK	2508-006	55493	SAN DIEGO RIVER PARK GRANT	12,000.00
Total :						12,000.00
140679	10/16/2025	14797 SEDANO FORD OF LM INC	20527918	55373	VEHICLE REPAIR PART	52.28
Total :						52.28
140680	10/16/2025	15802 SHI, WENBIN	11903		PERMIT#B-RALT-25-0059 REFUND	3,793.50
Total :						3,793.50
140681	10/16/2025	11910 SPECTRUM GAS PRODUCTS	0000664588	55391	OXYGEN CYLINDER RENTALS	220.50
Total :						220.50
140682	10/16/2025	10217 STAPLES ADVANTAGE	6037713123	55412	OFFICE SUPPLIES	25.02
			6042736433	55438	OFFICE SUPPLIES	78.66
			6043139533	55349	FY 25/26 OFFICE SUPPLIES - FINA	21.49
			6043469262	55350	OFFICE SUPPLIES - P&B, E	71.01
Total :						196.18
140683	10/16/2025	10119 STEVEN SMITH LANDSCAPE INC	3985	55374	A 2 LANDSCAPE SERVICES	247.50
			3986	55375	A 3 LANDSCAPE SERVICES	275.00
Total :						522.50
140684	10/16/2025	13451 TELEFLEX FUNDING LLC	9510566927	55329	EMS SUPPLIES	644.35
			9510566929	55329	EMS SUPPLIES	2,149.61
Total :						2,793.96
140685	10/16/2025	15091 T-MOBILE USA INC	993045165; SEP25		CITY HALL	1,795.49
Total :						1,795.49
140686	10/16/2025	11321 TIP OF SAN DIEGO COUNTY	2025-5035	55521	CRISIS RESPONSE SERVICES	8,883.00

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140686	10/16/2025	11321 11321 TIP OF SAN DIEGO COUNTY	(Continued)			Total : 8,883.00
140687	10/16/2025	10482 TRISTAR RISK MANAGEMENT	124193	55473	WORKERS COMP ADMINISTRATIO	11,851.87
						Total : 11,851.87
140688	10/16/2025	10550 UNIFORMS PLUS INC	92325	55414	WEARING APPAREL	304.50
			92425	55414	WEARING APPAREL	324.08
			92525	55414	WEARING APPAREL	304.50
			92625	55414	WEARING APPAREL	171.83
			92725	55414	WEARING APPAREL	324.08
			92825	55414	WEARING APPAREL	324.08
			93025	55414	WEARING APPAREL	171.83
			93125	55414	WEARING APPAREL	304.50
			93225	55414	WEARING APPAREL	309.94
			93325	55414	WEARING APPAREL	305.59
			93425	55414	WEARING APPAREL	19.58
			93525	55351	WEARING APPAREL	703.61
						Total : 3,568.12
140689	10/16/2025	12480 UNITED SITE SERVICES	114-14130728	55423	PORTAPOT SERVICE	416.24
						Total : 416.24
140690	10/16/2025	14687 WEX BANK	107951280		FLEET CARD FUELING	21,716.81
						Total : 21,716.81
140691	10/16/2025	10318 ZOLL MEDICAL CORPORATION	4328503	55330	EMS SUPPLIES	583.14
						Total : 583.14

34 Vouchers for bank code : ubgen

Bank total : 427,488.98

34 Vouchers in this report

Total vouchers : 427,488.98

Prepared by:

Date:

Approved by:

Date:

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Payroll Processing Report
CITY OF SANTEE
9/25/2025 to 10/8/2025-2 Cycle b

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EARNINGS SECTION					DEDUCTIONS SECTION				LEAVE SECTION				
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
					rhsabc	32,471.22	649.42						
					roth	128,954.97	13,822.54						
					sb-1		97.65						
					sb-3		70.38						
					sffa		3,760.96						
					sffapc		1,015.22						
					st1cs3	67,837.50	2,035.13	-2,035.13					
					st2cs3	16,860.55	505.82	-505.82					
					texlif		249.64						
					vaccpr		681.40						
					vaccpt		170.76						
					vcanpr		419.08						
					vcanpt		132.95						
					vgcipt		63.62						
					vghipr		31.12						
					vision	16,185.58	525.02						
					voladd		17.50						
					voldis		292.21						
					vollif		145.88						
					vollpb			-145.88					
Grand Totals	16,641.50		803,493.96				294,570.51	93,865.01					
									Gross: 803,493.96 Net: 508,923.45				

<< No Errors / 12 Warnings >>

EB 10/14/25
Pay date 10/16/25
RPE 10/8/25

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Voucher List
CITY OF SANTEE

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140692	10/16/2025	12724 AMERICAN FIDELITY ASSURANCE	D897543		VOLUNTARY LIFE INS-AM FIDELITY	4,782.66
					Total :	4,782.66
140693	10/16/2025	12903 AMERICAN FIDELITY ASSURANCE CO	2535892		FLEXIBLE SPENDING ACCOUNT	2,753.65
					Total :	2,753.65
140694	10/16/2025	14793 CONTROLLING INS COST IN CA, SCHOOL 2025-10			EMPLOYEE ASSISTANCE PROGRAI	453.10
					Total :	453.10
140695	10/16/2025	12722 FIDELITY SECURITY LIFE	167021551		EYEMED - VOLUNTARY VISION	1,169.18
					Total :	1,169.18
140696	10/16/2025	10844 FRANCHISE TAX BOARD	PPE 10/8/25		WITHHOLDING ORDER	241.25
					Total :	241.25
140697	10/16/2025	10508 LIFE INSURANCE COMPANY OF	October 2025		LIFE INSURANCE	3,373.89
					Total :	3,373.89
140698	10/16/2025	14452 MEDICAL AIR SERVICES ASSC	2213507		MEDICAL AIR TRANSPORT SVCS	137.00
					Total :	137.00
140699	10/16/2025	14458 METROPOLITAN LIFE INSURANCE	85101020		VOLUNTARY LEGAL - APRIL INVOIC	735.00
					Total :	735.00
140700	10/16/2025	14458 METROPOLITAN LIFE INSURANCE	87212658		VOLUNTARY LEGAL	588.00
					Total :	588.00
140701	10/16/2025	10784 NATIONAL UNION FIRE INSURANCE	October 2025		VOLUNTARY AD&D	35.05
					Total :	35.05
140702	10/16/2025	10335 SAN DIEGO FIREFIGHTERS FEDERAL	PPE 10/8/25		LONG TERM DISABILITY-SFFA	1,327.50
					Total :	1,327.50
140703	10/16/2025	10424 SANTEE FIREFIGHTERS	PPE 10/8/25		BATT CHIEF-STATION EXPENSE	4,909.74
					Total :	4,909.74
140704	10/16/2025	10776 STATE OF CALIFORNIA	PPE 10/08/25		WITHHOLDING ORDER	449.53

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Voucher List
CITY OF SANTEE

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140704	10/16/2025	10776	10776 STATE OF CALIFORNIA		(Continued)	Total : 449.53
140705	10/16/2025	10776	STATE OF CALIFORNIA	PPE 10/8/25	WITHHOLDING ORDER	260.30
					Total :	260.30
140706	10/16/2025	14467	TEXAS LIFE INSURANCE COMPANY	SM0F0U20251014001	VOLUNTARY INS RIDERS	499.35
					Total :	499.35
140707	10/16/2025	10001	US BANK	PPE 10/8/25	PARS RETIREMENT	1,644.16
					Total :	1,644.16
140708	10/16/2025	14600	WASHINGTON STATE SUPPORT	PPE 10/8/25	WITHHOLDING ORDER	641.53
					Total :	641.53
17 Vouchers for bank code : ubgen						Bank total : 24,000.89
17 Vouchers in this report						Total vouchers : 24,000.89

Prepared by:

Date:

Approved by:

Date:

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Voucher List
CITY OF SANTEE

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
6920121	10/17/2025	14704 457 MISSIONSQUARE	PPE 10/8/25		ICMA - 457	49,905.43
					Total :	49,905.43
6956346	10/17/2025	14705 RHS MISSIONSQUARE	PPE 10/8/25		RETIREE HSA	5,120.90
					Total :	5,120.90
2 Vouchers for bank code : ubgen						Bank total : 55,026.33
2 Vouchers in this report						Total vouchers : 55,026.33

Prepared by: Juc M
Date: 10-21-25
Approved by: E-B M
Date: 10-21-25

vchlist
10/21/2025 10:56:13AM

Voucher List
CITY OF SANTEE

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
10253	10/21/2025	10353 PERS	10 25 3		PERS REDEPOSIT TAXABLE	160,211.21
Total :						160,211.21

1 Vouchers for bank code : ubgen

Bank total : 160,211.21

1 Vouchers in this report

Total vouchers : 160,211.21

Prepared by: Truck

Date: 10-21-25

Approved by: E. Buh

Date: 10-21-25

vchlist
10/22/2025 1:17:30PM

Voucher List
CITY OF SANTEE

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140709	10/22/2025	10510 AMAZON WEB SERVICES, INC	2347357117		AMAZON CLOUD SERVICES	107.99
					Total :	107.99
140710	10/22/2025	11445 AMERICAN MESSAGING	L1072898ZJ		FD PAGER SERVICE	229.97
					Total :	229.97
140711	10/22/2025	15380 ANDERSON, MARK	2509		INSTRUCTOR PAYMENT	96.00
					Total :	96.00
140712	10/22/2025	10412 AT&T	000024105949		TELEPHONE	923.36
					Total :	923.36
140713	10/22/2025	10293 AUTO ZONE INC	03347392904	55317	VEHICLE SUPPLIES	250.63
					Total :	250.63
140714	10/22/2025	10516 AWARDS BY NAVAJO	0825422	55284	NAME TAG	23.71
					Total :	23.71
140715	10/22/2025	10017 BAY CITY ELECTRIC WORKS	W315683	55378	GENERATOR MAINT & REPAIRS	600.00
					Total :	600.00
140716	10/22/2025	10020 BEST BEST & KRIEGER LLP	LEGAL SEP 2025		LEGAL SVCS SEP 2025	104,393.37
					Total :	104,393.37
140717	10/22/2025	10024 BUSINESS PRINTING COMPANY INC	152275	55508	VEHICLE CITATION BOOKLETS	1,808.18
					Total :	1,808.18
140718	10/22/2025	10668 CALIFORNIA BUILDING STANDARDS	APR-JUN 2025 JUL-SEP 2025		APR-JUN 2025 SB1473 FEES JUL-SEP 2025 SB1473 FEES	230.40 887.40
					Total :	1,117.80
140719	10/22/2025	11402 CARROLL, JUDI	11012025-96		MEADOWBROOK HARDSHIP PROC	147.64
					Total :	147.64
140720	10/22/2025	10032 CINTAS CORPORATION 694	4244996060	55335	MISC SHOP RENTALS	75.09
					Total :	75.09

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Voucher List
CITY OF SANTEE

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Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140721	10/22/2025	12328 CINTAS CORP. #2	5290989702	55478	FIRST-AID KIT SERVICE	568.63
Total :						568.63
140722	10/22/2025	11409 CLAYTON, SYLVIA	11012025-340		MEADOWBROOK HARDSHIP PROC	154.50
Total :						154.50
140723	10/22/2025	15152 COAR DESIGN GROUP	23032	54666	NEW FIRE STATION CITY OPERATI	25,995.00
Total :						25,995.00
140724	10/22/2025	12153 CORODATA RECORDS	RS7112489	55479	RECORD STORAGE, RETRIEVAL &	1,124.37
Total :						1,124.37
140725	10/22/2025	10358 COUNTY OF SAN DIEGO	26CTOFSASN03	55441	800 MHZ NETWORK ACCESS	2,440.00
Total :						2,440.00
140726	10/22/2025	10486 COUNTY OF SAN DIEGO	202500874		COUNTY RECORDER'S OFFICE - R	346.00
Total :						346.00
140727	10/22/2025	10333 COX COMMUNICATIONS	052335901; OCT25		8950 COTTONWOOD AVE	198.12
Total :						198.12
140728	10/22/2025	13129 DAVID TURCH AND ASSOCIATES	10022025 100225	55415 55415	HIGHWAY 52 COALITION HIGHWAY 52 COALITION	5,000.00 5,000.00
Total :						10,000.00
140729	10/22/2025	12655 DELL MARKETING LP	10836041417 10836506958	55489 55480	MONTHLY WEBSITE HOSTING FEE ANNUAL SOFTWARE SUBSCRIPTIC	502.33 10,711.10
Total :						11,213.43
140730	10/22/2025	10433 DEPARTMENT OF CONSERVATION	APR-JUN 2025 JUL-SEP 2025		APRIL - JUNE 2025 SMIP FEES JULY - SEPTEMBER 2025 SMIP FEE	580.55 4,829.47
Total :						5,410.02
140731	10/22/2025	10197 DRAEGER SAFETY INC	5951970374	55446	SCBA TECH TRAINING	5,248.00
Total :						5,248.00
140732	10/22/2025	12593 ELLISON WILSON ADVOCACY, LLC	2025-10-06	55418	LEGISLATIVE ADVOCACY SERVICE	1,500.00

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Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140732	10/22/2025	12593 12593 ELLISON WILSON ADVOCACY, LLC	(Continued)		Total :	1,500.00
140733	10/22/2025	15168 FOSTER, MATTHEW	092425MF		TRAVEL EXPENSE	37.66
					Total :	37.66
140734	10/22/2025	12638 GEORGE HILLS COMPANY INC	INV1032865	55466	ADMIN-LIABILITY CLAIMS	1,541.67
					Total :	1,541.67
140735	10/22/2025	15689 GUIDEPOINT SECURITY LLC	INV118792	55490	SECURITY SUBSCRIPTION UPGRA	2,553.00
					Total :	2,553.00
140736	10/22/2025	11875 HALL, RONN	101625-RH		MILEAGE REIMBURSEMENT	154.00
					Total :	154.00
140737	10/22/2025	15503 HEALTH DIMENSIONS	19007	55457	WELLNESS FAIR	1,287.27
					Total :	1,287.27
140738	10/22/2025	12386 HORIZONS CONSTRUCTION COMPANY	127355.00D CIP2024-36 4R	55001	INTERIM FIRE STATION - LIVIN RETENTION- PROGRESS PAYMENT	83,541.85 -4,177.09
					Total :	79,364.76
140739	10/22/2025	15685 IMS INFRASTRUCTURE MGMT SVS	250930-40	55396	PROGRESS PAYMENT #4 CIP 2025-	4,500.00
					Total :	4,500.00
140740	10/22/2025	14956 JET ADVERTISING LLC	12903	55268	WEBSITE CONSULTANT SERVICES	975.00
					Total :	975.00
140741	10/22/2025	14229 JOBSITE SUPPLY CO	88101200	55294	CIP SUPPLIES	68.14
					Total :	68.14
140742	10/22/2025	10997 LAKESIDE FIRE PROTECTION	09/30/25		FY26 Q1 RECONCILIATION & DISTF	1,266,496.51
					Total :	1,266,496.51
140743	10/22/2025	10204 LIFE ASSIST INC	1641930	55324	EMS SUPPLIES	3,695.37
			1642387	55324	EMS SUPPLIES	465.75
			1642436	55324	EMS SUPPLIES	465.75
			1642530	55324	EMS SUPPLIES	121.10
			1642711	55324	EMS SUPPLIES	260.13

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Voucher List
CITY OF SANTEE

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140743	10/22/2025	10204 LIFE ASSIST INC	(Continued) 1642801 1643382	55324 55324	EMS SUPPLIES EMS SUPPLIES	981.39 2,725.19
Total :						8,714.68
140744	10/22/2025	13082 MACLEOD WATTS INC	101025Sante	54876	OPEB ACTUARIAL VALUATIONS SV	2,600.00
Total :						2,600.00
140745	10/22/2025	15345 MANGUSING, STUART	290471		EMPLOYEE REIMBURSEMENT - BC	200.00
Total :						200.00
140746	10/22/2025	10640 NEOGOV	INV-145658		SUBSCRIPTION	7,942.69
Total :						7,942.69
140747	10/22/2025	10308 O'REILLY AUTO PARTS	2968-314129	55364	VEHICLE SUPPLIES	99.91
Total :						99.91
140748	10/22/2025	10344 PADRE DAM MUNICIPAL WATER DIST	29700015; SEP25 90000366; SEP25 90000367; SEP25		CONSTRUCTION METER GROUP BILL GROUP BILL	271.20 67,106.93 56,295.71
Total :						123,673.84
140749	10/22/2025	11539 PALM ENGINEERING CONSTRUCTION	CIP2014-02, 1P CIP2014-02, 1R	55127	CUYAMACA STREET RIGHT TURN F RETENTION	77,750.00 -3,887.50
Total :						73,862.50
140750	10/22/2025	11442 PATTERSON, EDWARD	11012025-225		MEADOWBROOK HARDSHIP PROC	142.45
Total :						142.45
140751	10/22/2025	10932 PERRY ELECTRIC	1685-2 CIP2024-12 2R	55506	STREETLIGHT LED UPGRADE PRO RETENTION	305,000.00 -15,250.00
Total :						289,750.00
140752	10/22/2025	10095 RASA	5893	55434	MAP CHECK - PARCEL MAP 2020-0	1,400.00
Total :						1,400.00
140753	10/22/2025	15507 RICHARD ANTHONY ASSOCIATES	2025.09 Santee	55187	SB1383 CONSULTANT	5,778.75

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Voucher List
CITY OF SANTEE

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140753	10/22/2025	15507 15507 RICHARD ANTHONY ASSOCIATES	(Continued)			Total : 5,778.75
140754	10/22/2025	13666 RINGCENTRAL INC	CD_001246605		62758185006; OCT25	2,641.52
					Total :	2,641.52
140755	10/22/2025	10606 SD COUNTY SHERIFF'S DEPT	SHERIFF AUG 2025		LAW ENFORCEMENT AUGUST 2025	1,524,571.72
					Total :	1,524,571.72
140756	10/22/2025	13061 SAN DIEGO HUMANE SOCIETY &	OCT-25	55408	ANIMAL CONTROL SERVICES	39,881.00
					Total :	39,881.00
140757	10/22/2025	10837 SOUTHWEST TRAFFIC SIGNAL	84558	55437	STREETLIGHT MAINTENANCE - US	1,107.72
			84559	55437	STREETLIGHT MAINTENANCE - EX	107.01
			84560	55437	STREETLIGHT MAINTENANCE - EX	428.07
			84561	55437	STREETLIGHT MAINTENANCE - EX	579.02
			84562	55437	STREETLIGHT MAINTENANCE - EX	941.75
			84563	55437	STREETLIGHT MAINTENANCE - EX	1,256.29
			84564	55437	STREETLIGHT MAINTENANCE - KD	1,091.76
			84565	55437	STREETLIGHT MAINTENANCE - KD	2,940.98
			84566	55484	TRAFFIC SIGNAL - USA MARKOUTS	420.39
			84567	55484	TRAFFIC SIGNAL - PM INSPECTION	3,379.00
			84568	55484	TRAFFIC SIGNAL - SERVICE CALLS	4,251.26
					Total :	16,503.25
140758	10/22/2025	11910 SPECTRUM GAS PRODUCTS	0000882609	55391	OXYGEN CYLINDER RENTAL	168.35
			0000882610	55391	OXYGEN CYLINDER RENTAL	94.15
			665050	55391	OXYGEN CYLINDER RENTALS	41.00
			665079	55391	OXYGEN CYLINDER RENTALS	340.50
					Total :	644.00
140759	10/22/2025	14240 SPICER CONSULTING GROUP	2047	55161	ASSMNT ENG & CFD SVCS FY 24-2	2,818.83
					Total :	2,818.83
140760	10/22/2025	11403 ST JOHN, LYNNE	11012025-78		MEADOWBROOK HARDSHIP PROC	147.93
					Total :	147.93
140761	10/22/2025	10217 STAPLES ADVANTAGE	6043607448	55349	FY 25/26 OFFICE SUPPLIES - FINA	25.50

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Voucher List
CITY OF SANTEE

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140761	10/22/2025	10217 STAPLES ADVANTAGE	(Continued)		Total :	25.50
140762	10/22/2025	15776 TEAMCIVX LLC	4066	55513	FUNDING FEASIBILITY ASSESSMEI	5,250.00
					Total :	5,250.00
140763	10/22/2025	15696 THE FUN COMPANY	092025-CST		SEPT MOVIE IN THE PARK SCREEN	650.00
					Total :	650.00
140764	10/22/2025	10133 UNDERGROUND SERVICE ALERT	25-261148	55439	DIG ALERT - STATE FEES	59.83
			920250716	55439	DIG ALERT - MONTHLY TICKETS	178.00
					Total :	237.83
140765	10/22/2025	11305 VELOCITY TRUCK CENTERS	XA290239302:01	55309	VEHICLE REPAIR PART	1,139.45
					Total :	1,139.45
140766	10/22/2025	10475 VERIZON WIRELESS	6125686886		CELL PHONE SERVICE	513.66
					Total :	513.66

58 Vouchers for bank code : ubgen

Bank total : 3,640,139.33

58 Vouchers in this report

Total vouchers : 3,640,139.33

Prepared by:

Date:

Approved by:

Date:

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
93918	10/29/2025	10956 FRANCHISE TAX BOARD	PPE 10/22/25		CA STATE TAX WITHHELD	43,110.43
Total :						43,110.43
93926	10/29/2025	10955 DEPARTMENT OF THE TREASURY	PPE 10/22/25		FEDERAL WITHHOLDING TAX	124,326.04
Total :						124,326.04
2 Vouchers for bank code : ubgen						Bank total : 167,436.47
2 Vouchers in this report						Total vouchers : 167,436.47

Prepared by:

Date: 11-4-25

Approved by:

Date: 11-9-25

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Voucher List
CITY OF SANTEE

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Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140767	10/30/2025	14427 ALIVE INDUSTRIES	N2021-169		ENCROACHMENT PERMIT N2021-1	1,500.00
					Total :	1,500.00
140768	10/30/2025	10010 AIS TRUST ACCOUNT NEWPORT	3271872		BREWS & BITES EVENT INSURANC	2,533.00
					Total :	2,533.00
140769	10/30/2025	13321 ALPHA PROJECT FOR THE	0010224-IN	55105	ENCAMPMENT CLEANUPS	22,366.08
					Total :	22,366.08
140770	10/30/2025	15028 AMERICAN BUSINESS BANK	CIP2025-01 ESCROW 3		CITYWIDE PAVEMENT REPAIR AND	3,950.63
					Total :	3,950.63
140771	10/30/2025	11419 ANALYTICAL CHEMISTS INC	46623	55314	EQUIPMENT TESTING	189.00
					Total :	189.00
140772	10/30/2025	14363 ANGUS ASPHALT INC	N2021-202		ENCROACHMENT PERMIT N2021-2	3,000.00
					Total :	3,000.00
140773	10/30/2025	15827 ATLAS ENVIRONMENTAL SERVICES	N2022-028		ENCROACHMENT PERMIT N2022-0	1,500.00
					Total :	1,500.00
140774	10/30/2025	14501 BETAMAXX, LLC	26861	55522	BREWS AND BITES ENTERTAINMEI	4,000.00
					Total :	4,000.00
140775	10/30/2025	13292 BORDER RECAPPING LLC	25-0303852-008	55318	TIRES	297.66
					Total :	297.66
140776	10/30/2025	15813 BURTECH PIPELINE INC	17231 17235		REFUNDABLE DEPOSIT PERMIT N2 REFUNDABLE DEPOSIT PERMIT N2	4,637.84 3,218.52
					Total :	7,856.36
140777	10/30/2025	14773 CALIFORNIA BUILDING OFFICIALS	20031	55514	BUILDING TRAINING	2,125.00
					Total :	2,125.00
140778	10/30/2025	11144 CARBY, JOSH	102125		EMPLOYEE REIMBURSEMENT	1,524.43
					Total :	1,524.43

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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140779	10/30/2025	10031 CDW GOVERNMENT LLC	AG32E8V AG35N9S	55402	OKTA SUBSCRIPTION RENEWAL PRINTER PARTS Total :	3,850.00 418.27 4,268.27
140780	10/30/2025	15786 CHARLES KING CO	17191 18023		REFUNDABLE DEPOSIT PERMIT N2 REFUNDABLE DEPOSIT PERMIT N2 Total :	4,839.77 7,470.18 12,309.95
140781	10/30/2025	15829 CIK POWER DISTRIBUTORS LLC	N2023-102		ENCROACHMENT PERMIT N2023-1 Total :	2,500.00 2,500.00
140782	10/30/2025	10032 CINTAS CORPORATION 694	4245082034 4245816033	55335 55335	STATION SUPPLIES MISC SHOP RENTALS Total :	54.55 75.09 129.64
140783	10/30/2025	14996 COMMUNITY HEALTH GROUP (REFUND	ACID 14479 ACID 14743 ACID 20868 ACID 25493		REFUND - AMBULANCE BILLING REFUND - AMBULANCE BILLING REFUND - AMBULANCE BILLING REFUND - AMBULANCE BILLING Total :	927.00 927.00 1,089.97 1,196.58 4,140.55
140784	10/30/2025	10171 COUNTY OF SAN DIEGO AUDITOR &	06/2025 AGENCY REV 07/2025 AGENCY REV 07/2025 DMV REVENUE 07/2025 PHOENIX REV 08/2025 AGENCY REV 08/2025 DMV REVENUE 08/2025 PHOENIX REV 09/2025 AGENCY REV 09/2025 DMV REVENUE 09/2025 PHOENIX REV		06/2025 AGENCY PARK CITE REPT 07/2025 AGENCY PARK CITE REPT 07/2025 DMV PARK CITE REPT 07/2025 PHOENIX CITE REV REPT 08/2025 AGENCY PARK CITE REPT 08/2025 DMV PARK CITE REPT 08/2025 PHOENIX CITE REV REPT 09/2025 AGENCY PARK CITE REPT 09/2025 DMV PARK CITE REPT 09/2025 PHOENIX CITE REV REPT Total :	21.25 348.75 468.00 1,267.50 327.25 318.75 1,527.50 75.00 531.25 1,166.50 6,051.75
140785	10/30/2025	15413 COUNTYWIDE MECHANICAL SYSTEMS	76265 76268 76416 76830	55384 55384 55384 55384	PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS & RELATED M	802.27 16,402.65 8,994.82 445.60

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140785	10/30/2025	15413 COUNTYWIDE MECHANICAL SYSTEMS	(Continued)			
			76902	55384	PLUMBING REPAIRS & RELATED M	466.93
			76930	55384	PLUMBING REPAIRS & RELATED M	9,127.00
			76946	55384	PLUMBING REPAIRS & RELATED M	2,607.46
			77001	55384	PLUMBING REPAIRS & RELATED M	3,436.63
					Total :	42,283.36
140786	10/30/2025	10333 COX COMMUNICATIONS	19006		REFUNDABLE DEPOSIT PERMIT N2	2,594.68
					Total :	2,594.68
140787	10/30/2025	10333 COX COMMUNICATIONS	063453006; OCT25 064114701; OCT25		9534 VIA ZAPADOR 8115 ARLETTE ST	98.22 199.52
					Total :	297.74
140788	10/30/2025	15821 CREWBOSS	0353655-IN		EQUIPMENT REPAIR PART	272.72
					Total :	272.72
140789	10/30/2025	15791 CROWN CASTLE USA INC	19159		REFUNDABLE DEPOSIT PERMIT N2	2,245.23
					Total :	2,245.23
140790	10/30/2025	14581 CUSTOM TRUCK BODY & EQUIPMENT,	6377	55467	AUXILIARY FUEL TANK FOR PUMP	3,126.48
					Total :	3,126.48
140791	10/30/2025	15830 DIVERSA SERVICES INC	N2023-104		ENCROACHMENT PERMIT N2023-1	1,500.00
					Total :	1,500.00
140792	10/30/2025	11017 DIVISION OF THE STATE	AB1379 JUL-SEP 2025		AB1379 JUL-SEP 2025	205.20
					Total :	205.20
140793	10/30/2025	12970 DUDEK	202507562	55175	PROFESSIONAL SVS RELATED TO	40,155.00
					Total :	40,155.00
140794	10/30/2025	15651 EAGLE PAVING CO LLC	CIP2025-02 2P CIP2025-02 2R	55338	PROGRESS PAYMENT #1 - CITYWII RETENTION	42,428.90 -2,121.45
					Total :	40,307.45
140795	10/30/2025	15214 EMERGENCY VEHICLE SYSTEMS LLC	2614	55129	OUTFITTING NEW SQUAD UNIT	31,697.08

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140795	10/30/2025	15214	15214 EMERGENCY VEHICLE SYSTEMS LLC (Continued)		Total :	31,697.08
140796	10/30/2025	10009	FIRE ETC	201643	55356 EQUIPMENT SERVICE	532.19
					Total :	532.19
140797	10/30/2025	15833	FREATHY, SUSAN	1016147.003	REFUND OF PROCESSING FEE	7.56
					Total :	7.56
140798	10/30/2025	10457	HAZARD CONSTRUCTION ENGR LLC	CIP2025-01 3R CIP2025-013P	55451 RETENTION #3 CIP2025-01 CITYWIDE PAVEMENT REPAIR AND	-3,950.63 79,012.60
					Total :	75,061.97
140799	10/30/2025	11196	HD SUPPLY FACILITIES	9241792826	55358 STATION SUPPLIES	167.28
					Total :	167.28
140800	10/30/2025	15837	HOOFNAGLE, JANET	ACID 25650	REFUND - AMBULANCE BILLING	114.21
					Total :	114.21
140801	10/30/2025	15831	HP COMMUNICATIONS	N2023-105	ENCROACHMENT PERMIT N2023-1	5,000.00
					Total :	5,000.00
140802	10/30/2025	15703	JOHNSON, SUSAN	10072025-B2 AMJ-102125	RETIREE HEALTH INSURANCE RETIREE HEALTH INSURANCE	555.00 555.00
					Total :	1,110.00
140803	10/30/2025	15179	KAISER FOUNDATION HEALTH PLAN	ACID 17277 ACID 18892	REFUND - AMBULANCE BILLING REFUND - AMBULANCE BILLING	563.00 1,925.00
					Total :	2,488.00
140804	10/30/2025	15836	KURTZ, MATT	GRD2402	REFUNDABLE DEPOSIT PERMIT GI	3,812.69
					Total :	3,812.69
140805	10/30/2025	10997	LAKESIDE FIRE PROTECTION	09302025	25/26 Q1 SHARED AMBULANCE US	25,428.48
					Total :	25,428.48
140806	10/30/2025	15824	LANTERN LOGIC	HL-000773-2024	HOME OCCUPATION BUSINESS LIC	4.00
					Total :	4.00

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Voucher List
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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140807	10/30/2025	10174 LN CURTIS AND SONS	INV995932	55362	EQUIPMENT REPAIR PARTS	69.23
					Total :	69.23
140808	10/30/2025	10207 LOCKHART TRAINING	2602		INSTRUCTOR PAYMENT	513.50
					Total :	513.50
140809	10/30/2025	15779 MCCULLOUGH DESIGN DEVELOPMENT	GRD1390A		REFUNDABLE DEPOSIT PERMIT G-	943.07
					Total :	943.07
140810	10/30/2025	15838 MOYER, PATRICIA	ACID 25055		REFUND - AMBULANCE BILLING	100.00
					Total :	100.00
140811	10/30/2025	10083 MUNICIPAL EMERGENCY SERVICES L	IN2331315	55363	FIRE EQUIPMENT SUPPLIES	865.37
					Total :	865.37
140812	10/30/2025	10155 MUSCO SPORTS LIGHTING LLC	444690	55516	MUSCO LIGHTS	950.00
					Total :	950.00
140813	10/30/2025	13369 NATIONWIDE MEDICAL	IN49567	55325	MEDICAL SUPPLIES	718.76
					Total :	718.76
140814	10/30/2025	15740 NBS GOVERNMENT FINANCE GROUP	202510-3440	55461	SLEMSA FEE STUDY	4,287.50
					Total :	4,287.50
140815	10/30/2025	15814 NU-LINE TECHNOLOGIES	18127		REFUNDABLE DEPOSIT PERMIT N2	839.67
					Total :	839.67
140816	10/30/2025	10308 O'REILLY AUTO PARTS	2968-314648	55364	VEHICLE REPAIR PARTS	8.84
					Total :	8.84
140817	10/30/2025	10344 PADRE DAM MUNICIPAL WATER DIST	90000367; OCT25		GROUP BILL	49,935.99
					Total :	49,935.99
140818	10/30/2025	15822 PARRILLO, KYLE	11535		PERMIT#CUP-2025-0005 REFUND	1,080.51
					Total :	1,080.51
140819	10/30/2025	15826 POWERHOUSE GREEN CONSTRUCTION	N2021-176		ENCROACHMENT PERMIT N2021-1	1,500.00
					Total :	1,500.00

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Voucher List
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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140820	10/30/2025	12062 PURETEC INDUSTRIAL WATER	2347868	55528	DEIONIZED WATER SERVICE	25.05
			2347869	55528	DEIONIZED WATER SERVICE	49.72
			2347870	55528	DEIONIZED WATER SERVICE	16.70
			2349083	55528	DEIONIZED WATER SERVICE	158.40
					Total :	249.87
140821	10/30/2025	10095 RASA	5895	55434	MAP CHECK - PASEO TOWNHOME	1,400.00
					Total :	1,400.00
140822	10/30/2025	10311 ROADONE	A909913	55368	VEHICLE TOWING	384.00
					Total :	384.00
140823	10/30/2025	15839 ROGERS, MARK	ACID 29722		REFUND - AMBULANCE BILLING	1,633.00
					Total :	1,633.00
140824	10/30/2025	15840 ROTH, PATRICIA	ACID 28993		REFUND - AMBULANCE BILLING	130.00
					Total :	130.00
140825	10/30/2025	10407 SAN DIEGO GAS & ELECTRIC	34223805628; OCT25		ROW / MEDIANS (GAS)	288.75
			43940205509; OCT25		LMD	1,175.55
			79900685777; OCT25		BALLFIELDS; FACILITIES; PARKS	31,638.73
			85097421694; OCT25		CITY HALL GROUP BILL	13,608.49
					Total :	46,711.52
140826	10/30/2025	11594 SAN DIEGO METROPOLITAN TRANSIT	MTS2026		MTS RIGHT OF ENTRY PERMIT - 20	750.00
					Total :	750.00
140827	10/30/2025	10677 SANTEE CHAMBER OF COMMERCE	5290	55272	WINTER SANTEE MAGAZINE ADS	2,400.00
			N2022-055		ENCROACHMENT PERMIT N2022-0	500.00
					Total :	2,900.00
140828	10/30/2025	10424 SANTEE FIREFIGHTERS	FY24.25.002		WEARING APPAREL	89.00
			FY24/25.001		WEARING APPAREL	89.00
			FY24/25.003		WEARING APPAREL	89.00
			FY24/25.004		WEARING APPAREL	89.00
			FY24/25.005		WEARING APPAREL	129.00
			FY24/25.006		WEARING APPAREL	89.00
			FY24/25.007		WEARING APPAREL	89.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140828	10/30/2025	10424 SANTEE FIREFIGHTERS	(Continued) FY24/25.008 FY24/25.009 FY24/25.010 FY24/25.011 FY24/25.012 FY24/25.013 PPE4/23 CORR		WEARING APPAREL WEARING APPAREL WEARING APPAREL WEARING APPAREL WEARING APPAREL WEARING APPAREL PPE 4/23/25 REISSUE	89.00 89.00 89.00 89.00 129.00 129.00 4,920.68 Total : 6,197.68
140829	10/30/2025	10110 SECTRAN SECURITY INC	25100632	55348	FY 25/26 ARMORED CAR TRANSPC	185.00 Total : 185.00
140830	10/30/2025	13206 SHARP BUSINESS SYSTEMS DIVISIO	9005523630		COPY CHARGES	3,729.80 Total : 3,729.80
140831	10/30/2025	13206 SHARP ELECTRONICS CORPORATION	14942686	55442	STATION 20 COPIER	625.00 Total : 625.00
140832	10/30/2025	12223 SITEONE LANDSCAPE SUPPLY LLC	158484327-001	55389	IRRIGATION PARTS	201.52 Total : 201.52
140833	10/30/2025	15828 SMOG N TAGS	N2022-098		ENCROACHMENT PERMIT N2022-0	1,500.00 Total : 1,500.00
140834	10/30/2025	13162 SOCAL PPE	SC13369 SC15604	55411 55411	TURNOUT MAINTENANCE TURNOUT MAINTENANCE	72.50 157.75 Total : 230.25
140835	10/30/2025	10217 STAPLES ADVANTAGE	6044753372 6044893801	55350 55412	OFFICE SUPPLIES - P&B, E OFFICE SUPPLIES	117.58 98.49 Total : 216.07
140836	10/30/2025	15815 TAYLOR MADE POOLS	20005		REFUNDABLE DEPOSIT PERMIT N2	1,500.00 Total : 1,500.00
140837	10/30/2025	15825 TEAM ROOTER INC	N2021-050		ENCROACHMENT PERMIT N2021-0	2,000.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140837	10/30/2025	15825 15825 TEAM ROOTER INC	(Continued)			Total : 2,000.00
140838	10/30/2025	15812 TOPIARY TREASURES	HL-001414-2025		HOME OCCUPATION BUSINESS LIC	4.00
					Total :	4.00
140839	10/30/2025	14354 TRILOGY MEDWASTE WEST, LLC	1825107	55394	BIOMEDICAL WASTE DISPOSAL	190.38
			1825108	55394	BIOMEDICAL WASTE DISPOSAL	276.38
					Total :	466.76
140840	10/30/2025	12480 UNITED SITE SERVICES	114-14136983	55423	PORTAPOT SERVICE	352.58
			114-14137023	55423	SEPTIC MONTHLY CLEANING	180.00
			INV-5657560	55423	PORTAPOT SERVICE	135.54
					Total :	668.12
140841	10/30/2025	15453 UPCODES INC	216655	55533	BUILDING SUBSCRIPTION	1,416.00
					Total :	1,416.00
140842	10/30/2025	10475 VERIZON WIRELESS	20065		REFUNDABLE DEPOSIT PERMIT N2	3,152.26
					Total :	3,152.26
140843	10/30/2025	10475 VERIZON WIRELESS	6125686887		WIFI SERVICE	1,220.31
					Total :	1,220.31
140844	10/30/2025	10068 GRAINGER	9646355165	55494	COLD PATCH	6,110.04
					Total :	6,110.04
140845	10/30/2025	10136 WEST COAST ARBORISTS INC	234002	55395	URBAN FORESTRY MANAGEMENT	3,800.00
			234003	55395	URBAN FORESTRY MANAGEMENT	570.00
					Total :	4,370.00
140846	10/30/2025	15832 WEST COAST TURF	INV203701	55539	SOD - SHADOW HILL PARK	1,993.38
					Total :	1,993.38
140847	10/30/2025	11151 WESTNET INC	29549	55124	INTERIM STATION 20 ALERTING	6,189.19
					Total :	6,189.19
140848	10/30/2025	14687 WEX BANK	107951280		FLEET CARD FUELING	21,716.81

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Voucher List
CITY OF SANTEE

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140848	10/30/2025	14687 14687 WEX BANK	(Continued)			Total : 21,716.81
140849	10/30/2025	12030 WHITE, PAM	10092025PW		TRAVEL EXPENSES	405.64
						Total : 405.64
83	Vouchers for bank code : ubgen					Bank total : 538,722.30
83	Vouchers in this report					Total vouchers : 538,722.30

Prepared by:

Date:

Approved by:

Date:

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Payroll Processing Report
CITY OF SANTEE
10/9/2025 to 10/22/2025-3 Cycle b

EARNINGS SECTION					DEDUCTIONS SECTION				LEAVE SECTION				
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
Grand Totals					Employees: 212								
adtk	81.00		5,997.68		bnvl		108.57		a-fire	601.26	636.62		
atkn	636.62		30,367.40		catax	722,102.27	43,110.43		afir40	6.46			
btkn	48.00		2,414.28		chdsp1		260.30		c-fire		148.38	79.13	
caco	128.25				chdsp2		449.53		c-misc		106.75	115.25	
cacs	2.00				chdsp5		641.53		gen	245.78	132.75		
coun			3,662.24		ct1cs1	43,526.03	435.24	-435.24	m-fhol		88.50		
ctkn	255.13		8,869.86		emppdt		118.09		mdadm		41.00		
detd	48.00		2,144.03		fedtax	722,102.27	100,535.49		s-bc's	7.38			
flsa			6,545.52		ftb1		241.25		s-fchf	7.38			
htkn	88.50		6,242.78		icma	256,973.78	29,919.59		s-fire	332.10	24.00		
lwop	5.00				icmaln	6,992.79	5,202.62		s-misc	343.18	247.25		
mayr			1,543.00		medtax	813,809.66	11,990.08	11,800.47	s-pth		7.00		
otst	5.25		280.91		mt1cs1	106,527.17	1,065.27	-1,065.27	sfir40	3.69			
otth	1,928.75		120,870.78		mt2cs1	28,340.17	283.40	-283.40	sradmi		40.00		
precep	96.00		454.52		pars	22,822.19	855.86	855.86	v-exec	37.87	14.50		
pth	1,690.25		47,572.61		per625	244,828.24	18,974.20	19,488.40	v-mgmt	152.73	48.00		
r	11,281.25		543,705.80		pers	221,275.32	18,781.84	50,229.52					
reto			370.09		pert2m	24,955.55	1,746.89	2,979.70					
retr			796.95		pert2s	17,447.34	1,570.26	4,365.33					
rfls			21.33		pert3s	146,692.32	21,270.40	21,945.21					
stdb			600.00		rhsa2%	224,549.08		4,491.02					
stkn	271.25		13,676.33		rhsabc	36,471.65	729.43						
stknpt	7.00		127.79		roth	151,199.72	14,866.75						
stot	112.00		7,563.20		sb-1		99.51						
ststkn	24.00		1,224.47		sb-3		70.38						
unif			741.00		sffa		3,760.96						
unifp			1,053.00		sffapc		1,015.22						
vtkn	195.25		10,290.47		st1cs3	67,837.50	2,035.13	-2,035.13					
wcnt	240.00		9,863.09		st2cs3	17,447.34	523.42	-523.42					
					vision	17,708.17							
Grand Totals	17,177.50		829,621.25				280,661.64	111,813.05		Gross: 829,621.25 Net: 548,959.61			

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<< No Errors / 13 Warnings >>

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Voucher List
CITY OF SANTEE

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140850	10/30/2025	10844 FRANCHISE TAX BOARD	PPE 10/22/25		WITHHOLDING ORDER	241.25
Total :						241.25
140851	10/30/2025	10424 SANTEE FIREFIGHTERS	PPE 10/22/25		DUES/PEC/BENEVOLENT/BC EXP	4,884.75
Total :						4,884.75
140852	10/30/2025	10776 STATE OF CALIFORNIA	PPE 10/22/25		WITHHOLDING ORDER	449.53
Total :						449.53
140853	10/30/2025	10776 STATE OF CALIFORNIA	PPE 10/22/25		WITHHOLDING ORDER	260.30
Total :						260.30
140854	10/30/2025	10001 US BANK	PPE 10/22/25		PARS RETIREMENT	1,711.72
Total :						1,711.72
140855	10/30/2025	14600 WASHINGTON STATE SUPPORT	PPE 10/22/25		WITHHOLDING ORDER	641.53
Total :						641.53

6 Vouchers for bank code : ubgen

Bank total : 8,189.08

6 Vouchers in this report

Total vouchers : 8,189.08

Prepared by:

Date:

Approved by:

Date:

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Voucher List
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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
6005817	10/31/2025	14705 RHS MISSIONSQUARE	PPE 10/22/25		RETIREE HSA	5,220.45
					Total :	5,220.45
6201576	10/31/2025	14704 457 MISSIONSQUARE	PPE 10/22/25		ICMA-457	49,988.96
					Total :	49,988.96
2 Vouchers for bank code : ubgen						Bank total : 55,209.41
2 Vouchers in this report						Total vouchers : 55,209.41

Prepared by:

Date:

Approved by:

Date:

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Payroll Processing Report
CITY OF SANTEE
11/1/2025 to 11/30/2025-1 Cycle m

EARNINGS SECTION					DEDUCTIONS SECTION				LEAVE SECTION				
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
Grand Totals					Employees: 30								
reth			5,460.00		catax	5,460.00	46.00						
					fedtax	5,460.00	211.00						
Grand Totals	0.00		5,460.00				257.00	0.00					
										Gross: 5,460.00 Net: 5,203.00			

<< No Errors / No Warnings >>

EB
10/30/25

PPE 11/30/25
Paydate 11/3/25

vchlist
11/04/2025 3:14:44PM

Voucher List
CITY OF SANTEE

Page 35

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
10254	11/11/2025	10353 PERS	10 25 4		RETIREMENT PAYMENT	161,639.64

Total : 161,639.64

1 Vouchers for bank code : ubgen

Bank total : 161,639.64

1 Vouchers in this report

Total vouchers : 161,639.64

Prepared by: _____

Date: _____

Approved by: _____

Date: _____

MEETING DATE

November 12, 2025

ITEM TITLE APPROVAL OF THE EXPENDITURE OF \$113,781.02 FOR OCTOBER 2025 LEGAL SERVICES

DIRECTOR/DEPARTMENT

Heather Jennings, Finance *HJ*

SUMMARY

Legal services invoices proposed for payment for the month of October 2025 total \$113,781.02 as follows:

1) General Retainer Services	\$ 18,493.45
2) Labor & Employment	10,102.20
3) Litigation & Claims	9,688.80
4) Special Projects - General Fund	64,064.57
5) Special Projects – Other Funds	2,294.60
6) Third-Party Reimbursable Projects	<u>9,137.40</u>
Total	<u>\$ 113,781.02</u>

FINANCIAL STATEMENT

Account Description: Legal Services

General Fund:	AMOUNT	BALANCE
Adopted Budget	\$ 923,170.00	
Revised Budget	923,170.00	
Prior Expenditures	(279,323.57)	
Current Request	(103,999.02)	\$ 539,847.41
Other Funds (excluding third-party reimbursable items):		
Adopted Budget	\$ 35,000.00	
Revised Budget	35,000.00	
Prior Expenditures	(8,314.45)	
Current Request	(2,294.60)	\$ 24,390.95

CITY ATTORNEY REVIEW ☒ N/A ☐ Completed

RECOMMENDATION *WK*

Approve the expenditure of \$113,781.02 for October 2025 legal services and reimbursable costs.

ATTACHMENTS

1. Legal Services Billing Summary October 2025
2. Legal Services Billing Recap FY 2025-26



**LEGAL SERVICES BILLING SUMMARY
OCTOBER 2025**

Attachment 1

DESCRIPTION	CURRENT AMOUNT	INVOICE NUMBER	NOTES
Retainer	\$ 18,493.45	1043900	
1001.00.1201.51020	18,493.45		
Labor & Employment:			
Labor & Employment	10,102.20	1043901	
1001.00.1201.51020	10,102.20		
Litigation & Claims:			
Litigation & Claims	5,338.00	1043902	
Keith Receivership	3,456.80	1043918	
Collinwood Drive Receivership	89.40	1043916	
Hope for the Homeless Lakeside Inc.	804.60	1043915	
1001.00.1201.51020	9,688.80		
Special Projects (General Fund):			
Community Oriented Policing	18,040.57	1043903	
Theater Parcel	149.00	1043919	
Annual Municipal Code Update	11,741.20	1043908	
CEQA Special Advice	1,579.40	1043923	
General Elections	298.00	1043905	
Parcel 4 Hotel	417.20	1043906	
Advanced Records Center Services for PRA	21,510.20	1043909	
Cannabis	923.80	1043910	
General Telecommunications Work	89.40	1043911	
Special Training	2,413.80	1043912	
Surplus Land Act/Real Property Special Advice	3,475.00	1043914	
Housing and Planning Legal Support	3,427.00	1043907	
1001.00.1201.51020	64,064.57		
Mobile Home Rent Control Commission	417.20	1043904	2901.04.4106.51020
SLEMSA JPA	447.00	1043913	5505.00.1901.51020
Financial System Upgrade Contract	1,430.40	1043917	*cip72451.20.05
	2,294.60		
Third-Party Reimbursable:			
MSCP Subarea Plan	1,099.80	1043920	spp1704a.10.05
HomeFed Project	4,145.40	1043921	tm22001a.10.05
HomeFed Litigation 4	915.90	1043930	tm22001a.10.05
Redevelopment of Carlton Oaks Golf Course	661.50	1043925	tm19001a.10.05
Palisade Warehouse	441.00	1043927	dr23002a.10.05
Summit Townhomes	1,543.50	1043928	tm23003a.10.05
City Ventures Cottonwood and Park	330.30	1043929	grd2504.20.05
	9,137.40		
Total	\$ 113,781.02		

**LEGAL SERVICES BILLING RECAP
FY 2025-26**

Attachment 2

Category	Adopted Budget	Revised Budget	Previously Spent Year to Date	Available Balance	Current Request Mo./Yr.	Amount
General Fund:						
General / Retainer	\$ 223,170.00	\$ 223,170.00	\$ 55,311.70	\$ 167,858.30	Oct-25	\$ 18,493.45
Labor & Employment	70,000.00	70,000.00	20,234.20	49,765.80	Oct-25	10,102.20
Litigation & Claims	200,000.00	200,000.00	17,430.36	182,569.64	Oct-25	9,688.80
Special Projects	430,000.00	430,000.00	186,347.31	243,652.69	Oct-25	64,064.57
Total	\$ 923,170.00	\$ 923,170.00	\$ 279,323.57	\$ 643,846.43		\$ 102,349.02
Other City Funds:						
MHFP Commission	\$ 10,000.00	\$ 10,000.00	\$ 3,278.25	\$ 6,721.75	Oct-25	\$ 417.20
SLEMSA JPA	5,000.00	5,000.00	208.60	4,791.40	Oct-25	447.00
Financial System Upgrade	20,000.00	20,000.00	208.60	19,791.40	Oct-25	1,430.40
SD River Fire Mitigation	-	-	4,619.00	(4,619.00)	Oct-25	-
Total	\$ 35,000.00	\$ 35,000.00	\$ 8,314.45	\$ 26,685.55		\$ 2,294.60
Third-Party Reimbursable:						
Total			\$ 60,820.35			\$ 9,137.40

Total Previously Spent to Date FY 2025-26		Total Proposed for Payment	
General Fund	\$ 279,323.57	General Fund	\$ 102,349.02
Other City Funds	8,314.45	Other City Funds	2,294.60
Applicant Deposits or Grants	60,820.35	Applicant Deposits or Grants	9,137.40
Total	\$ 348,458.37	Total	\$ 113,781.02

MEETING DATE November 12, 2025**ITEM TITLE** RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH KOA HILLS CONSULTING, LLC IN AN AMOUNT NOT-TO-EXCEED \$106,000, TO SUPPORT THE PROCUREMENT OF AN ENTERPRISE RESOURCE PLANNING (ERP) SYSTEM.**DIRECTOR/DEPARTMENT** Heather Jennings, Finance **SUMMARY**

The City of Santee's current financial and human resources software, Tyler Technologies Eden, is sunsetting in March 2027. As a result, the City must identify, procure and implement a new financial and human resource software system, referred to as an Enterprise Resource Planning (ERP) program. The City is focused on using a Sourcewell contract, a ready-to use, competitively solicited cooperative purchasing contract, to enter into an agreement with Tyler Enterprise ERP (formally Tyler Munis). This ERP system is widely used in municipal governments and is integrated with Tyler Energov, our integrated land management and permitting system, and Tyler Cashiering, our payment processing system. To ensure the initiation of a new financial and human resource software system is successful, city staff are requesting specialized consultant services to evaluate business processes, document system requirements, and guide the procurement of the replacement system.

As a result, on August 11, 2025, Finance staff issued Request for Proposals FY25/26 RFP-40042 seeking Consultant Services for the Procurement of an ERP Program (RFP). The RFP was publicly advertised through the City's website. The solicitation invited proposals from qualified consulting firms with expertise in ERP systems, specifically Tyler Enterprise ERP and successfully aligning client needs and capabilities with the appropriate provider. Expected services of this consultant include:

- Business process mapping and workflow documentation;
- Needs assessment and system requirements development;
- Creation of a thorough and accurate scope of work and requisite system specifications;
- Evaluation of ERP vendor proposals;
- Facilitation of detailed software demonstrations; and
- Support during contract negotiations.

Thirteen (13) proposals were received by the September 8, 2025 deadline. An evaluation committee composed of representatives from the Finance, Information Technology, City Manager, and Human Resources Departments reviewed and scored all submittals based on the RFP criteria, which included proposal completeness, staff qualifications, project approach, and cost-effectiveness.

Four firms were invited to participate in formal interviews held on October 15, 2025. After a detailed assessment of qualifications, methodology, and interview performance, Koa Hills Consulting, LLC was determined to be the most qualified on the basis of demonstrated competence and the professional qualifications necessary for the services required at fair and reasonable prices to the City, as required by Santee Municipal Code § 3.24.160.



FINANCIAL STATEMENT

Funding of the contract in the amount of \$106,000 is available in the FY 2026-30 adopted Capital Improvement Program (CIP) budget in CIP 2024-51, Financial Management System Upgrade.

CITY ATTORNEY REVIEW ☐ N/A • ☒ Completed

RECOMMENDATION *wk*

Adopt the resolution:

- 1) Awarding the professional services agreement to Koa Hills Consulting, LLC for a total amount of \$106,000; and
- 2) Authorizing the City Manager to execute all necessary contract documents on behalf of the City

ATTACHMENT

Resolution

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH KOA HILLS
CONSULTING, LLC IN AN AMOUNT NOT TO EXCEED \$106,000 TO SUPPORT THE
PROCUREMENT OF AN ENTERPRISE RESOURCE PLANNING SYSTEM**

WHEREAS, the City of Santee issued RFP No. 40042 on August 11, 2025, soliciting proposals from qualified consulting firms to assist in the procurement of an Enterprise Resource Planning (ERP) program; and

WHEREAS, the City received thirteen (13) proposals and conducted formal interviews with four firms on October 15, 2025; and

WHEREAS, following evaluation, the City determined Koa Hills Consulting, LLC to be the most qualified firm based on demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required and at fair and reasonable prices to the City, as required by Santee Municipal Code § 3.24.160 governing the procurement of professional services; and

WHEREAS, the Consultant has agreed to perform the scope of work described therein for a not-to-exceed amount of \$106,000; and

WHEREAS, sufficient funds are available in the adopted FY 2026-2030 Capital Improvement Project (CIP) budget, CIP 2024-51, Financial Management System Upgrade

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

Section 1: The City Council hereby awards the contract for Consultant Services for the Procurement of an ERP Program to Koa Hills Consulting, LLC in an amount not-to-exceed \$106,000.

Section 2: The City Council authorizes the City Manager to execute the Professional Services Agreement with Koa Hills Consulting, LLC.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 12th day of November, 2025 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RESOLUTION NO.

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

MEETING DATE November 12, 2025

ITEM TITLE RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE COUNTY OF SAN DIEGO FOR THE NEIGHBORHOOD REINVESTMENT PROGRAM FOR FY 2025-26 TO ENHANCE EXISTING ARTS AND CULTURE AND COMMUNITY SPECIAL EVENTS TO INCLUDE ADDITIONAL ELEMENTS FOR THE 250TH ANNIVERSARY OF THE DECLARATION OF INDEPENDENCE (SEMIQUINCENTENNIAL) IN SANTEE, COMMITTING TO PROVIDE MATCHING FUNDS, AND APPROVING THE PARTNERSHIP BETWEEN THE CITY OF SANTEE AND COUNTY OF SAN DIEGO

DIRECTOR/DEPARTMENT Nicolas Chavez, Community Services**SUMMARY**

The County of San Diego's Neighborhood Reinvestment Program provides grant funds to public agencies and nonprofit organizations for one-time community, social, environmental, educational, cultural or recreational needs. City staff intend to apply for this grant program to support existing Arts, Culture and community special events which will also include additional emphasis and awareness of the semiquincentennial (the 250th anniversary of the Declaration of Independence). Identified city matching funding includes \$5,000 arts and culture funding from the approved city budget and \$40,000 from the Waste Management Franchise Fee Special Events Sponsorship that is committed to supporting the Santee Salutes 4th of July firework show for FY 2025-2026. The grant request amount is \$45,000.

Therefore, the grant funding would supplement, not replace these existing allocations and would allow the City to expand or enhance Arts and Culture and community special events programming.

In 2026, America will commemorate 250 years since the signing of the Declaration of Independence and the development of a new country dedicated to "life, liberty, and the pursuit of happiness". To honor this milestone, the Santee Community Services Department, in coordination with the Marketing and Communications Division, will promote a variety of Americana-related activities throughout already existing programs and special events in 2026. These may include but not limited to educational outreach, online resources, public art installations, and exhibits. Once specific activities are identified, community members will be invited to participate in implementing and celebrating this historic occasion.

FINANCIAL STATEMENT

Existing City funding of \$5,000 for Arts and Culture activities and \$40,000 from the Waste Management Franchise Fee Special Events Sponsorship (dedicated to the Santee Salutes July 4th fireworks) are already committed in the FY 2025-26 City Council and Community Services Operating Budgets. The grant request would provide an additional \$45,000 to expand or enhance the City's arts, culture and events initiatives, in addition to the 250th anniversary celebration.

CITY ATTORNEY REVIEW ☐ N/A • ☒ Completed

RECOMMENDATION WK

Approve the resolution authorizing City staff to apply for the Neighborhood Reinvestment Program grant and authorizing the City Manager to execute all documents related to the Neighborhood Reinvestment Program grant for FY 2025-26.

ATTACHMENT

Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE COUNTY OF
SAN DIEGO FOR THE NEIGHBORHOOD REINVESTMENT PROGRAM FOR FY
2025-26 TO ENHANCE ARTS, CULTURE AND COMMUNITY SPECIAL EVENTS IN
SANTEE, COMMITTING TO PROVIDE MATCHING FUNDS, AND APPROVING THE
PARTNERSHIP BETWEEN THE CITY OF SANTEE AND
COUNTY OF SAN DIEGO**

WHEREAS, the County of San Diego's Neighborhood Reinvestment Program provides grant funds to public agencies and nonprofit organizations for one-time community, social, environmental, educational, cultural, or recreational needs; and

WHEREAS, the City of Santee seeks to enhance its arts, culture, and community special events programming in Fiscal Year 2025-26, with added elements to celebrate the 250th anniversary of the signing of the Declaration of Independence (Semiquincentennial); and

WHEREAS City staff intend to apply for Neighborhood Reinvestment Program grant funding in the amount of \$45,000, which would supplement existing City allocations dedicated to arts, culture, and community special events; and

WHEREAS, existing City matching funds include \$5,000 from the approved FY 2025-26 budget for arts and culture initiatives, and \$40,000 from the Waste Management Franchise Fee Special Events Sponsorship that is committed to supporting the Santee Salutes 4th of July fireworks show for FY 2025-26; and

WHEREAS, the City desires to authorize the City Manager to apply for the grant, accept the grant, appropriate funding in this fiscal year's budget FY 2025-26, and partner and support the enhancement of art, culture and community special events in Santee; and

WHEREAS, the proposed grant funding would enable the City to expand and enhance community programming and Semiquincentennial activities such as educational outreach, online resources, public art installations, and exhibits; and

WHEREAS, the Santee Community Services Department, in coordination with the Marketing and Communications Division, will engage community members in celebrating and implementing activities commemorating this historic milestone.

WHEREAS, the approval of the submittal of the grant application and authorization to accept and appropriate the grant funds and City matching funds will not result in a direct or indirect impact on the environment, is an administrative activity of government, and is therefore not a "project" under CEQA pursuant to State CEQA Guidelines § 15378;

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

RESOLUTION NO. _____

SECTION 1. The City Council hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. The City Council hereby authorizes the City Manager to apply for the grant, accept the grant, appropriate funding in this fiscal year's budget FY 2025-26, and support the enhancement of arts, culture and events in Santee.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

ADOPTED by the City Council of Santee, California, at a Regular Meeting held this 12th day of November 2025, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

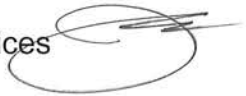
JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

MEETING DATE November 12, 2025

ITEM TITLE ACCEPTANCE OF THE MONETARY DONATION OF \$25,000.00
FROM NFL FLAG FOOTBALL SAN DIEGO

DIRECTOR/DEPARTMENT Nicolas Chavez, Community Services 

SUMMARY

The City of Santee received a donation from NFL Flag Football San Diego to support People Parks & Programs.

NFL Flag Football San Diego is the premier co-ed youth flag football league on the West Coast for boys and girls Pre-K through 10th grade. Launched in 2013, NFL Flag Football San Diego is supported by many past and present NFL athletes and is an official program of NFL Play 60, a movement to promote activity and good health to our youth.

City policy regarding donations states all gifts to departments must be officially accepted by the City Council inasmuch as their acceptance may involve an expenditure of funds for procurement, installation, use and/or maintenance. City staff is recommending the Council accept the monetary donation of \$25,000.00 from NFL Flag Football San Diego for use by the Community Services Department to support park maintenance, youth and senior programs, and scholarships for families facing financial hardships, helping ensure all children have the opportunity to participate in recreational activities regardless of their economic situation.

FINANCIAL STATEMENT

This donation will provide funding in support of park maintenance, youth and senior programs, and scholarships for families facing financial hardships.

CITY ATTORNEY REVIEW ☐ N/A • ☒ Completed

RECOMMENDATION

Accept the donation of \$25,000.00 from NFL Flag Football San Diego to support park maintenance, youth and senior programs, and scholarships for families facing financial hardships.

ATTACHMENT

NFL Flag Football San Diego Letter



To Whom It May Concern,

On behalf of NFL Flag Football San Diego, we are pleased to announce a donation of **\$25,000** to the **City of Santee Parks & Recreation Department**.

Our hope is that these funds will be allocated toward the following important initiatives:

- **Park maintenance**, including the upkeep of grass and turf fields
- **Youth and senior programs** that enrich the lives of our community members
- **Scholarships** for families facing financial hardships, helping ensure that all children have the opportunity to participate in recreational activities regardless of their economic situation

We are incredibly grateful to the City of Santee for its continued support of our players, families, and the sport of flag football. Your partnership has played a key role in helping our community thrive.

We look forward to continuing this relationship and making many more contributions in the years to come.

Sincerely,

Christopher Williams

On behalf of **NFL Flag Football San Diego**

MEETING DATE

November 12, 2025

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ACCEPTING THE CITYWIDE PAVEMENT REPAIR AND REHABILITATION PROGRAM 2025 (CIP 2025-01) 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

DIRECTOR/DEPARTMENT

Carl Schmitz, Engineering



SUMMARY

This item requests that the City Council accept the Citywide Pavement Repair and Rehabilitation Program 2025 (CIP 2025-01) Project ("Project") as complete.

During the June 11, 2025 City Council meeting, the City Council awarded the construction contract for the Citywide Pavement Repair and Rehabilitation Program 2025 (CIP 2025-01) Project for a total contract amount of \$2,017,437.90 to Hazard Construction Engr. LLC, and authorized the Director of Engineering/City Engineer to approve contract change orders in a total amount not to exceed \$504,359.00 for unforeseen items and additional work.

A Notice to Proceed was issued on July 28, 2025 and the work was completed on October 6, 2025. Eight change orders were approved in the cumulative amount of \$74,932.10 for additional work that included the extension of Mission Gorge Road resurfacing to Carribean Way. The total contract for the project was \$2,092,370.00. A total of 12 streets were resurfaced with this project.

A total of \$3,049.50 was reimbursed by Padre Dam Municipal Water District (PDMWD) and a total of \$598.50 was reimbursed by San Diego Gas & Electric (SDG&E) for asphalt work performed at their request and on their behalf related to the project. Coordination with utility companies during construction expedites and maintains the project schedule.

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

ENVIRONMENTAL REVIEW

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

FINANCIAL STATEMENT *JK*

Funding for this project is provided by General Fund, Transnet and Road Maintenance and Rehabilitation Account (RMRA) funds which is included in the adopted FY 2024-28 Capital Improvement Program as part of the Pavement Repair and Rehabilitation Citywide project.

Design & Bidding	\$ 38,570.29
Original Construction Contract	2,017,437.90
Padre Dam Municipal Water District Reimbursement	(3,049.50)
San Diego Gas & Electric Reimbursement	(598.50)
Construction Change Orders	74,932.10
Construction Engineering/Management	51,243.50
Estimated Project Closeout	<u>1,000.00</u>
Total Project Cost	<u>\$2,179,535.79</u>

CITY ATTORNEY REVIEW

☐ N/A

☒ Completed

RECOMMENDATION *WK*

Adopt the attached Resolution accepting Citywide Pavement Repair and Rehabilitation Program 2025 (CIP 2025-01) Project as complete and finding the action is not subject to the California Environmental Quality Act ("CEQA") per state CEQA Guidelines Section 15378.

ATTACHMENT

Resolution
Project Map

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
ACCEPTING THE CITYWIDE PAVEMENT REPAIR AND REHABILITATION
PROGRAM 2025 (CIP 2025-01) 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**

WHEREAS, the City Council awarded the construction contract for the Citywide Pavement Repair and Rehabilitation Program 2025 (CIP 2025-01) Project ("Project") to Hazard Construction Engr. LLC on June 11, 2025 for \$2,017,437.90; and

WHEREAS, the City Council also authorized the Director of Engineering/City Engineer to approve construction change orders in a total amount not to exceed \$504,359.00; and

WHEREAS, eight change orders in the cumulative amount of \$74,932.10 were approved for additional work; and

WHEREAS, an expense of \$38,570.29 in design & bidding costs, \$51,243.50 in construction engineering/management costs were incurred in connection with this project while the City estimates a final expense of \$1,000.00 to closeout this project; and

WHEREAS, \$3,049.50 of the project was reimbursed by Padre Dam Municipal Water District and \$598.50 of the project was reimbursed by San Diego Gas & Electric for asphalt patching that was performed on their behalf related to their facilities; and

WHEREAS, the Project was completed for a total construction contract amount of \$2,092,370.00 on October 6, 2025, \$86,165.79 was expended in other related costs for a total project amount of \$2,179,535.79; and

WHEREAS, Hazard Construction Engr. LLC has completed the project in accordance with the contract plans and specifications; and

WHEREAS, per California Environmental Quality Act ("CEQA") Guidelines Section 15378, this action is not a project under CEQA because it involves an administrative activity of government without the potential of a significant impact on the environment; and

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

WHEREAS, acceptance of the Project as complete will not result in a direct or indirect impact on the environment, is an administrative activity of government, and is therefore not a "project" under CEQA pursuant to State CEQA Guidelines Section 15378.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that the work for the construction of the Citywide Pavement Repair and Rehabilitation Program 2025 (CIP 2025-01) Project is accepted as complete on this date and the City Clerk is directed to record a Notice of Completion.

SECTION 1: The work for the construction of the Citywide Pavement Repair and Rehabilitation Program 2025 (CIP 2025-01) Project is accepted as complete on this date.

RESOLUTION NO. _____

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

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

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

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 12th day of November 2025, by the following roll call vote to wit:

AYES:

NOES:

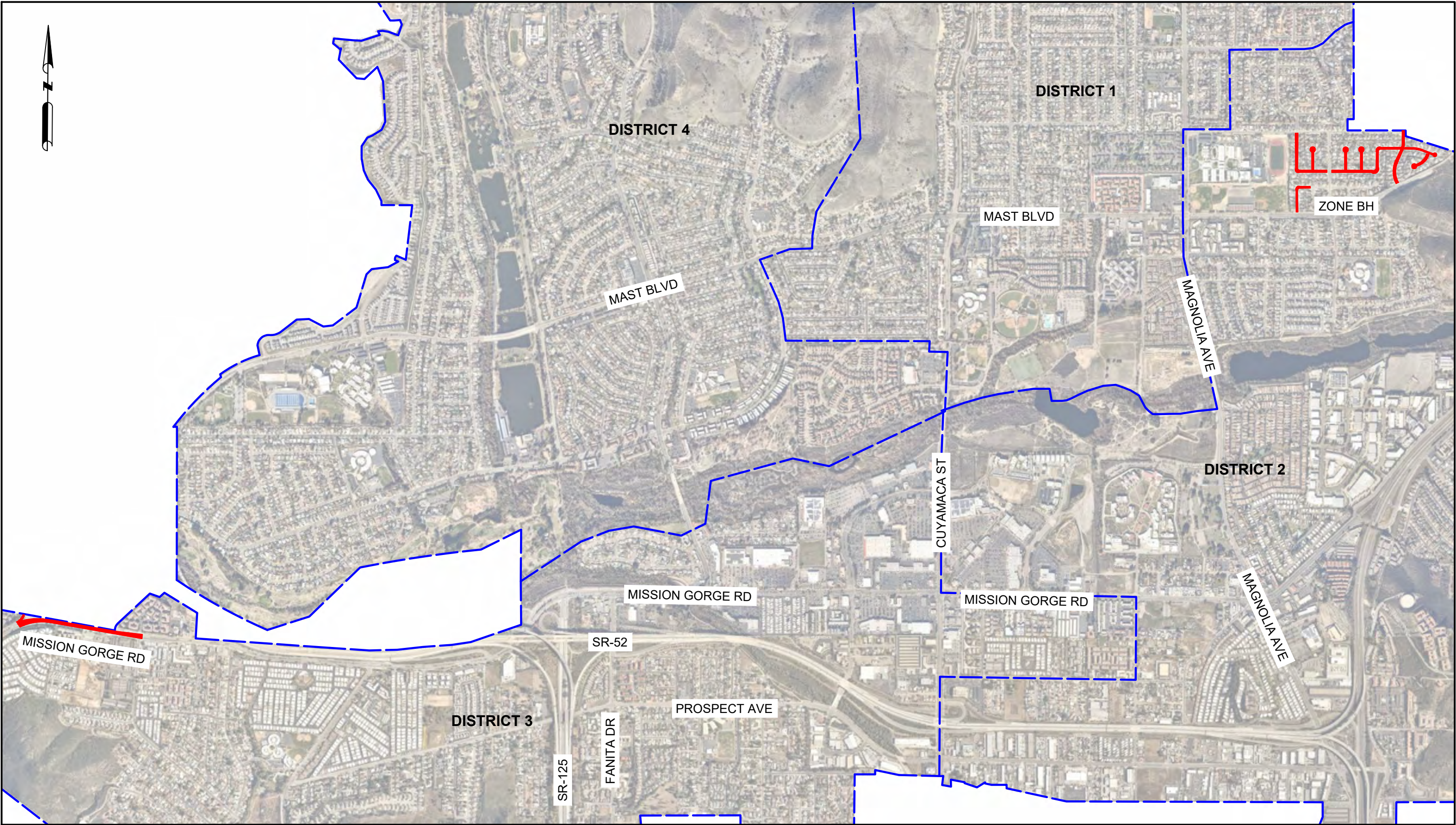
ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK



CITYWIDE PAVEMENT REPAIR AND REHABILITATION PROGRAM 2025
CIP 2025-01

DATE: JUNE 11, 2025

PROJECT MAP

PROJECT STREETS 

MEETING DATE November 12, 2025

ITEM TITLE INTRODUCTION AND FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AMENDING TITLE 10 (VEHICLES AND TRAFFIC) OF THE SANTEE MUNICIPAL CODE TO ESTABLISH REGULATIONS OF THE USE OF ELECTRIC BICYCLES BY CHILDREN UNDER 12 AND ON SIDEWALKS

DIRECTOR/DEPARTMENT Shawn Hagerty, City Attorney

SUMMARY

At the request of the City Council, the City Attorney and staff have prepared an e-bike ordinance to address specific provisions related to rider age and sidewalk use. The discussion began earlier this summer following a public comment expressing concerns about e-bike safety. In response, the City Attorney presented an informational report outlining recent changes in state law. After reviewing that report, the City Council directed the City Attorney and staff to return with a proposed ordinance for consideration.

The initial draft ordinance was presented to the City Council at the September 10, 2025, City Council meeting. The City Council's direction was to bring back a more narrowly focused ordinance that addresses the key issues of rider age limits and the City Engineer's discretion regarding e-bike use on sidewalks. This report and proposed ordinance reflect that direction.

Effective as of January 1, 2025, Assembly Bill 2234, known as the San Diego Electric Bicycle Safety Pilot Program, authorizes local agencies within the County of San Diego to adopt ordinances that prohibit a person under 12 years of age from operating a Class 1 or Class 2 electric bicycle through January 1, 2029.

If adopted, an ordinance authorized by AB 2234 will add an additional tool to the vehicle and traffic regulations already in place and enforceable in the City of Santee. Existing regulations include those found in the California Vehicle Code and those already established in the Santee Municipal Code. Representatives of the San Diego County Sheriff's Office will attend the City Council meeting to address existing state laws, and E-Bike Safety materials published by the Sheriff's Office are attached.

The Ordinance offered for first reading would:

- Define "bicycle" and "electronic bicycle" in conformity with the Vehicle Code
- Prohibit children under 12 from operating a Class 1 or Class 2 e-bike
- Authorize the City Engineer to prohibit e-bikes on designated sidewalks
- Impose the penalties defined by AB 2234 for violations by under-aged e-bike riders



In addition, if adopted, AB 2234 imposes two related conditions on its implementation:

1. The County of San Diego will be required to submit a detailed report to the Legislature by January 1, 2028, that includes, among other things, the total number of traffic stops initiated for a violation of the ordinance, the results of those traffic stops, the actions taken by a peace officer during a traffic stop, and other relevant information.
2. The City will be required to administer a public information campaign for at least 30 calendar days prior to the enactment of the Ordinance, including but not limited to public announcements in major media outlets and press releases. The City's Marketing Division is prepared to implement and oversee the public information effort and invites direction from City Council.

ENVIRONMENTAL REVIEW

This Ordinance is not a project subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15378, as it is an administrative activity of government and the Ordinance does not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment. Even if the amendments are considered a project under CEQA, they are exempt from CEQA review pursuant to State CEQA Guidelines section 15061(b)(3) as the Ordinance does not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment.

FINANCIAL STATEMENT

The proposed Ordinance has no direct financial impact on the City budget. Indirect impacts include Marketing Staff time and the additional time required of law enforcement officers to record the required information related to violations of the ordinance.

CITY ATTORNEY REVIEW ☐ N/A • ☒ Completed

RECOMMENDATION

1. Introduce and conduct the First Reading of an Ordinance Amending Title 10 of the Santee Municipal Code; and
2. Set and conduct the Second Reading of Ordinance Amending Title 10 of the Santee Municipal Code for December 10, 2025.

ATTACHMENT

Staff Report
Assembly Bill 2234
San Diego County Sheriff's Office E-Bike Safety Tips
Sample Notice of Citation
Ordinance

STAFF REPORT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AMENDING TITLE 10 (VEHICLES AND TRAFFIC) OF THE SANTEE MUNICIPAL CODE TO ESTABLISH REGULATIONS OF THE USE OF ELECTRIC BICYCLES BY CHILDREN UNDER 12 AND ON SIDEWALKS

November 12, 2025

Assembly Bill 2234

Effective as of January 1, 2025, Assembly Bill 2234, known as the San Diego Electric Bicycle Safety Pilot Program, authorizes local agencies within the County of San Diego to adopt ordinances that prohibit a person under 12 years of age from operating a Class 1 or Class 2 electric bicycle through January 1, 2029.

Current City and State Regulations

If adopted, an Ordinance authorized by AB 2234 will provide an additional tool to the vehicle and traffic regulations already in place and enforceable in the City of Santee. Existing regulations include those found in the California Vehicle Code and those already established in the Santee Municipal Code. For context, these existing regulations, including available penalties, include:

- **City Traffic Code:**

- § 10.22.010 Bicycles on sidewalks.

- It is unlawful for any person to operate a bicycle or scooter in a manner that blocks any sidewalk, driveway, pedestrian ramp, trail, or access to buildings and businesses unless the Director has authorized such operation.

- § 10.22.020 Skateboards and similar devices.

- It is unlawful for any person to ride any skateboard, scooter, roller skates, toy vehicle or similar device:

- A. On any roadway in the City of Santee.
 - B. On any sidewalk in the City of Santee in such proximity to vehicles or pedestrians as to create a hazard to those vehicles, pedestrians, the operator, or other persons.
 - C. On any public plaza, in any business district, or any private parking lot or property open to the public where signs forbidding such activities are displayed.

§ 10.22.080 Motorcycle use on trails.

It is unlawful for any person to operate any motorcycle or power cycle on any riders' and hikers' trail within the City.

§ 8.08.280 Walkways.

A. It is unlawful for any person to ride or drive a bicycle, motorcycle, automobile or any other vehicle in any location in a City park or recreation area other than on an automobile road or trail designated to accommodate such vehicles. Bicycles are permitted on walkways and trails within City parks when designated by the Director.

B. It is unlawful for any person to obstruct the free travel of pedestrians on any walk, road or avenue, or of vehicles on automobile roads.

• **Examples of relevant state law that is applicable in the City:**

- An electric bike is a bicycle. (CVC §231)
- All bikes and classes of e-bikes are exempt from the motor vehicle financial responsibility, driver's license, and license plate requirements that apply to vehicles such as cars and motorcycles.
- Riders of bikes and e-bikes under 18 must wear a helmet. (CVC § 21212).
- Riders under 16 cannot operate a class 3 e-bike (CVC § 21213(a)).
- Riders and passengers on class 3 e-bikes must wear a helmet. (CVC § 21213(b)).
- No double riding. (CVC § 21204).
- Riders of bikes and e-bikes on highways and Class 1 bikeways must follow the same traffic laws as drivers of vehicles. (CVC§21200(a) and (b)).
- Bikes and e-bikes must be properly sized and equipped for conditions and location. (CVC § 21201).
- Riders of bikes and e-bikes on roadways must ride as close to the right-hand curb as practicable (CVC § 21012).
- A local authority or governing body of a public agency that has jurisdiction over an equestrian trail or hiking or recreation trail may prohibit, by ordinance, the operation of an electric bicycle or any class of electric bicycle on that trail. (CVC § 21207.5(b)).

- The operation of “*motorized* scooters” is governed and may be regulated by similar laws. (CVC § 407.5 (definition) and §§ 21220-21235). Highlights include:
 - May operate on a bike path or trail or bikeway unless prohibited by local ordinance (CVC § 21230).
 - May not operate on a sidewalk, except as necessary to enter or leave adjacent property (CVC § 21235(g)).
 - Must have a brake (CVC § 21235(a)).
 - Subject to speed limits based on location (CVC § 21235(b)).
 - Operators under 18 must wear an helmet (CVC § 21235(c)).
 - Operators must have a valid driver’s license or instruction permit (CVC § 21235(d)).
 - No passengers are allowed (CVC § 21235(d)).
- “Electrically motorized boards” may only be operated by people 16 years and older, require helmets, and are subject to speed limits and requirements based upon location and conditions. (CVC § 313.5 (definition) and §§ 21290 – 21296).
- “Motorcycles”, “motor-driven cycles”, “Motorized bicycles” and “mopeds” are not the same as bikes and e-bikes and are subject to different laws. (CVC §§ 400, 405, 406, 407; § 21207.5)

What Assembly Bill 2234 both allows and requires the City to do:

AB 2234 authorizes the City to prohibit kids under 12 years of age from operating a Class 1 or Class 2 electric bicycle through January 1, 2029. In addition, it imposes additional requirements on the City that must be met. These include:

1. AB 2234 defines the penalties that can be assessed to under-aged e-bike riders:
 - For the first 60 days following the adoption of an ordinance, violations are punishable only by a warning notice.
 - After the initial 60 days, violations are punishable by a fine of \$25.
 - Fines can be avoided if within 120 days of citation, parents submit proof that the under-aged rider completed and electric bicycle safety and training program.
 - The parents or legal guardians of un-emancipated minors who violate the ordinance can be held jointly and severally liable with the minor for the amount of the fine imposed.

- **Note 1:** these penalties align with the penalties for failure to wear a helmet.
 - **Note 2:** these penalties apply only to riders of class 1 and class 2 e-bikes who are under the age of 12. Standard traffic code penalties will apply to violations of other e-bike laws and regulations.
2. AB 2234 requires the County of San Diego to submit a detailed report to the Legislature by January 1, 2028, that includes, among other things, the total number of traffic stops initiated for a violation of the ordinance, the results of those traffic stops, the actions taken by a peace officer during a traffic stop, and other relevant information.
 3. AB 2234 requires the city to administer a public information campaign for at least 30 calendar days prior to the enactment of the ordinance, including but not limited to public announcements in major media outlets and press releases.

Proposed Municipal Code Updates:

The ordinance provision authorized by AB 2234 align with the City's Traffic Code provisions set forth in Title 10 of the Santee Municipal Code. The proposed changes are as follows:

- A. **Section 10.02.020** (Definitions) of the City Traffic Code is **amended** to add the following definitions, in alphabetical order:

“Bicycle” has the same meaning as in California Vehicle Code § 231, which is a device upon which a person may ride, propelled exclusively by human power, through a belt, chain, or gears, and having one or more wheels. “Bike” shall have the same meaning as “bicycle” and the terms may be used interchangeably.

“Electric bicycle” has the same meaning as in California Vehicle Code § 312.5(a), which is a bicycle equipped with fully operable pedals and an electric motor that does not exceed 750 watts of power. “E-Bike” shall have the same meaning as “electric bicycle” and the terms may be used interchangeably.

“Class 1 electric bicycle” has the same meaning as in California Vehicle Code § 312(a)(1).

“Class 2 electric bicycle” has the same the meaning as in California Vehicle Code § 312.5(a)(2).

“Class 3 electric bicycle” has the same meaning as in California Vehicle Code Section 312.5(a)(3).

- B. **Sections 10.22.015 and 10.22.016 are added to the City Traffic Code to read as follows:**

§ 10.22.015. Minimum age to operate Class 1 or Class 2 electric bicycles.

Until January 1, 2029, unless otherwise extended by the California Legislature:

- A. No person under 12 years of age may operate or ride a Class 1 or Class 2 electric bicycle within the City.
- B. No person shall knowingly permit a person under 12 years of age to operate a Class 1 or Class 2 electric bicycle within the City.
- C. It shall be unlawful for any person to violate or fail to comply with §§ 10.22.015(A) or (B).
- D. A violation of §§ 10.22.015(A) or (B) shall be punishable as follows.
 - 1. For the first 60 days after the prohibition comes into effect, a warning notice.
 - 2. After the first 60 days, a violation of §§ 10.22.015(A) or (B) shall be an infraction with a fine of \$25.
 - a. A record of the action shall not be transmitted to the court and a fee shall not be imposed upon a citation for this infraction if the parent or legal guardian of the person who violated the prohibition delivers proof to the issuing agency within 120 days after the citation was issued that the person has completed an electric bicycle safety and training program pursuant to Section 894 of the Streets and Highways Code.
 - 3. If an un-emancipated minor violates this chapter, a parent or legal guardian with control or custody of the minor shall be jointly and severally liable with the minor for the amount of the fine imposed.

§ 10.22.016: Electric Bicycles on sidewalks.

It is unlawful for any person to ride or operate an electric bicycle on any sidewalk within the City where the City Engineer has posted a sign prohibiting such use.

Public Information Campaign

The City's Marketing Division is prepared to launch a comprehensive public information campaign utilizing multiple communication channels upon ordinance adoption. Outreach will include posts across all City social media platforms, e-blasts to subscribers, and informational postings at parks, trails, and key public facilities. Materials such as handouts will be distributed at City Hall and local businesses, complemented by a press release, digital flyers shared through the Santee School District's PeachJar system, and reminder messages on SanteeTV. Additional messaging will be featured on the City's website, including a dedicated FAQ section for residents. The campaign will also include targeted digital advertising and coordination with local media outlets to maximize community reach and engagement.

Next Steps

1. Introduce and conduct the First Reading of an Ordinance Amending Title 10 of the Santee Municipal Code; and
2. Set and conduct the Second Reading of Ordinance Amending Title 10 of the Santee Municipal Code for December 10, 2025.

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Date Published: 09/30/2024 02:00 PM

Assembly Bill No. 2234**CHAPTER 823**

An act to add and repeal Section 21214.7 of the Vehicle Code, relating to vehicles.

[Approved by Governor September 28, 2024. Filed with Secretary of State
September 28, 2024.]

LEGISLATIVE COUNSEL'S DIGEST

AB 2234, Boerner. Vehicles: electric bicycles.

Existing law defines an electric bicycle and classifies electric bicycles into 3 classes with different restrictions. Under existing law, a "class 1 electric bicycle" is a bicycle equipped with a motor that provides assistance only when the rider is pedaling and ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour. Under existing law, a "class 2 electric bicycle" is a bicycle equipped with a motor that may be used exclusively to propel the bicycle and is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour. Under existing law, a "class 3 electric bicycle" is a bicycle equipped with a speedometer and a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of 28 miles per hour. Existing law prohibits a person under 16 years of age from operating a class 3 electric bicycle.

This bill, the San Diego Electric Bicycle Safety Pilot Program, would, until January 1, 2029, authorize a local authority within the County of San Diego, or the County of San Diego in unincorporated areas, to adopt an ordinance or resolution that would prohibit a person under 12 years of age from operating a class 1 or 2 electric bicycle. For the first 60 days following the adoption of an ordinance or resolution for this purpose, the bill would make a violation of the ordinance or resolution punishable by a warning notice. After 60 days, the bill would make a violation of the ordinance or resolution punishable by a fine of \$25, except as specified. This bill would make a parent or legal guardian with control or custody of an unemancipated minor who violates the ordinance or resolution jointly and severally liable with the minor for the amount of the fine imposed. The bill would, if an ordinance or resolution is adopted, require the county to, by January 1, 2028, submit a report to the Legislature that includes, among other things, the total number of traffic stops initiated for a violation of the ordinance or resolution, the results of those traffic stops, and the actions taken by a peace officer during a traffic stop, as specified. The bill would require a local authority or county to administer a public information campaign for at least 30 calendar days prior to the enactment of the ordinance or resolution, as specified.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 21214.7 is added to the Vehicle Code, to read:

21214.7. (a) This section shall be known, and may be cited, as the San Diego Electric Bicycle Safety Pilot Program.

(b) A local authority within the County of San Diego, or the County of San Diego in unincorporated areas, may, by ordinance or resolution, prohibit a person under 12 years of age from operating a class 1 or 2 electric bicycle.

(c) (1) A violation of an ordinance or resolution adopted pursuant to this section shall be punishable as follows:

(A) For the first 60 days after the prohibition comes into effect, a warning notice.

(B) After the first 60 days, a violation of the ordinance or resolution shall be an infraction punishable by a fine of twenty-five dollars (\$25).

(2) A record of the action shall not be transmitted to the court and a fee shall not be imposed upon a citation for this infraction if the parent or legal guardian of the person who violated the prohibition delivers proof to the issuing agency within 120 days after the citation was issued that the person has completed an electric bicycle safety and training program pursuant to Section 894 of the Streets and Highways Code.

(3) If an unemancipated minor violates an ordinance or resolution adopted pursuant to this section, a parent or legal guardian with control or custody of the minor shall be jointly and severally liable with the minor for the amount of a fine imposed pursuant to this subdivision.

(d) (1) If an ordinance or resolution is adopted pursuant to this section, the county shall, by January 1, 2028, submit a report to the Legislature that includes all of the following:

(A) The total number of traffic stops initiated for a violation of the ordinance or resolution adopted pursuant to this section.

(B) The results of those traffic stops, including whether a warning or citation was issued, property was seized, or an arrest was made.

(C) The number of times a person was stopped for allegedly operating a class 1 or class 2 electric bicycle while under 12 years of age but was found to be over the age limit.

(D) If a warning or citation was issued, a description of the warning or the violation cited.

(E) If an arrest or traffic stop was made, the offense cited by the officer for the arrest or traffic stop and the perceived race or ethnicity, gender, and approximate age of the person stopped, provided that the identification of these characteristics is solely based on the observation and perception of the peace officer who initiated the traffic stop.

(F) The actions taken by a peace officer during a traffic stop, including, but not limited to, all of the following:

(i) Whether the peace officer asked for consent to search the person and, if so, whether consent was provided.

(ii) Whether the peace officer searched the person or property, and, if so, the basis for the search and the type of contraband or evidence discovered.

(iii) Whether the peace officer seized property and, if so, the type of property that was seized and the basis for seizing the property.

(G) The number of times a person opted to complete, and did complete, the training course in lieu of paying the fine.

(H) The number of times that a person under 12 years of age was operating an electric bicycle and was involved in a crash that resulted in a permanent, serious injury, as defined in Section 20001, or a fatality in the six months prior to the adoption of the ordinance or resolution, the cause of the crash, and the class of the electric bicycle that was being operated at the time of the crash.

(I) The number of times that a person under 12 years of age was operating an electric bicycle and was involved in a crash that resulted in a permanent, serious injury, as defined in Section 20001, or a fatality

after the adoption of the ordinance or resolution, the cause of the crash, and the class of the electric bicycle that was being operated at the time of the crash.

(2) A report submitted pursuant to this section shall be submitted in compliance with Section 9795 of the Government Code.

(e) A local authority shall administer a public information campaign for at least 30 calendar days prior to the enactment of an ordinance or resolution adopted pursuant to this section, which shall include public announcements in major media outlets and press releases.

(f) This section shall remain in effect only until January 1, 2029, and as of that date is repealed.



SAN DIEGO COUNTY
SHERIFF'S OFFICE

E-BIKE SAFETY TIPS

California designates three classes of electric bicycles. Knowing the class of your electric bicycle will tell you where and how you can ride.



Pedal Bike



Class 1



Class 2



Class 3

Pedal assist



Throttle



Max speed

Speed limit

20 mph

20 mph

28 mph

Minimum age

None

None

None

16

Driver's license

No

No

No

No

Helmet required

Under 18

Under 18

Under 18

All ages

Helmet recommended

All ages

All ages

All ages

All ages



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SAN DIEGO COUNTY SHERIFF'S OFFICE

E-BIKE SAFETY



Passengers

Only allowed on bikes specifically made for additional riders.
E-Bikes must have a seat for passengers and often have footrests for passengers.



Where to ride

Ride in the same direction as traffic. Use bike lanes when available. Do not ride on sidewalks or in crosswalks.



Signs & signals

Obey all traffic signs and signals. Come to a complete stop at signs. Look before turning.



Safety

Wear a properly fastened helmet that is certified for the type of bike you are riding.

The "sharrow" means the lane is too narrow for bikes and cars to travel side by side. If there are no marked bike lanes or sharrows present, bicyclists have a right to share the road.



Riders 17 years and under MUST wear a helmet



ALL - traffic lights, stop signs, signs, and signals apply to All road users, including E-Bikes.



Cyclists MUST ride to the right edge of the road as practical.



Sidewalks and crosswalks are meant for pedestrians.



Riding against the flow of traffic is prohibited.



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SAN DIEGO COUNTY
SHERIFF'S OFFICE

E-BIKE OR E-MOTORCYCLE?

E-BIKE CLASSIFICATIONS



**CLASS 1:
PEDAL ASSIST**
MAX 20 MPH
HELMET REQUIRED
UNDER 18



**CLASS 2:
THROTTLE ASSIST**
MAX 20 MPH
HELMET REQUIRED
UNDER 18



**CLASS 3:
PEDAL ASSIST**
MAX 28 MPH
*16+ YEARS OLD TO RIDE
HELMET REQUIRED FOR
ALL AGES

*IT IS AGAINST THE LAW IN CALIFORNIA TO MODIFY OR TAMPER WITH ELECTRIC BICYCLES IN A WAY THAT CHANGES THE SPEED CAPABILITY, UNLESS THE RIDER ALSO CHANGES THE BIKE'S LABELED CLASSIFICATION PER CVC 24016(D).

MOTORCYCLE LICENSE REQUIRED



MOPED/MOTORIZED BICYCLE MAX
30 MPH
CLASSIFIED AS A VEHICLE
DL REQUIRED AND
M1 ENDORSEMENT



MOTORCYCLE/MOTOR DRIVEN
CYCLE SADDLE OR SEAT, NO PEDALS
MANY E-MOTORCYCLES LOOK
SIMILAR TO DIRT BIKES



*SOME E-MOTORCYCLES HAVE AFTERMARKET KITS USED TO DISGUISE THEM AS E-BICYCLES (ADDING FAKE PEDALS). THE MOTORCYCLES LACK REQUIREMENTS OF BICYCLES AND E-BIKES FOR LEGAL ON-ROAD USE, INCLUDING HAVING SPEED AND POWER LIMITS THAT EXCEED LEGAL LIMITS FOR ELECTRIC BIKES.

MOPEDS, MOTORIZED BICYCLES, E-MOTORCYCLES, AND MOTOR-DRIVEN CYCLES ARE VEHICLES AND, THEREFORE MAY BE TOWED OR IMPOUNDED.

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SAN DIEGO COUNTY SHERIFF'S OFFICE

E-MOTORCYCLES ARE NOT E-BIKES

UNDERSTANDING THE DIFFERENCE

E-Bikes:

Pedal Assist and Throttle: E-Bikes are bicycles equipped with an electric motor that assists with pedaling or provides throttle power.

Speed Limits: Classified into three categories:

- Class 1: Pedal-assist only, max speed of 20 mph.
- Class 2: Throttle-assisted, max speed of 20 mph.
- Class 3: Pedal-assist only, max speed of 28 mph.

Usage: E-bikes are allowed on bike paths, lanes, and some trails, depending on local regulations. Riders of Class 3 E-Bikes must wear helmets and be at least 16 years old.

No License Required: E-Bikes do not require a driver's license, registration, or insurance.



E-Motorcycles:

Full Motor Power: E-Motorcycles are fully electric motor-powered vehicles designed for higher speeds without the need for pedaling.

Higher Speed and Power: Capable of much higher speeds than E-Bikes, E-Motorcycles typically exceed the 28 mph limit of Class 3 E-Bikes.

Usage: Approved motorized trails and Off Highway Vehicle (OHV) recreation areas.

License Required: E-Motorcycles are not generally street legal. Operation on a roadway requires a valid motorcycle license, registration from the California DMV, as well as insurance.



Where Can You Ride?

E-Bikes: Generally allowed on bike paths, bike lanes, and trails where regular bicycles are permitted. Class 3 e-bikes have more restrictions.

E-Motorcycles: Approved motorized trails and Off Highway Vehicle (OHV) recreation areas. They are not allowed on bike paths, bike lanes, or non-motorized trails. It's important to understand the differences between E-Bikes and E-Motorcycles to ensure you're riding in the right places and following the law. Always check local regulations for the latest information.



SAN DIEGO COUNTY SHERIFF'S DEPARTMENT NOTICE OF CITATION

Date: _____

Your child, _____, was stopped and issued Citation # _____
(copy attached) by a Deputy Sheriff for a violation(s) of the California Vehicle Code or City Municipal
Code _____.

There are two (2) options to resolve this:

Option 1

Diversion (per 21212 CVC) – Attend a local bicycle safety course either in person or virtually. Obtain a certification of completion for the course or other evidence you have completed the course which must be signed by a parent or guardian and emailed to Diversion.NorthCoastal@sdsheriff.gov. Once the information is received, it will be reviewed, and you will be sent an email that Diversion has been successfully completed. Upon completion (within 120 days of the citation date) the citation WILL NOT be sent to Traffic court and no further action will be required. If, however, Diversion is not completed within the allotted time, the citation will be forwarded to Traffic Court.

The San Diego Bike Coalition website is a great source of information by searching “Smart Cycling Classes” at sdbikecoalition.org/Smart-cycling/.

The California Highway Patrol offers information as well at <https://www.chp.ca.gov/programs-services/programs/california-motorcyclist-safety/motorcycles-and-similar-vehicles>.

Option 2

If Option 1 is not exercised, the citation will be forwarded to the San Diego County Traffic Court and instructions will be mailed by the court on how to appear or otherwise manage the citation.

If you have any question, comments or other concerns, please feel free to reach out via email Diversion.NorthCoastal@sdsheriff.gov. Please include the citation number, name, date of birth, and a call back number in which to reach you.

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
AMENDING TITLE 10 (VEHICLES AND TRAFFIC) OF THE SANTEE MUNICIPAL
CODE TO ESTABLISH REGULATIONS OF THE USE OF ELECTRIC BICYCLES BY
CHILDREN UNDER 12 AND ON SIDEWALKS**

WHEREAS, the City Council of the City of Santee wishes to adopt rules regarding the use of electric bicycles by children under the age of 12 within the City; and

WHEREAS, article XI, section 5 of the California Constitution and Government Code Section 37100 authorize the legislative body of a city to pass ordinances not in conflict with the Constitution and laws of the State or the United States; and

WHEREAS, Assembly Bill 2234, codified at CVC section 21214.7, authorizes local governments in San Diego County to adopt pilot program ordinances prohibiting children under 12 years of age from operating Class 1 or Class 2 electric bicycles, as defined in CVC Section 312.5, subject to certain requirements; and

WHEREAS, amendments to the Santee Municipal Code (SMC) are exempt from environmental review under the California Environmental Quality Act because they are regulatory and enforcement measures that will not result in any direct or indirect physical impacts on the environment, and under California Code of Regulations, title 14, section 15321, which exempts enforcement of laws, general rules, standards, and objectives administered or adopted by the agency from environmental review; and

WHEREAS, the City Council conducted first reading of the proposed revisions to the SMC on November 12, 2025; and

WHEREAS, the City Council scheduled and held a second reading of proposed SMC revisions on December 10, 2025.

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

Section 1. The above recitations are true and correct.

Section 2. Santee Municipal Code Title 10 (City Traffic Code) is amended as follows:

A. Section 10.02.020 (Definitions) of the City Traffic Code is amended to add the following definitions, in alphabetical order:

“Bicycle” has the same meaning as in California Vehicle Code § 231, which is a device upon which a person may ride, propelled exclusively by human power, through a belt, chain, or gears, and having one or more wheels. “Bike” shall have the same meaning as “bicycle” and the terms may be used interchangeably.

ORDINANCE NO. ____

“Electric bicycle” has the same meaning as in California Vehicle Code § 312.5(a), which is a bicycle equipped with fully operable pedals and an electric motor that does not exceed 750 watts of power. “E-Bike” shall have the same meaning as “electric bicycle” and the terms may be used interchangeably.

“Class 1 electric bicycle” has the same meaning as in California Vehicle Code § 312(a)(1).

“Class 2 electric bicycle” has the same the meaning as in California Vehicle Code § 312.5(a)(2).

“Class 3 electric bicycle” has the same meaning as in California Vehicle Code Section 312.5(a)(3).

- B. Sections 10.22.015 and 10.22.016 are added to the City Traffic Code to read as follows:

§ 10.22.015. Minimum age to operate Class 1 or Class 2 electric bicycles.

Until January 1, 2029, unless otherwise extended by the California Legislature:

- A. No person under 12 years of age may operate or ride a Class 1 or Class 2 electric bicycle within the City.
- B. No person shall knowingly permit a person under 12 years of age to operate a Class 1 or Class 2 electric bicycle within the City.
- C. It shall be unlawful for any person to violate or fail to comply with §§ 10.22.015(A) or (B).
- D. A violation of §§ 10.22.015(A) or (B) shall be punishable as follows.
 - 1. For the first 60 days after the prohibition comes into effect, a warning notice.
 - 2. After the first 60 days, a violation of §§ 10.22.015(A) or (B) shall be an infraction with a fine of \$25.
 - a. A record of the action shall not be transmitted to the court and a fee shall not be imposed upon a citation for this infraction if the parent or legal guardian of the person who violated the prohibition delivers proof to the issuing agency

ORDINANCE NO. ____

within 120 days after the citation was issued that the person has completed an electric bicycle safety and training program pursuant to Section 894 of the Streets and Highways Code.

3. If an un-emancipated minor violates this chapter, a parent or legal guardian with control or custody of the minor shall be jointly and severally liable with the minor for the amount of the fine imposed.

§ 10.22.016. Electric Bicycles on sidewalks.

It is unlawful for any person to ride or operate an electric bicycle on any sidewalk within the City where the City Engineer has posted a sign prohibiting such use.

Section 3. This Ordinance shall become effective thirty (30 days) after its adoption.

Section 4. The City Council intends this Ordinance to supplement, not to duplicate or contradict, applicable state and federal law, and this Ordinance shall be construed in light of that intent.

Section 5. The City Clerk is hereby directed to certify the adoption of this Ordinance and cause the same to be published as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 12th day of November 2025, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on this 10th day of December 2025, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

MEETING DATE November 12, 2025

ITEM TITLE AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE AMENDING TITLE 11 "BUILDING AND CONSTRUCTION" OF THE SANTEE MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING THE 2025 CALIFORNIA ADMINISTRATIVE CODE, THE 2025 CALIFORNIA BUILDING CODE, THE 2025 CALIFORNIA RESIDENTIAL CODE, THE 2025 CALIFORNIA ELECTRICAL CODE, THE 2025 CALIFORNIA MECHANICAL CODE, THE 2025 CALIFORNIA PLUMBING CODE, THE 2025 CALIFORNIA ENERGY CODE, THE 2025 CALIFORNIA HISTORICAL BUILDING CODE, THE 2025 CALIFORNIA EXISTING BUILDING CODE, THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2025 WILDLAND-URBAN INTERFACE CODE, THE 2025 CALIFORNIA FIRE CODE, AND THE CALIFORNIA REFERENCED STANDARDS CODE, TOGETHER WITH MODIFICATIONS, ADDITIONS, AND DELETIONS THERETO, AND TO AMEND CHAPTER 11.36 "FLOOD DAMAGE PREVENTION" TO MEET STATE AND FEDERAL REQUIREMENTS (CASE FILE ZOA-2025-0004) AND FINDING THE ACTION TO BE EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DIRECTOR/DEPARTMENT Sandi Sawa, AICP, Planning & Building Department 

SUMMARY

The proposed ordinance updates the Santee Municipal Code to adopt and amend the 2025 California Building Standards Code (Title 24, California Code of Regulations) to ensure alignment with state law and address local climatic, topographical, or geological conditions. The California Building Standards Code is updated every three years by the California Building Standards Commission, with the 2025 code becoming effective January 1, 2026. Local jurisdictions must adopt the new standards prior to that date to maintain consistency with state requirements. The 2025 edition introduces a new Part 7, the California Wildland-Urban Interface Code (CWUIC), which consolidates wildfire-related building standards from across Title 24 into one comprehensive resource.

The ordinance also updates the City's Fire Code provisions to maintain consistency with current fire prevention and life safety regulations in coordination with the Fire Marshal and regional fire prevention officers. To better protect structures from wildfire and ember exposure, the City's existing home hardening and defensible space requirements are being restructured within the CWUIC, reflecting how those provisions have been reorganized at the state level.

The proposed ordinance also makes specific amendments to the Santee Municipal Code to:

1. Amend Chapter 11.36 (Flood Damage Prevention) to incorporate Federal Emergency Management Agency's (FEMA) latest model language and maintain compliance with 44 CFR § 60.3 for National Flood Insurance Program (NFIP) eligibility.

FEMA periodically updates its regulations and model ordinance language for floodplain management under the NFIP. Chapter 11.36 (Flood Damage Prevention) of the Santee Municipal Code must be amended to align with current FEMA requirements to maintain



the City's standing in the NFIP and ensure continued flood insurance eligibility for residents and businesses.

2. Make corresponding administrative and reference updates throughout affected sections of the Code for clarity, organization, and internal consistency.

The proposed updates are necessary to ensure the City's construction and safety standards remain current, enforceable, and consistent with state and federal law. The Building Official, Fire Marshal, and City Engineer have reviewed the proposed changes for accuracy and compatibility with existing City procedures.

Pursuant to Government Code Sections 50022.2 and 50022.3, codes such as the California Building Standards Code can be adopted by reference following a duly noticed public hearing at the second reading of the ordinance. The final signed Ordinance must be submitted to the California Building Standards Commission for review and approval.

ENVIRONMENTAL REVIEW

This Agenda Item is either not governed by or is exempt from the California Environmental Quality Act (CEQA). The adoption of an ordinance amending various municipal code provisions is "an organizational or administrative activity of governments that will not result in direct or indirect physical changes in the environment" and, therefore, does not qualify as a "project" governed CEQA (see 14 CCR § 15378 (b)(5)). In addition, "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." (see 14 CCR 15061(b)(3)). Under either interpretation, CEQA does not apply here.

FINANCIAL STATEMENT

There is no material direct fiscal impact to the City from this action.

CITY ATTORNEY REVIEW ☐ N/A • ☒ Completed

RECOMMENDATIONS

1. Introduce and conduct the First Reading of the Ordinance; and
2. Set the Second Reading of the amendments to Chapter 11.36 for December 10, 2025; and
3. Set the Public Hearing and Second Reading of the adoption of the 2025 Building Standards Code by reference and related amendments for December 10, 2025.

ATTACHMENTS

Ordinance Amending Title 11
SMC Update Strikeout
SMC Update Clean

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, AMENDING TITLE 11 “BUILDING AND CONSTRUCTION” OF THE SANTEE MUNICIPAL CODE, TO ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING THE 2025 CALIFORNIA ADMINISTRATIVE CODE, THE 2025 CALIFORNIA BUILDING CODE, THE 2025 CALIFORNIA RESIDENTIAL CODE, THE 2025 CALIFORNIA ELECTRICAL CODE, THE 2025 CALIFORNIA MECHANICAL CODE, THE 2025 CALIFORNIA PLUMBING CODE, THE 2025 CALIFORNIA ENERGY CODE, THE 2025 CALIFORNIA HISTORICAL BUILDING CODE, THE 2025 CALIFORNIA EXISTING BUILDING CODE, THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2025 WILDLAND-URBAN INTERFACE CODE, THE 2025 CALIFORNIA FIRE CODE, AND THE 2025 CALIFORNIA REFERENCED STANDARDS CODE, INCLUDING THE APPENDICES IDENTIFIED HEREIN; TOGETHER WITH MODIFICATIONS, ADDITIONS, AND DELETIONS THERETO; AND AMENDING CHAPTER 11.36 “FLOOD DAMAGE PREVENTION” TO MEET STATE AND FEDERAL REQUIREMENTS (CASE FILE ZOA-2025-0004); AND FINDING THE ACTION TO BE EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

WHEREAS, article XI, section 5 of the California Constitution and Government Code section 37100 authorize the legislative body of a city to pass ordinances not in conflict with the Constitution and laws of the State or the United States; and

WHEREAS, the California Building Standards Commission (“Commission”) adopts a comprehensive update to the California Building Standards Code every three years; and

WHEREAS, the Commission completed the adoption of the 2025 update to the California Building Standards Code (“2025 Code”) on January 30, 2025, with updates made available to the public by September 1, 2025, and an effective date of January 1, 2026; and

WHEREAS, if the City takes no action regarding the 2025 Code, (without appendices), it shall become effective in the City on January 1, 2026, pursuant to California Health and Safety Code Section 17958, and pursuant to the 2025 Code Part 2 (The “2025 California Building Code”), Chapter 1, Section 101.4; and

WHEREAS, Health and Safety Code sections 17922 and 17958 require cities to adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the California Building Standards Code; and

WHEREAS, Government Code section 50022.2 *et seq.* and Health and Safety Code section 17922 empower cities to adopt the California Building Standards Code by reference; and

WHEREAS, the City Council wishes to amend Santee Municipal Code Chapter 11.02 (the California Administrative Code), Chapter 11.08 (the California Electrical Code), Chapter 11.10 (the California Mechanical Code), Chapter 11.14 (the California Energy Code), Chapter 11.16 (the Historical Building Code), Chapter 11.20 (the California Existing Building Code), Chapter 11.22 (the California Green Building Standards Code), and Chapter 11.26 (the Referenced Standards Code) to adopt by reference and without modification the corresponding provisions of Title 24 found at Parts 1, 3, 4, 6, 8, 10, 11, and 12; and

WHEREAS, the City is authorized to adopt amendments to the 2025 Code in order to incorporate appendices, address unique administrative requirements of the City, and to modify building standards to the extent modifications are reasonably necessary because of local climatic, topographical, or geological conditions pursuant to California Health and Safety Code sections 17958.7 and 18941.5, and California Government Code section 50022.2; and

WHEREAS, notwithstanding the above, California Health and Safety Code section 17958.5(c) prohibits cities and counties from making any change or modification to the building standards in the California Building Standards Code that would affect residential units, unless a specified exception applies; and

WHEREAS, the City has previously adopted local amendments to previous versions of the California Building Standards Code, and codified those local amendments at Santee Municipal Code Title 11, and no new changes that would affect residential units are now proposed; and

WHEREAS, as stated in Section 2 below and consistent with the City of Santee Ordinance 605 adopting the 2022 California Building Standards Code, the City Council expressly finds that local climatic, geographic, and topographic conditions exist in the City that create an extreme wildfire risk, as further evidenced by the identification by California Department of Forestry and Fire Protection of certain portions of the City to be Very High and High Fire Hazard Severity Zones, and necessitate greater fire protection than that provided by various provisions of the 2025 California Building Standards Code; and

WHEREAS, in consideration of these findings, the City Council wishes to amend Santee Municipal Code Chapter 11.04 (the California Building Code), Chapter 11.06 (the California Residential Code), and Chapter 11.12 (the California Plumbing Code), to adopt Title 24, Parts 2, 2.5, 5, and 9 by reference subject to the same deletions, revisions, and additions first adopted by Ordinance 605 in 2022; and

WHEREAS, the State of California has consolidated wildfire safety standards formerly spread across Chapter 7A of the California Building Code and Chapter 49 of the Fire Code into a new, stand-alone Part 7 of the 2025 Building Standards Code known as the Wildland-Urban Interface (“WUI”) Code, effective January 1, 2026, that local governments must adopt by reference and to which they may adopt stricter amendments where local conditions warrant; and

WHEREAS, the City Council wishes to amend the Santee Municipal Code to adopt the WUI Code by reference subject to the revisions and additions necessitated by the local climatic, topographic, and geographic conditions found to exist in the City as reflected in new Chapter 11.17 to be known as the California Wildland-Urban Interface Code; and

WHEREAS, the addition of Chapter 11.17 allows the City to repeal certain provisions of the California Fire Code included in Santee Municipal Code Chapter 11.18 that will now move to Chapter 11.17; and

WHEREAS, the Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program (NFIP), which requires participating jurisdictions to maintain local floodplain management regulations consistent with the minimum standards set forth in Title 44 of the Code of Federal Regulations (CFR) Sections 59 and 60, and the City of Santee finds it necessary to amend Chapter 11.36 (Flood Damage Prevention) of the Santee Municipal Code to incorporate updated FEMA model ordinance language and ensure continued compliance and eligibility under the NFIP; and

WHEREAS, a clean version of the proposed revisions to the Santee Municipal Code is attached as Exhibit A and incorporated herein for all purposes, and a version of the proposed revisions illustrating the changes through strikeouts for deletions and underscoring for additions is attached as Exhibit B for reference; and

WHEREAS, the proposed amendments to the Santee Municipal Code do not affect Gillespie Field Airport operations or result in land use incompatibilities with the Gillespie Field Airport Land Use Plan and, therefore, have been determined to be exempt from review by the San Diego Regional Airport Authority; and

WHEREAS, the proposed amendments to the Santee Municipal Code do not qualify as a project governed by California Environmental Quality Act (“CEQA”) as defined by the CEQA Guidelines, California Code of Regulations Title 14, Section 15378, and is not subject to environmental review under CEQA because the amendments will not result in a direct or reasonably foreseeable indirect physical change in the environment; and

WHEREAS, copies of the 2025 California Building Standards Code have been and continue to be on file with the City Clerk and are open to public inspection; and

WHEREAS, on November 12, 2025, the City Council of the City of Santee held a duly advertised public meeting to introduce the Ordinance by title only and to set the public hearing on this proposed Ordinance for December 10, 2025; and

WHEREAS, the City published notice of the public hearing pursuant to California Government Code sections 50022.3 and 6066 on November 28, 2025, and December 5, 2025; and

WHEREAS, the City Council held a public hearing on December 12, 2025, at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the 2025 California Building Standards Code, as amended herein; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

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

SECTION 1: The recitals set forth above are correct and true and are incorporated herein for all purposes.

SECTION 2: As required by Health and Safety Code Section 17958, the City Council hereby finds and determines that the following local climatic, topographic, and geologic conditions exist in the City of Santee and necessitates the adoption of more restrictive standards than the 2025 California Building Standards Code as specified in Section 4 below:

A. Climatic Conditions

1. The City of Santee is characterized by a semi-arid Mediterranean climate with extended periods of high temperatures and minimal precipitation. Prevailing winds from the west are periodically replaced by strong, dry east winds—commonly known as Santa Ana winds—that vary in duration and intensity. These winds can reach speeds exceeding 45 miles per hour, significantly increasing the potential for rapid fire spread and unpredictable changes in fire direction. Frequent droughts, low humidity, and heat ranging between 75°F and 100°F cause severe drying of vegetation and building materials, heightening the overall fire hazard.
2. The region alternates between extended droughts and short periods of heavy rainfall, occasionally resulting in localized flooding. Flood conditions may hinder Fire Department access and delay emergency response times, as well as disrupt utility service to buildings and critical infrastructure within the City and the wider San Diego County area.

3. The combination of dry conditions, wind, and vegetation contributes to the rapid spread of fire and creates a sustained need for enhanced fire protection measures. The installation of automatic fire sprinkler systems and similar fire protection features provides immediate suppression capability, protecting occupants and containing fire spread to the area of origin. These systems also reduce overall water use during firefighting operations by an estimated 50–75%.
4. Water supply for firefighting is limited, requiring fire apparatus to travel considerable distances to refill after their initial supply has been depleted. This delay underscores the need for on-site fire suppression systems in new and existing structures.

B. Topographical Conditions

1. Santee's terrain is hilly and largely inland, with approximately 50% of its area classified as wildland. The hillsides are often steep, inaccessible, and covered with highly combustible native vegetation, including grasses, brush, and chaparral. Natural firebreaks are minimal, and slopes exceeding 15% are common throughout the city's foothill regions. Several existing and planned developments are located in or adjacent to these areas, increasing exposure to wildfire hazards.
2. The topography delays emergency response and makes automatic on-site fire-extinguishing systems, along with other measures such as Class B roofing materials, necessary to protect life and property in hillside developments.
3. Continued regional population and traffic growth are creating additional man-made "topographic" barriers. Three major highways—State Routes 67, 125, and 52—traverse the City and carry significant volumes of hazardous materials daily, posing risks of accidental releases. The San Diego Trolley line, which terminates in Santee, frequently interferes with emergency vehicle movement. Both factors increase response times and may restrict access to affected areas during emergencies.
4. Wildland fires can spread rapidly through steep, fuel-heavy terrain, significantly affecting containment efforts and response times.

5. Narrow, winding rural roads—often with steep grades—further slow large fire apparatus access. Combined with the distance between the City’s two fire stations, these conditions may extend response times to outlying areas.

C. Geological Conditions

1. The City is located near three major active earthquake faults: the Elsinore Fault (approximately 20 miles northeast), the Rose Canyon Fault (extending south from La Jolla through San Diego), and the Coronado Banks Fault (offshore along the Southern California coast). Each is capable of producing earthquakes with magnitudes up to 7.0, posing a significant seismic hazard and potential for widespread damage necessitating major emergency response operations.
2. Portions of Santee along the San Diego River contain soft soil deposits identified by the National Earthquake Hazards Reduction Program (NEHRP) as susceptible to liquefaction during seismic events.

This same low-lying river corridor is located within a High-Risk Dam Inundation Zone, vulnerable to severe flooding in the event of a dam failure at either the San Vicente or El Capitan Reservoirs. Such flooding could isolate the City from north-south access routes and cause extensive damage. Earthquake-related secondary hazards may include water main failures, gas line ruptures, structure fires, hazardous material leaks, and mass-casualty incidents requiring extensive rescue and medical efforts.

The findings above are applicable to amendments to the 2025 California Building Code, California Residential Code, California Plumbing Code, California Wildland-Urban Interface Code, and California Fire Code, as detailed in the following tables:

Code Section	Section Amended	Section Added	California Building Code Local Amendments (Chapter 11.04)	Findings	Same as 2022
104.7.6		X	Permit History Survey		Y
105.2	X		Work Exempt from Permit		Y
105.3.1.1		X	Construction Permit Requirement		Y
109.1		X	Fees		Y
109.2		X	General		Y
109.3		X	Permit Fees		Y
109.4		X	Plan Review Fees		Y

109.5		X	Expiration of Plan Review		Y
109.6		X	Investigation Fees: Work without a Permit		Y
109.6.1		X	Investigation		Y
109.6.2		X	Fee		Y
109.7		X	Fee Refunds		Y
109.8		X	Permit History Survey Fee		Y
109.9		X	Demolition Permit Fee		Y
109.10		X	Fee Exceptions		Y
113.1	X		General		Y
114.4	X		Violation Penalties		Y
114.5		X	Public Nuisance		Y
1505.1		X	Scope		Y
T1505.1	X		Minimum Roof Assembly Classification for Types of Construction		Y

Code Section	Section Amended	Section Added	California Plumbing Code Local Amendments (Chapter 11.12)	Findings	Same as 2022
104.1.1		X	Solar Water Heaters Pre-Plumbing and Storage Tank Space Requirement		Y
104.1.2		X	Swimming Pool Heaters		Y

Code Section	Section Amended	Section Added	California Wildland-Urban Interface Code Local Amendments (Chapter 11.17)	Findings	Same as 2022
101.1	X		Title	A, B, & C	
103.1	X		Creation of Agency	A, B, & C	
109.3.7	X		Violation Penalties	A, B, & C	
403.3	X		Wildland Access	A, B, & C	Y

404.4	X		Hydrants	A, B, & C	Y
404.5	X		Adequate Water Supply	A, B, & C	Y
504.12		X	Fencing	A, B, & C	Y
603.3.1	X		Contents	A, B, & C	Y
603.3.2		X	Landscaping Installation	A, B, & C	
603.4.1	X		Shrubs	A, B, & C	
603.4.2	X		Trees	A, B, & C	
603.5		X	Fuel Modification	A, B, & C	
603.5.1		X	Setbacks from Adjacent Protected Areas	A, B, & C	Y
603.5.2		X	Fuel Modification Zones and Structures	A, B, & C	
603.5.3		X	Fuel Modification for Roadways	A, B, & C	Y
603.5.4		X	Community Fuel Modification	A, B, & C	
603.5.5		X	Land Ownership	A, B, & C	
603.5.6		X	Maintenance of Fuel Modification	A, B, & C	
603.5.6.1		X	Tree Maintenance	A, B, & C	
T603.5.6.1		X	Distance Between Tree Canopies	A, B, & C	
603.5.7		X	Fuel Management Zones	A, B, & C	Y
603.5.7.1		X	Zone 0	A, B, & C	
603.5.7.2		X	Zone 1	A, B, & C	Y
603.5.7.3		X	Zone 2	A, B, & C	Y

Code Section	Section Amended	Section Added	California Fire Code Local Amendments (Chapter 11.18)	Findings	Same as 2022
101.1	X		Title	A, B, & C	Y
103.1	X		Creation of Agency	A, B, & C	Y
307.4.3	X		Portable Outdoor Fireplaces	A, B, & C	Y

307.4.4		X	“Red-Flag” and Other High Fire Risk Conditions	A, B, & C	Y
503.2.1	X		Dimensions (Fire Apparatus Access Roads)	A, B, & C	Y
503.2.3	X		Surface	A, B, & C	Y
503.3.1		X	Street Parking Prohibited	A, B, & C	Y
503.7		X	Gates Across Fire Apparatus Roads	A, B, & C	Y
503.8		X	Automatic Gates	A, B, & C	Y
505.3		X	Map/Directory	A, B, & C	Y
903.2	X	X	Where Required	A, B, & C	Y
903.3.5	X		Water Supplies	A, B, & C	Y
905.3(a)	X		Required Installations	A, B, & C	Y
2306.2.3	X		Above-Ground Tanks Located Outside, Above Grade	A, B, & C	Y
5607.16		X	Scope	A, B, & C	Y
5607.17		X	Grading Permit Required	A, B, & C	Y
5607.18		X	Definitions	A, B, & C	Y
5607.19		X	Permit to Blast	A, B, & C	Y
5607.20		X	Prerequisites	A, B, & C	Y
5607.21		X	Explosives Permit	A, B, & C	Y
5607.22		X	Santee Business License	A, B, & C	Y
5607.23		X	Liability Insurance	A, B, & C	Y
5607.24		X	Blaster’s Qualifications	A, B, & C	Y
5607.25		X	Permit to Blast - Repository and Renewal	A, B, & C	Y
5607.26		X	Permit to Blast Filing	A, B, & C	Y
5607.27		X	Permit to Blast Cancellation	A, B, & C	Y
5607.28		X	Permit to Blast - Renewal	A, B, & C	Y
5607.29		X	Blasting Operation Procedures	A, B, & C	Y
5607.30		X	Notification of Blasting Procedures	A, B, & C	Y

5607.31		X	Inspections	A, B, & C	Y
5607.32		X	Inspection Report	A, B, & C	Y
5607.33		X	Inspection Waiver Report	A, B, & C	Y
5607.34		X	Blasting Hours	A, B, & C	Y
5607.35		X	Fire Department Inspections	A, B, & C	Y
5607.36		X	Fire Department Witness of Blasting	A, B, & C	Y
5607.37		X	Blast Notification to Fire Department	A, B, & C	Y
5607.38		X	Seismograph Monitoring	A, B, & C	Y
5607.39		X	Confiscation	A, B, & C	Y
5609.40		X	Complaints Regarding Blasting Operations	A, B, & C	Y
5607.41		X	Fee For Permit to Blast	A, B, & C	Y
5607.42		X	Fire Department Conditions	A, B, & C	Y

SECTION 3: The foregoing findings necessitate the adoption of more stringent standards than those provided in Title 24.

SECTION 4: The Santee Municipal Code is amended as follows:

- A. Chapters 11.02, 11.04, 11.06, 11.08, 11.10, 11.12, 11.14, 11.16, 11.18, 11.20, 11.22, and 11.26 of the Santee Municipal Code adopted in 2022 by Ordinance 605 are repealed; and
- B. New Chapters 11.02, 11.04, 11.06, 11.08, 11.10, 11.12, 11.14, 11.16, 11.17, 11.18, 11.20, 11.22, and 11.26, are adopted as provided in Exhibit A, attached hereto and incorporated herein by this reference.
- C. Chapter 11.36 is amended as provided in Exhibit A.

SECTION 5: The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 6: If any provision or clause of this Ordinance or the application thereof is held unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions, clauses, or applications of this Ordinance which can be implemented without the invalid provision, clause, or application, it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, adopted and/ or ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, and/or phrases may be declared invalid or unconstitutional.

SECTION 7: The 2025 California Building Standards Code becomes effective January 1, 2026. Amendments made by this Ordinance to the provisions of Title 24 will become effective upon filing and acceptance by the California Building Standards Commission. Amendments to Chapter 11.36 will become effective 30 days from the date of adoption.

SECTION 8. The Custodian of Records for this Ordinance is City Clerk and the records comprising the administrative record for this Ordinance are located at 10601 Magnolia Avenue, Santee, California 92071.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California on the 12th day of November 2025, and thereafter **ADOPTED** following a duly noticed public hearing at a Regular Meeting of the City Council held on this 10th day of December 2025, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED

JOHN MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

Title 11

BUILDINGS AND CONSTRUCTION

Chapters:

- 11.01 Definitions**
- 11.02 California Administrative Code**
- 11.04 California Building Code**
- 11.06 California Residential Code**
- 11.08 California Electrical Code**
- 11.10 California Mechanical Code**
- 11.12 California Plumbing Code**
- 11.14 California Energy Code**
- 11.16 Historical Building Code**
- 11.17 California Wildland-Urban Interface**
- 11.18 California Fire Code**
- 11.20 California Existing Building Code**
- 11.22 California Green Building Standards Code**
- 11.24 Construction and Improvement Standards**
- 11.26 Referenced Standards Code**
- 11.28 Housing Regulations**
- 11.30 Abandoned Residential Property Registration**
- 11.32 Swimming Pools**
- 11.34 Moving and Temporary Storage of Buildings and Structures**
- 11.36 Flood Damage Prevention**
- 11.38 Drainage and Watercourses**
- 11.40 Excavation and Grading**
- 11.42 Improvements Reimbursement**
- 11.44 Uniform Code for the Abatement of Dangerous Buildings**
- 11.48 Historical Landmarks**
- 11.50 Electric Vehicle Charging Systems Expedited, Streamlined Permitting Process**

Chapter 11.01

DEFINITIONS

[No changes]

Chapter 11.02

CALIFORNIA ADMINISTRATIVE CODE

Section: 11.02.010 Adoption.

11.02.010 Adoption.

The California Administrative Code Chapter, 202~~52~~ edition, Chapter 11.02 is adopted by reference without change to the Buildings and Construction Code. (~~Ord. 605 _____ § 4, 202~~52~~~~)

Chapter 11.04

CALIFORNIA BUILDING CODE

Sections:

11.04.010 Adoption of the 202~~52~~ California Building Code, Part 2, Title 24 of the California Code of Regulations.

11.04.020 Findings.

11.04.030 Deletions, revisions and additions to the 202~~52~~ California Building Code.

11.04.040 Table 1505.1 amended.

11.04.050 Appendices C, H and I adopted.

11.04.010 Adoption of the 202~~52~~ California Building Code, Part 2, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City ~~B~~building ~~C~~code for the purpose of prescribing regulations in the City of Santee for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings and structures, the 202~~52~~ California Building Code, Part 2, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code, Section 18901 et seq. which is based on the International Building Code, 202~~41~~ Edition, including those Appendix Chapters shown as adopted by this Chapter. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, all erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures within the City of Santee shall be in conformance with the 202~~52~~ California Building Code published by the California Building Standards Commission. (~~Ord. 605 _____ § 4, 202~~52~~~~)

11.04.020 Findings.

The City of Santee has many large, brush-covered hillsides. The City is subject to frequent Santa Ana conditions consisting of dry gusting winds, which create extreme fire dangers. The City Council specifically finds that these geographic and topographic conditions necessitate greater fire protection than that provided by the 202~~52~~ California Building Code. Therefore, this chapter alters the 202~~52~~ California Building Code, to require more fire-retardant roof coverings. ~~(Ord. 605 — § 4, 202~~52~~)~~

11.04.030 Deletions, revisions and additions to the 202~~52~~ California Building Code.

Deletions, revisions and additions to the 202~~52~~ California Building Code shall be as set forth in Sections 11.04.040 and as follows:

A. Section 104.7.~~61~~ of the California Building Code is **added** to read as follows:

Section 104.7.~~61~~ Permit History Survey. Upon receipt of a written request from the owner of a parcel of property for a Permit History Survey, and the payment of the fee specified in a resolution duly adopted by the City Council, the Building Official may review city records and provide a report listing those building, plumbing, electrical and mechanical permits that have been issued for a specific parcel of property.

B. Section 105.2 of the California Building Code is **amended** to read as follows:

Section 105.2 Work Exempt from Permit is amended by adding the following subsections 14 through ~~19~~:

Subsections 1 through ~~13~~ remain unchanged.

14. Satellite dish antenna, other than roof-mounted, in Office, Commercial, and Industrial zoning districts
15. Renewal of roof coverings on any buildings.
16. Attached open residential patio covers structures up to 120 square feet in projected roof area. These structures must be attached to an R-3 occupancy.
17. Fences not over 8 feet high, where permitted to be installed by City Zoning Code in commercial and industrial zones.
18. Installation of metal storage containers for use as temporary storage structures. This exception does not apply to any structure used as defined under 'habitable space' in ~~S~~ection 202 of the California ~~B~~uilding Code. This exemption is intended to be applied only to prefabricated shipping and cargo containers commonly used in the shipping and trucking industries.
19. Repairs which involve only the replacement of component parts of existing work with similar materials only for the purpose of maintenance and which do not aggregate over \$750.00 in valuation and do not affect any electrical or mechanical installations. Repairs exempt from permit requirements shall not include any addition, change or modification in construction, exit facilities or permanent fixtures or equipment. Specifically exempt from permit requirements without limit to valuation are:
 - a. Painting
 - b. Installation of floor covering
 - c. Cabinet work
 - d. Outside paving not involving restriping of disabled access parking stalls.

- C. Section 105.3.1.1 of the California Building Code is **added** to read as follows:

Section 105.3.1.1 ~~INSERT SECTION TITLE~~ Construction Permit Requirement. Permits shall not be issued for construction on a site where the City engineer determines that a grading permit or public improvements are required until the City engineer or his/her representative notifies the Building Official in writing that grading or public improvements has been satisfactorily completed to allow building permits to be issued.

Permits shall not be issued if the City engineer determines that flooding or geologic conditions at the site may endanger the public safety or welfare.

- D. Section 109 of the California Building Code shall be **deleted and replaced** with the following:

Section 109.1 Fees.

Section 109.2 General. Fees shall be assessed as set forth in a resolution duly adopted by the City Council.

Section 109.3 Permit Fees. The fee for each permit shall be as set forth in a resolution duly adopted by the City Council.

The determination of value or valuation under any of the provisions of these codes shall be made by the Building Official. The value to be used in computing building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. The permit fees for those projects subject to State ~~E~~energy ~~C~~ode compliance and/or State disabled access regulation compliance shall be as set forth in a resolution duly adopted by the City Council.

Section 109.4 Plan Review Fees. When submittal documents are required by ~~S~~ection 107, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be set forth in a resolution duly adopted by the City Council. The plan review fee for electrical, mechanical, and plumbing work shall be set forth in a resolution duly adopted by the City Council. The plan review fees for State ~~E~~energy ~~C~~ode compliance and/or State disabled access regulation compliance shall be as set forth in a resolution duly adopted by the City Council. The plan review fees specified in this section are separate fees from the permit fees specified in Section 109.3 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.1, an additional plan review fee shall be charged at the rate set forth in a resolution duly adopted by ~~the~~ City Council.

Section 109.5 Expiration ~~O~~f Plan Review. An application for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not to exceed 180 days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented

action from being taken. An application shall not be extended more than once. An application shall not be extended if this code or any other pertinent laws or ordinances have been amended subsequent to the date of application. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan check fee.

Section 109.6 Investigation Fees: Work ~~w~~Without ~~a~~A Permit.

Section 109.6.1 Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

Section 109.6.2 Fee. An investigation fee, in addition to the permit fee, shall be equal to the amount of the permit fee required by this code. The minimum fee shall be the same as the minimum permit fee set forth in a resolution duly adopted by the City Council. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or the technical codes not from any penalty prescribed by law.

Section 109.7 Fee Refunds. The Building Official may authorize refunding of a fee paid hereunder which was erroneously paid or collected.

The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Building Official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid has been withdrawn or cancelled before any examination has been expended.

The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Section 109.8 Permit History Survey Fee. The fee for conducting a permit history survey for an existing structure or facility shall be as set forth in a resolution duly adopted by the City Council.

Section 109.9 Demolition Permit Fee. The fee for a permit to demolish a building shall be as set forth in a resolution duly adopted by the City Council.

Section 109.10 Fee Exceptions. ~~T~~The government of the United States of America, the State of California, local school districts proposing work exempt from building permits, the County of San Diego, and the City shall not be required to pay for filing an application for a building permit pursuant to this code unless City plan review and inspection services are requested. If so requested, the fee schedules adopted in a resolution by the City Council shall apply.

E. Section 113.1 of the California Building Code is **amended** to read as follows:

Section 113.1 General. In order to hear and decide appeals or orders, decisions, or determinations made by the Building Official relative to the application and interpretation of the technical codes, the City Council shall serve as the appeals board. The applicant may appeal the order, decision, or determination

of the Building Official by filing with the City Clerk a written appeal within ten days after the date of the written decision.

- F. Section 114.4 of the California Building Code shall be ~~amended~~**replaced** as follows to read:

Section 114.4 Violation Penalties. Any person, firm or corporation violating any provision of this code or the technical codes shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined an amount not to exceed five hundred dollars, or imprisoned for a period of not more than six months in the county jail, or both fine and imprisonment.

- G. Section 114.5 of the California Building Code shall be **added** as follows to read:

Section 114.5 Public Nuisance. Any building or structure erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, or demolished, equipped, used, occupied, or maintained contrary to the provisions of this code shall be and the same is hereby declared to be unlawful and a public nuisance. The City Attorney shall, upon order of the City Council, commence necessary proceedings for the abatement, removal and/or enjoinder of any such public nuisance in the manner provided by law. Any failure, refusal or neglect to obtain a permit as required by Chapter ~~One~~ **(4)** of this code shall be prima facie evidence of the fact that the public nuisance has been committed in connection with the erection, construction, enlargement, alteration, repair, movement, improvement, removal, conversion or demolition, equipment, use, occupation, or maintenance of a building or structure erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished, used, occupied, or maintained contrary to the provisions of this code or the technical codes.

- H. **Add** the following to the end of the first paragraph of Section 1505.1 ~~General~~:

Section 1505.1 Scope. The installation of wood shingle or shake roofing material for reroofing or repair which exceeds 25 percent of the projected roof area within any 12-month period shall be as required for new roof installations or a minimum of Class B Rating.

~~(Ord. 605 _____ § 4, 20225)~~

11.04.040 Table 1505.1 amended.

Table 1505.1 of the 202~~52~~ California Building Code and the International Building Code, 202~~41~~ Edition, is **amended** to read as follows:

TABLE 1505.1
MINIMUM ROOF ~~COVERING-ASSEMBLY~~ CLASSIFICATION FOR TYPE S OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

~~(Ord. 605 § 4, 2022)~~

=

11.04.050 Appendices C, H and I adopted.

Appendix C, H and I are adopted. (~~Ord. 605 § 4, 2022~~)

Chapter 11.06

CALIFORNIA RESIDENTIAL CODE

Section:

11.06.010 Adoption of the 202~~52~~ California Residential Code, Part 2.5, Title 24 of the California Code of Regulations.

11.06.010 Adoption of the 202~~52~~ California Residential Code, Part 2.5, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City ~~R~~esidential ~~C~~ode for the purpose of establishing provisions for the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade the 202~~52~~ California Residential Code based on the International Residential Code, 202~~41~~ Edition. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, all construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal or demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade within the City of Santee, shall be in conformance with the 202~~52~~ California Residential Code, published by the California Building Standards Commission.

A. Section R104.7.~~61~~ of the California Residential Code is **added** to read as follows:

Section R104.7.~~61~~ Permit History Survey. Upon receipt of a written request from the owner of a parcel of property for a Permit History Survey, and the payment of the fee specified in a resolution duly adopted by the City Council, the Building Official may review City records and provide a report listing those building, plumbing, electrical and mechanical permits that have been issued for a specific parcel of property.

B. Section R105.2 of the California Residential Code is **amended** to read as follows:

Section R105.2 Work Exempt from Permit is amended by adding the following subsections 11 through 16:

Subsections 1- through 10- remains unchanged.

11. Satellite dish antenna, other than roof-mounted, in Office, Commercial, and Industrial zoning districts
12. Renewal of roof coverings on any buildings.
13. Attached open residential patio covers structures up to 120 square feet in projected roof area. These structures must be attached to an R-3 occupancy.
14. Fences not over 8 feet high, where permitted to be installed by City Zoning Code in commercial and industrial zones.

15. Installation of metal storage containers for use as temporary storage structures. This exception does not apply to any structure used as defined under 'habitable space' in ~~S~~section R202 of the California Residential Code. This exemption is intended to be applied only to prefabricated shipping and cargo containers commonly used in the shipping and trucking industries.
16. Repairs which involve only the replacement of component parts of existing work with similar materials only for the purpose of maintenance and which do not aggregate over \$750.00 in valuation and do not affect any electrical or mechanical installations. Repairs exempt from permits requirements shall not include any addition, change or modification in construction, exit facilities or permanent fixtures or equipment. Specifically exempt from permit requirements without limit to valuation are:
 - a. Painting
 - b. Installation of floor covering
 - c. Cabinet work
 - d. Outside paving not involving restriping of disabled access parking stalls.

C. Section R105.3.1.2 of the California Residential Code is **added** to read as follows:

Section R105.3.1.2.1 ~~INSERT SECTION TITLE~~Construction Permit Requirement. Permits shall not be issued for construction on a site where the City engineer determines that a grading permit or public improvements are required until the City engineer or his/her representative notifies the Building Official in writing that grading or public improvements has been satisfactorily completed to allow building permits to be issued.

Permits shall not be issued if the City engineer determines that flooding or geologic conditions at the site may endanger the public safety or welfare.

D. Section R108 of the California Building Code shall be **deleted and replaced** with the following:

Section R108.1 Fees.

Section R108.2 General. Fees shall be assessed as set forth in a resolution duly adopted by the City Council.

Section R108.3 Permit Fees. The fee for each permit shall be as set forth in a resolution duly adopted by the City Council.

The determination of value or valuation under any of the provisions of these codes shall be made by the Building Official. The value to be used in computing building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. The permit fees for those projects subject to State ~~E~~energy ~~C~~code compliance and/or State disabled access regulation compliance shall be as set forth in a resolution duly adopted by the ~~C~~city ~~C~~ouncil.

Section R108.4 Plan Review Fees. When submittal documents are required by ~~S~~section R106, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be set forth in a resolution duly adopted by the City Council. The plan review fee for

electrical, mechanical, and plumbing work shall be set forth in a resolution duly adopted by the City Council. The plan review fees for State ~~E~~nergy ~~C~~ode compliance and/or State disabled access regulation compliance shall be as set forth in a resolution duly adopted by the City Council. The plan review fees specified in this ~~S~~ection are separate fees from the permit fees specified in Section R108.3 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in California Building Code Section 107.3.4.1, an additional plan review fee shall be charged at the rate set forth in a resolution duly adopted by ~~the~~ City Council.

Section R108.5 Expiration ~~o~~f Plan Review. An application for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not to exceed 180 days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. An application shall not be extended more than once. An application shall not be extended if this code or any other pertinent laws or ordinances have been amended subsequent to the date of application. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan check fee.

Section R108.6 Investigation Fees: Work ~~w~~Without ~~a~~A Permit.

Section R108.6.1 Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

Section R108.6.2 Fee. An investigation fee, in addition to the permit fee, shall be equal to the amount of the permit fee required by this code. The minimum fee shall be the same as the minimum permit fee set forth in a resolution duly adopted by the City Council. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or the technical codes not from any penalty prescribed by law.

Section R108.7 Fee Refunds. The Building Official may authorize refunding of a fee paid hereunder which was erroneously paid or collected.

The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Building Official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid has been withdrawn or cancelled before any examination has been expended.

The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Section R108.8 Permit History Survey Fee. The fee for conducting a permit history survey for an existing structure or facility shall be as set forth in a resolution duly adopted by ~~the~~ City Council.

Section R108.9 Demolition Permit Fee. The fee for a permit to demolish a building shall be as set forth in a resolution duly adopted by the City Council.

Section R108.10 Fee Exceptions. ~~The~~ the government of the United States of America, the State of California, local school districts proposing work exempt from building permits, the County of San Diego, and the City shall not be required to pay for filing an application for a building permit pursuant to this code unless ~~City~~ plan review and inspection services are requested. If so requested, the fee schedules adopted in a resolution by ~~the~~ City Council shall apply.

- E. Section R112.1 of the California Residential Code is ~~added~~ **amended** to read as follows:

Section R112.1 General. ~~is amended to read as follows:~~ In order to hear and decide appeals or orders, decisions, or determinations made by the Building Official relative to the application and interpretation of the technical codes, the City Council shall serve as the appeals board. The applicant may appeal the order, decision, or determination of the Building Official by filing with the City Clerk a written appeal within ten days after the date of the written decision.

- F. Section R113.4 of the California Residential Code shall be ~~replaced~~ **amended** as follows to read:

Section R113.4 Violation Penalties. Any person, firm or corporation violating any provision of this code or the technical codes shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined an amount not to exceed five hundred dollars, or imprisoned for a period of not more than six months in the county jail, or both fine and imprisonment.

- G. Section R113.5 of the California Residential Code shall be **added** as follows to read:

Section R113.5 Public Nuisance. Any building or structure erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, or demolished, equipped, used, occupied, or maintained contrary to the provisions of this code shall be and the same is hereby declared to be unlawful and a public nuisance. The City Attorney shall, upon order of the City Council, commence necessary proceedings for the abatement, removal and/or enjoinder of any such public nuisance in the manner provided by law. Any failure, refusal or neglect to obtain a permit as required by Chapter ~~One (1)~~ of this code shall be prima facie evidence of the fact that the public nuisance has been committed in connection with the erection, construction, enlargement, alteration, repair, movement, improvement, removal, conversion or demolition, equipment, use, occupation, or maintenance of a building or structure erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished, used, occupied, or maintained contrary to the provisions of this code or the technical codes.

- H. Section R902.1.~~23~~ of the California Residential Code is ~~altered~~ **amended** to read as follows:

Section R902.1.~~23~~ Roof Coverings in All Other Areas Other than Fire Hazard Severity Zones or a Wildland-Urban Interface (WUI) Area. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B fire classification.

~~(Ord. 605 § 4, 2022)~~

Chapter 11.08

CALIFORNIA ELECTRICAL CODE

Section:

11.08.010 Adoption of the 202~~5~~2 California Electrical Code, Part 3, Title 24 of the California Code of Regulations.

11.08.010 Adoption of the 202~~5~~2 California Electrical Code, Part 3, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City ~~E~~lectrical ~~C~~ode for the purpose of prescribing regulations in the City of Santee for the installation, alteration or repair of electrical systems and permit requirements and inspection thereof, the 202~~5~~2 California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code based on the National Electrical Code, 202~~3~~0. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, all installation, alteration or repair of electrical systems within the City of Santee shall be in conformance with 202~~5~~2 California Electrical Code published by the California Building Standards Commission. ~~(Ord. 605 § 4, 2022)~~

Chapter 11.10

CALIFORNIA MECHANICAL CODE

Section:

11.10.010 Adoption of the 202~~5~~2 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations.

11.10.010 Adoption of the 202~~5~~2 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City ~~M~~echanical ~~C~~ode for the purpose of prescribing regulations in the City of Santee for the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances, the 202~~5~~2 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. based on the Uniform Mechanical Code, 202~~4~~1 Edition. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, all erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances shall be in conformance with 202~~5~~2 California Mechanical Code and any rules and regulations promulgated pursuant thereto, published by the California Building Standards Commission. ~~(Ord. 605 § 4, 2022)~~

Chapter 11.12

CALIFORNIA PLUMBING CODE

Sections:

11.12.010 Adoption of the 202~~52~~ California Plumbing Code, Part 5, Title 24 of the California Code of Regulations.

11.12.020 Deletions and additions to the 202~~52~~ California Plumbing Code and the Uniform Plumbing Code, 202~~41~~ Edition.

11.12.030 Appendices A, B, D, G and I adopted.

11.12.010 Adoption of the 202~~52~~ California Plumbing Code, Part 5, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City ~~P~~lumbing ~~C~~ode for the purpose of prescribing regulations in the City of Santee for the construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment in or on any building or structure or outdoors on any premises or property, the 202~~52~~ California Plumbing Code, Part 5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. based on the Uniform Plumbing Code 202~~41~~ Edition. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, all construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment within the City of Santee shall be in conformance with 202~~52~~ California Plumbing Code, published by the California Building Standards Commission. (~~Ord. 605-§ 4, 2022~~)

11.12.020 Deletions and additions to the 202~~52~~ California Plumbing Code and the Uniform Plumbing Code, 202~~41~~ Edition.

Deletions and additions to the 202~~52~~ California Plumbing Code, shall be as set forth in Sections 11.12.020 and 11.12.030.

A. Section 104.1.1 of the California Plumbing Code is **added** as follows to read:

Section 104.1.1 Solar Water Heaters Pre-Plumbing ~~A~~and Storage Tank Space Requirement.

1. Any other provisions on this ~~C~~hapter to the contrary notwithstanding, no permit shall be issued by the administrative authority for a new residential building unless said building includes plumbing and adequate space for installation of a solar storage tank specifically designed to allow the later installation of a system which utilizes solar energy as the primary means of heating domestic potable water. No building permit shall be issued unless the plumbing required pursuant to this section is indicated in the building plans. Pre-plumbing and storage tank configuration shall be designed and installed to the satisfaction of the administrative authority. This ~~S~~ection shall apply only to those new residential buildings for which a building permit was applied for after the effective date of the ordinance amending this ~~S~~ection.

2. The administrative authority is hereby authorized to exempt those applications from the provisions of this ~~S~~section which the administrative authority determines do not have feasible solar access due to shading, building orientation, construction constraints, or configuration of the subdivision parcel.

B. Section 104.1.2 of the California Plumbing Code is **added** as follows to read:

Section 104.1.2 Swimming Pool Heaters.

1. Any other provisions of this ~~C~~chapter to the contrary notwithstanding, no permit shall be issued for a new or replacement fossil swimming pool heater unless a solar system with a collector area a minimum of fifty percent of the surface area of the swimming pool being heated is also installed as the primary heat source for the swimming pool.
2. A “fossil fuel swimming pool heater” is defined as one which uses nonrenewable fuel including but not limited to natural gas, propane, diesel and electricity.
3. As used in this ~~S~~section a “swimming pool” means any confined body of water exceeding two feet in depth, greater than one hundred fifty square feet in surface area, and located either above or below the existing finished grade of the site, designed, used or intended to be used for swimming, bathing or therapeutic purposed.
EXCEPTION: A separate spa and a spa built in conjunction with a swimming pool may be heated by fossil fuels, provided the heating source cannot be used to heat the swimming pool.
4. Other provisions of this ~~S~~section notwithstanding, the owner of a swimming pool may request of the administrative authority a waiver of all, or a portion, of the requirements contained in this section when topographic conditions, development, or existing trees on or surrounding the swimming pool or probable location of the solar collection system preclude effective use of the solar energy system due to shading; or the swimming pool is located in a permanent, enclosed structure.
5. An applicant dissatisfied with a decision of the administrative authority relating to modification or waiver under this section may appeal said decision to the City Council by filing a written appeal with the City Clerk within ten days of the issuance of the written decision. The decision of the City Council in the case of any such appeal shall be final.

~~(Ord. 605 § 4, 2022)~~

11.12.030 Appendices A, B, D, G and I adopted.

Appendix Chapters A, B, D, G and I of the 202~~5~~2 California Plumbing Code, are adopted. ~~(Ord. 605 § 4, 2022)~~

Chapter 11.14

CALIFORNIA ENERGY CODE

Section:

11.14.010 Adoption of the 202~~5~~2 California Energy Code, Part 6, Title 24 of the California Code of Regulations.

11.14.010 Adoption of the 2025~~2~~ California Energy Code, Part 6, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City ~~E~~energy ~~C~~code for the purpose of prescribing regulations in the City of Santee for the conservation of energy the 2025~~2~~ California Energy Code, Part 6, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. and the California Energy Code, 2025~~2~~ Edition. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, all construction of buildings where energy will be utilized shall be in conformance with California Energy Code and any rules and regulations promulgated pursuant thereto, including the California Energy Code, 2025~~2~~ Edition, published by the California Energy Commission. (~~Ord. 605 § 4, 2022~~)

Chapter 11.16

CALIFORNIA HISTORICAL BUILDING CODE

Section:

11.16.010 Adoption of the 2025~~2~~ California Historical Building Code, Part 8, Title 24 of the California Code of Regulations.

11.16.010 Adoption of the 2025~~2~~ California Historical Building Code, Part 8, Title 24 of the California Code of Regulations.

The California Historic Building Code, 2025~~2~~ edition, Chapter 11.16 is adopted by reference without change to Buildings and Construction Title 11. (~~Ord. 605 § 4, 2022~~)

Chapter 11.17

CALIFORNIA WILDLAND-URBAN INTERFACE CODE

Sections:

11.17.010 Adoption of the 2025 California Wildland-Urban Interface-Fire Code, Part 79, Title 24 of the California Code of Regulations, which incorporates and amends the International FireWildland-Urban Interface -Code 2024 edition with certain local amendments.

11.17.020 Amendments made to the California FireWildland-Urban Interface Code.

11.17.0340 Appeals.

11.17.0450 New materials, processes or permits.

11.17.0560 Penalties.

11.17.010 Adoption of the 2025 California Wildland-Urban Interface Code, Part 7, Title 24 of the California Code of Regulations, which incorporates and amends the International Wildland-Urban Interface Code 2024 edition with certain local amendments.

There is adopted and incorporated by reference herein as the City Wildland-Urban Interface Code for the purpose of enhancing the design and construction of buildings through the use of building concepts having a

reduced negative impact or positive environmental impact and encourage sustainable construction practices, the 2025 California Wildland-Urban Interface Code, Part 7, Title 24 California Code of Regulations, a portion of the California Building Standards Code and the 2024 International Wildland-Urban Interface Code. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, planning, design, operation, construction, use and occupancy of every newly constructed building or structure shall conform with the 2025 California Green Building Code, published by the California Building Standards Commission.

- A. There is hereby adopted by the City Council of the City of Santee for the purpose of prescribing regulations governing conditions that might cause a fire originating in a structure to ignite vegetation in the wildland-urban interface area, and conversely, a wildfire burning in vegetative fuels to transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities or result in large property loss, that certain cCode known as the California Wildland-Urban Interface Code, including Appendix A and B.
- B. Published by the International Code Council, being particularly the 2024 Edition thereof and California Amendments thereto, as incorporated into California law under Title 24 of the California Code of Regulations, save and except such portions as are hereinafter deleted, modified or amended by Section 11.17.020 of this Ordinance.
- C. At least one copy of these codes and standards have been and are now filed in the office of the City Fire Department with one copy on file in the office of the City Clerk per Government Code Section 50022.6, and the same are adopted and incorporated as fully as if set out at length in this Chapter. From the date on which this Chapter shall take effect, the provisions thereof shall be controlled within the boundaries of the City. (Ord. 605 § 4, 2022)

11.178.020 Amendments made to the California Wildland-Urban Interface Code.

The California Wildland-Urban Interface Code, 2025 Edition, is amended and changed in the following respects:

~~A. Chapter 1 AMENDED—General Provisions~~

- A. 1.—Section 101.1 is hereby **amended** to read as follows:

101.1 Title. These regulations shall be known as the California Wildland-Urban Interface Code of the City of Santee, hereinafter referred to as “this code.”

- B. 2.—Section 103.1 is hereby **amended** to read as follows:

103.1 Creation of Agency. The Office of the Fire Marshal is hereby created and the official in charge thereof shall be known as the “code official.” The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

- C. 3.—Section 109.3.7 is hereby **amended** to read as follows:

109.3.7 Violation Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, repair or do work in violation of the approved construction documents or directive of the code official, or of a permit or certificate used under provisions of this code, shall be guilty of a criminal offense, punishable by a fine of not more than \$1,000

dollars or by imprisonment not exceeding 10 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

~~B. Chapter 4 AMENDED — Wildland Urban Interface Area Requirements~~

D. — 1. — Section 403.3 is hereby **added** to read:

403.3 Wildland Access. To adequately deploy resources to protect structures threatened by wildfires, emergency access to wildland areas may be required. Access may include but is not limited to, gated vehicle access points and/or personnel corridors between homes or structures. The need, number, and location of wildland access points will be determined by the code official.

E. — 2. — Section 404.4 is hereby **amended** to read:

404.4 Hydrants. Hydrants shall be designed and constructed in accordance with nationally recognized standards. The location and access shall be approved by the code official. Fire hydrants shall be spaced every 300 feet or in accordance with Appendix C or CC of the California Fire Code, as applicable, whichever is more restrictive.

F. — 3. — Section 404.5 is hereby **amended** to read:

404.5 Adequate Wwater Ssupply. Fire-flow requirements shall be at least 2500 gallons per minute or a fire flow approved by the code official, or in accordance with Appendix C or CC of the California Fire Code, as applicable, whichever is more restrictive.

~~C. Chapter 5 AMENDED~~

G. — 1. Section 504.12 ~~Fencing~~ is hereby **added** to read:

504.12 Fencing. Fencing within Very High Fire Hazard Severity Zones shall consist of ignition resistant building materials in accordance with Section 503.2, or as approved by the code official. The closest five feet of fencing to any structure shall be of noncombustible building materials in accordance with Section 503.2.1., or as approved by the code official.

~~DB. Chapter 6 AMENDED — Fire Protection Requirements~~

H. 1. — Section 603.3.1 is hereby **amended** to read as follows:

603.3.3.1 Contents. Landscape plans shall contain the following:

1. Plans shall be prepared by a California Licensed Landscape Architect, Architect, or Civil Engineer. A landscape designer may prepare planting plants only, not irrigation, for a one- or two-family dwelling, but would need one of the above professionals to stamp the plans verifying compliance with the regulations.
2. Provide plans with a readable scale.
3. Delineation of fuel modification zones with a general description of the zone's dimensions and requirements.
4. Identification of existing vegetation to remain and proposed new vegetation.
5. Identification of irrigated areas.

6. A plant legend with both botanical and common names, and identification of all plant material symbols.

7. Identification of ground coverings within the 50-foot (15,240 mm) zone.

8. Draw all plant symbols of what the full mature canopy size will be at maturity.

9. Include quantities of trees and large shrubs being proposed.

I. ~~2.~~—Section 603.23.2 is hereby **added** to read as follows:

Section 603.2.2 Landscaping Installation. All landscaping shall be installed per the approved plan prior to final inspection for issuance of certificate of occupancy.

J. ~~3.~~—Section 603.4.1 is hereby **amended** to read as follows:

Section 603.4.1 Shrubs. All new plantings of shrubs planted in Zone 1 and Zone 2 shall comply with the following:

1. Shrubs shall not exceed 6 feet (1829 mm) in height.
2. Grouping of shrubs are limited to a maximum aggregate diameter of 10 feet (3048 mm)
3. Shrub groupings shall be separated from other groupings a minimum of 15 feet (4572 mm).
4. Shrub groupings shall be separated from structures a minimum of 30 feet (9144 mm).
5. Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10 feet (3048 mm), whichever is greater.

K. ~~4.~~—Section 603.4.2 is hereby **amended** to read as follows:

Section 603.4.2 Trees. Trees shall be managed as follows within the 50-foot zone (15240 mm) of a structure:

1. New trees shall be planted and maintained so that the trees drip line at maturity is a minimum of 10 feet (3048 mm) from any combustible structure.
2. The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 10 feet (3048 mm).
3. Existing trees shall be trimmed to provide a minimum separation of 10 feet (3048 mm) away from chimney and stovepipe outlets per California Code of Regulations, Title 14, Section 1299.03.

L. ~~5.~~—Section 603.5 is hereby **added** with additional subsections 603.5.1-603.5.7.3 to read as follows:

603.5 Fuel Modification.

603.5.1 Setbacks from Adjacent Protected Areas. All new developments, subdivisions or tracts that are planned shall have a minimum of 100 horizontal feet of "fuel modified" defensible space between structures and the wildland. Depending on the percentage of slope and other wildland characteristics, the fuel modified defensible space may be increased beyond 100 feet as required by the code official.

603.5.2 Fuel Modification Zones and Structures. A fuel modification zone shall be required around every building that is designed primarily for human habitation or use or a building designed specifically to house farm animals. Decks, sheds, gazebos, freestanding open-side shade covers and similar accessory structures less than 250 square feet and 50 feet or more from a dwelling, and fences more than 5 feet from a dwelling, are not considered structures for the establishment of a fuel modification zone. A fuel modification zone shall comply with the following:

1. When a building or structure in a fire hazard severity zone is located 100 feet or more from a property line, the person owning or occupying the building or structure shall maintain a fuel modification zone with 100 feet of the building or structure in accordance with Section 603.5.3.
2. The code official may increase the fuel modification zone more than the 100 foot minimum if fuel and topography are determined to increase the fire hazard severity.
3. When a building or structure in a hazardous fire area is setback less than 100 feet from the property line, the person owning or occupying the building or structure shall meet the requirements in subsection 1 above, to the extent possible, in the area between the building or structure and the property line.
4. The fuel modification zone shall be located entirely on the subject property unless approved by the code official. This required fuel modification zone may be reduced as allowed in subsection 1 above or increased as required by a fire protection plan or the code official.
5. When the subject property contains an area designated to protect biological or other sensitive habitat or resource, no building or other structure requiring a fuel modification zone shall be located so as to extend the fuel modification zone into a protected area.
6. Improved Property: Property owners shall be permitted to clear all combustible vegetation within a 100-foot radius of all buildings and structures using methods, such as mowing and trimming that leave plant root structure intact to stabilize soil. Clearing is not limited to these methods and discing, which exposes bare mineral soil, may be used if approved by the code official.
 - a. Where the distance from the structure to the property line of the parcel on which the building is located is less than the distance required to be cleared, the adjacent parcel owner may be required to establish the required fuel modification to achieve the required distance of defensible space where required by the code official.

603.5.3 Fuel Modification for Roadways. The code official may require a property owner to modify combustible vegetation in the area within 20 feet from each side of a driveway or a public or private driveway adjacent to the property to establish a fuel modification zone. The code official has the right to enter private property to ensure the fuel modification zone requirements are met.

EXCEPTION: The code official may reduce the width of the fuel modification zone if it will not impair fire apparatus access.

603.5.4 Community Fuel Modification. The code official may require a developer, as a condition of issuing a certificate of occupancy, to establish one or more fuel modification zones to protect a new community by reducing the fuel loads adjacent to a community and buildings within it. The developer shall assign the land on which any fuel modification zone is established under this section to the homeowners' association or other common owner group that succeeds the developer as the person responsible for common areas within the community.

603.5.5 Land Ownership. Once a fuel modification zone has been established under Ssection 603.5.4, the land on which the zone is located shall be under the control of a homeowners' association or other common ownership established in perpetuity, for the benefit of the community to be protected.

603.5.6 Maintenance of Ffuel Mmodification Any person owning, leasing, controlling, operating or maintaining a building or structure required to establish a fuel modification zone pursuant to Section 603.5.2, shall maintain the defensible space. The code official may enter the property to determine if the person responsible is complying with this Ssection. The code official may issue an order to the person responsible for maintaining the defensible space directing the person to modify or remove nonfire-smart vegetation from fuel management zones, remove leaves, needles and other dead vegetative material from the roof of a building, maintain trees as required by Section 603.5.7, or to take other action the code eofficial determines is necessary to comply with the intent of Ssections 603.5 et seq.

603.5.6.1 Tree Mmaintenance. Crowns of mature trees located within fuel modification zones shall maintain a minimum horizontal clearance of 10 feet for firesmart trees and 30 feet for nonfire-smart trees. Mature trees shall be pruned to remove limbs to maintain a vertical separation of three times the height of the lower vegetation or 6 feet, whichever is greater, above the ground surface adjacent to the trees. Dead wood and litter shall be regularly removed from trees. Ornamental trees shall be limited to groupings of 2-3 trees with canopies for each grouping separated horizontally as described in Table 603.5.6.1.

TABLE 603.5.6.1
DISTANCE BETWEEN TREE CANOPIES

Distance between tree canopies by percent of slope	
Percent of Slope	Required Distances Between Edge of Mature Tree Canopies
0 to 20	10 feet
21 to 40	20 feet
41 plus	30 feet

603.5.7 Fuel Mmanagement Zzones. Fuel modified defensible space shall be comprised of three distinct fuel management zones referred to as, "Zone 0Zero", "Zone 1One", and "Zone 2Two".

603.5.7.1 Zone 0. Zone 0 shall consist of the area from the exterior wall surface or patio, deck or attachment to building or structure extending 5 feet on a horizontal plane. This zone shall be constructed of continuous hardscape or non-combustible materials. Removal of combustible materials surrounding the exterior wall area and maintaining the area free and clear of combustible materials requires routine maintenance. The use of mulch and other combustible materials shall be prohibited unless approved by the code official.

603.5.7.2 Zone 1. Zone 1 is the immediate edge of Zone 0 extending out in a horizontal plane from the structure to 50 feet. This zone shall consist of planting of low growth, drought tolerant and fire resistive plant species. The height of the plants in this zone states at 6" adjacent to Zone 0 and extending in a linear fashion up to a maximum of 18" at intersection of Zone 2. Vegetation in this zone shall be irrigated and not exceed 6' in height and shall be moderate in nature in accordance with Section 603.5.6. Firewood

inside this zone shall be piled at least 30 feet away from all buildings and structures. Cords of firewood shall also be maintained at least 10 feet from property lines and not stacked under tree canopy drip lines. This area is the least flammable, and consists of pavement, walkways, turf and permanently landscaped, irrigated and maintained ornamental planting.

603.5.7.3 Zone 2. Zone 2 is the immediate edge of Zone 1 extending out in a horizontal plane for 50 feet. This zone consists of planting fire-smart plant species of at moderate height. Vegetation shall be limbed up off the ground, so that the lowest branches are one-third the height of the vegetation or up to 6 feet off the ground on mature trees. In this zone, no more than 50% of the native, non-irrigated vegetation shall be retained.



11.178.030 Appeals.

Whenever the Fire Marshal disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply, or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the Fire Marshal to the City

Council. A letter of appeal shall be submitted to the City Clerk within 30 days from the date of the decision being appealed. The appeal shall be heard by the City Council at the next available meeting. (Ord. 605 § 4, 2022)

11.178.0450 New materials, processes or permits.

The City Manager, the Fire Chief, and the Fire Marshal shall act as a committee to determine and specify, after giving affected person an opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those now enumerated in the California Wildland-Urban Interface Code and International Wildland-Urban Interface Code. The Fire Marshal shall post such list in a conspicuous place in the office of the City Clerk, at the bureau of fire prevention and distribute copies thereof to interested persons. (Ord. 605 § 4, 2022)

11.178.0560 Penalties.

- A. Any person who violates any provision of this Ordinance or of the code or standards adopted by reference in this Ordinance, is guilty of a misdemeanor. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.
- B. The application of the above penalties shall not prevent the enforced removal of prohibited conditions. (Ord. 605 § 4, 2022)

Chapter 11.18

CALIFORNIA FIRE CODE

Sections:

- 11.18.010 Adoption of the 202~~25~~ California Fire Code, Part 9, Title 24 of the California Code of Regulations, which incorporates and amends the International Fire Code 202~~41~~ edition with certain local amendments.**
- 11.18.020 Amendments made to the California Fire Code.**
- 11.18.030 Special regulations.**
- 11.18.040 Appeals.**
- 11.18.050 New materials, processes or permits.**
- 11.18.060 Penalties.**

- 11.18.010 Adoption of the 202~~52~~ California Fire Code, Part 9, Title 24 of the California Code of Regulations, which incorporates and amends the International Fire Code 202~~421~~ edition with certain local amendments.**

There is adopted and incorporated by reference herein as the City Fire Code for the purpose of enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encourage sustainable construction practices, the 202~~52~~ California Fire Code, Part 9, Title 24 California Code of Regulations, a portion of the California Building Standards Code and the 202~~41~~ International Code. ~~Except as otherwise provided by this Chapter and Chapter 11.02 of the City~~

~~of Santee Municipal Code, planning, design, operation, construction, use and occupancy of every newly constructed building or structure shall conform with the 20252 California Green Building Code, published by the California Building Standards Commission.~~

- A. There is hereby adopted by the City Council of the City of Santee for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain Code known as the International Fire Code, including Appendices ~~cesx Chapters 4, B, BB, C, CC, E, F, G, and H, I and J.~~
- B. Published by the International Code Council, being particularly the 20241 Edition thereof and California Amendments thereto, as incorporated into California law under Title 24 of the California Code of Regulations, save and except such portions as are hereinafter deleted, modified or amended by Section 11.18.020 of this Ordinance.
- C. ~~At least one~~No less than three copies of these codes and standards have been, and are now filed in the office of the City Fire Department with one copy on file in the office of the City Clerk per Government Code Section 50022.6, and the same are adopted and incorporated as fully as if set out at length in this Chapter. From the date on which this Chapter shall take effect, the provisions thereof shall be controlling within the boundaries of the City. (Ord. 605 § 4, 2022)

11.18.020 Amendments made to the California Fire Code.

The California Fire Code, 20252 Edition, is amended and changed in the following respects:

A. Chapter 1 AMENDED – General Provisions

- 1. Section 101.1 is **amended** to read as follows:

Section 101.1 Title. These regulations shall be known as the Fire Code of the City of Santee, hereinafter referred to as “this code.”

- 2. Section 103.1 is hereby **amended** to read as follows:

Section 103.1 Creation of Agency. The Office of the Fire Marshal is hereby created and the official in charge thereof shall be known as the “fire code official.” The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

BA. Chapter 3 AMENDED - General Precautions Against Fire

- 1. Section 307.4.3 is hereby **amended** to read as follows:

307.4.3 Portable ~~O~~utdoor ~~F~~ireplaces. Portable outdoor fireplaces shall comply with all the following restrictions:

- a. ~~307.4.3.1~~ Portable outdoor fireplaces shall be used in accordance with the manufacturer’s instructions. The use of washing machine tub fireplaces and other similar devices is prohibited within ~~Santee~~ City of Santee limits.
- b. ~~307.4.3.2~~ Portable outdoor fireplaces shall be constructed of steel or other approved non-combustible materials.
- c. ~~307.4.3.3~~ During operation, the portable outdoor fireplace shall be covered with a metal screen or welded or woven wire mesh spark arrestor with openings no larger than ¼” to reduce airborne embers.

- d. ~~307.4.3.4~~ Portable outdoor fireplaces shall only be used on a non-combustible surface or bare ground, void of all vegetation.
- e. ~~307.4.3.5~~ Portable outdoor fireplaces shall be operated at least 15 feet away from all combustible materials or structures and shall not be used under eaves, patio covers or other shade structures.
- f. ~~307.4.3.6~~ Portable outdoor fireplaces shall be supervised at all times and extinguished when no longer being used.
- g. ~~307.4.3.7~~ A garden hose or 4A fire extinguisher shall be readily available at all times when the outdoor portable fireplace is in operation.
- h. ~~307.4.3.8~~ The burning of trash, rubbish or paper products is strictly prohibited.
- i. ~~307.4.3.9~~ The Fire Code Official or other Fire Department representative is authorized to order extinguishment at any time because of misuse, objectionable situation, hazardous weather, or any other safety concern.

2. Section 307.4.43 is hereby **added** to read as follows:

307.4.4 “Red-flag” and Other High Fire Risk Conditions. Open burning including recreational fires and fires within portable outdoor fireplaces, shall not be permitted when a red-flag warning or a fire weather watch condition has been issued by the National Weather Service.

CB. Chapter 5 AMENDED - Fire Service Features

1. Section 503.2.1 is hereby **amended** ~~by replacing language~~ to read as follows:

503.2.1 Dimensions (Fire Apparatus Access Roads). Fire apparatus access roads shall have an unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet, 6 inches.

EXCEPTION: A fire apparatus access road may be reduced to an unobstructed width of not less than 16 feet (or other approved width) when in the opinion of the ~~Fire Chief~~ fire code official the number of vehicles using the roadway will not limit or impair adequate emergency fire department access.

2. Section 503.2.3 is hereby **amended** to read as follows:

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an approved paved surface. In new development, all underground utilities, hydrants, water mains, curbs, gutters and sidewalks must be installed and the drive surface shall be approved prior to combustibles being brought on site.

3. Section 503.3.1 ~~Street Parking Prohibited~~, is **added** to read as follows:

503.3.1 Street Parking Prohibited. During “red-flag” warnings or fire weather watch conditions, street parking may be prohibited in areas determined to be at significant risk from wildfires, including areas identified as a fire hazard severity zone, so a wider pathway is available to support rapid evacuation when side-street parking narrows the road to a smaller width than the standards in Title

14, section 1273.01 of the California Code of Regulations. Such areas will be marked with signs approved by the fire code official.

43. Section 503.7 is hereby **added** ~~amended by adding subsection 503.7 and 503.8~~ to read as follows:

503.7 Gates Across Fire Apparatus Access Roads. All gates or other structures or devices which could obstruct fire access roadways or otherwise hinder emergency operations are prohibited unless they meet standards approved by the ~~Fire Chief/Fire Code Official~~ fire code official, and receive specific plan approval. Written plans shall be submitted for approval and approved prior to the installation of any gate or other similar obstruction. Gates shall be equipped with approved emergency locks or locking devices.

5. Section 503.8 is hereby **added** to read as follows:

503.8 Automatic Gates. All automatic gates across fire apparatus access roads shall be equipped with approved emergency key switches. Gates serving more than four residential dwellings or gates serving projects that, in the opinion of the ~~Fire Chief/Fire Code Official~~ fire code official, require a more rapid emergency response, shall also be equipped with an approved strobe activating sensor(s) to open the gate upon approach of emergency apparatus. All gates shall have a manual release device to open the gate upon power failure.

64. Section 505.3 is hereby **added** ~~is hereby amended by adding subsection 505.3~~ to read as follows:

505.3 Map/Directory. A lighted directory map meeting current Santee Fire Department standard may be required to be installed at each driveway entrance or other approved location(s) to multiple unit residential projects 15 units or more and other occupancies when in the opinion of the ~~Fire Chief~~ fire code official the directory will enhance emergency response to the project.

DE. Chapter 9 AMENDED – Fire Protection Systems

1. Section 903.2 is hereby **amended** ~~adding subsections 903.2(a) and 903.2(b)~~ to read as follows:

903.2 Where Required. Approved automatic sprinkler systems in new buildings and structures shall be provided in locations described in Sections 903.2.1 through 903.2.12 and Sections 903.2.14 through 903.2.21.

EXCEPTION: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the California Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the California Building Code, or both.

- a. **903.2(a) Automatic fire sprinkler system required.** The installation of an approved automatic fire sprinkler system shall be required in all buildings, regardless of size or occu-

pancy, and irrespective of any occupancy or area separation. Sprinklers shall also be required in all additions made to existing buildings equipped with automatic fire sprinkler system. “Fire ~~W~~walls” and “Area or Occupancy Separation Walls” regardless of construction rating shall not constitute separate buildings for purposes of determining fire sprinkler requirements. An approved fire sprinkler system shall be required in an existing non-sprinklered building when a change of occupancy classification occurs and would, in the opinion of the Fire Chief fire code official, increase the risk, hazard, or emergency response to the occupancy.

EXCEPTION: Kiosks, sheds, out-buildings, small temporary buildings and other small buildings may not need an automatic fire sprinkler system if in the opinion of the ~~Fire Chief~~ fire code official, the site, and the use, does not pose a significant hazard.

- b. ~~903.2(b)~~ **Automatic fire sprinkler system required additions.** An approved automatic fire sprinkler system shall be installed in any existing non-sprinklered buildings where structural additions are made greater than 5,000 square feet or resulting in a 50% increase in the size of the building. In this situation the entire building is required to be equipped with an approved automatic fire sprinkler system.

EXCEPTION: Group R, Division 3 occupancies.

- ~~2.~~ ~~Section 903.4.2 is hereby amended by replacing language to read as follows:~~

~~**903.4.2 Alarms.** One or more exterior approved audio/visual device(s) 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. Where a building fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.~~

- ~~23.~~ Section 903.35.5 is hereby **amended** to read as follows:

903.3.5 Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with Health and Safety Code 13114.7. For connections to public waterworks systems, the water supply test used for design of fire protection systems shall be adjusted to account for seasonal and daily pressure fluctuations based on information from the water supply authority and as approved by the fire code official. Hydraulic calculations shall include a 10% reduction from the source.

- ~~423.~~ Section 905 is hereby amended by adding Subsection 905.3(a) to read as follows:

~~**905.3(a) Required installations.** A wet standpipe system shall be installed in all levels of any parking structures below or above grade.~~

FFD. Chapter 23 AMENDED - Motor Fuel-Dispensing Facilities And Repair Garages

1. Section 2306.2.3 is hereby **amended** by replacing language for exception 3 to read as follows:

2306.2.3 Above-~~G~~ground ~~T~~anks ~~L~~located ~~O~~utside, ~~A~~above ~~G~~rade, ~~exception 3.~~

3. Tanks containing fuels shall not exceed 1,500 gallons of Class I liquids, 12,000 gallons of Class II liquids in individual capacity and 26,000 gallons in aggregate capacity. Installations

with the maximum allowable capacity shall be separated from other installations by not less than 100 feet.

E. ~~Chapter 49 AMENDED Requirements For Wildland Urban Interface (WUI) Areas~~

1. ~~Section 4905.2 is hereby amended to read as follows:~~

~~**4905.2 Construction methods and requirements within established limits.** Within the limits established by law, construction methods intended to mitigate wildfire exposure shall comply with the wildfire protection building construction requirements contained in the California Building Standards Code including the following:~~

- ~~1. California Building Code Chapter 7A,~~
- ~~2. California Residential Code Section R327,~~
- ~~3. California Reference Standards Code Chapter 12-7A~~
- ~~4. Santee Local Amendments~~
- ~~5. and applicable amendments~~

F. ~~Section 4905 is hereby amended to read as follows:~~

~~**4905.4 Special Fire Protection Requirements.**~~

~~**4905.4.1 Combustible fencing.** Fencing within Fire Hazard Severity Zones and/or Wildland Urban Interface Areas shall consist of noncombustible or approved materials. The closest five (5) feet of fencing to any structure shall be approved noncombustible.~~

~~**4905.4.2 Outdoor fireplaces, barbecues and grills.** Outdoor fireplaces, barbecues and grills shall not be built, or installed in Fire Hazard Severity Zones and/or Wildland Urban Interface Areas without plan approval by the Fire Code Official. Portable outdoor fireplaces or other wood burning appliances shall be strictly prohibited within Fire Hazard Severity Zones and/or Wildland Urban Interface Areas.~~

~~**4905.4.3 Spark arresters.** Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel are used, shall be provided with a spark arrester of woven or welded wire screening of 12-gauge standard wire having openings not exceeding ¼ inch.~~

~~**4905.4.4 Storage of firewood and combustible materials.** Firewood and combustible materials shall not be stored in unenclosed spaces beneath buildings or structures, or on decks, under eaves, canopies or other projections or overhangs and shall be stored at least 20 feet from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet.~~

~~**4905.4.5 Water supply.** All water systems, specifically fire hydrants and storage tanks, must be approved by the Fire Department. Fire hydrants within Fire Hazard Severity Zones or Wildland Urban Interface Areas shall be spaced every 300 feet and shall have a fire flow of 2500 gallons per minute or a fire flow approved by the Fire Chief. Developments that require new or “stand-alone” water storage facilities may also be required to provide secondary or back-up systems, such as independently powered pumps that will ensure adequate water supply for firefighting emergencies.~~

~~**4905.4.6 Wildland access.** To adequately deploy resources to protect structures threatened by wildfires, emergency access to wildland areas may be required. Access may include but is not limited to, gated vehicle access points and/or personnel corridors between homes or structures. The need, number, and location of wildland access points will be determined by the Fire Code Official.~~

2. ~~Section 4906.3.1.1 is hereby amended to read as follows:~~

~~**4906.3.1.1** Delineation of the 50-foot (15240 mm) and 100-foot (30.5 m) fuel management zones from all structures.~~

3. ~~Section 4906.4.2.1 is hereby amended to read as follows:~~

4906.4.2.1 Non-Fire Resistant Vegetation. New trees not classified as fire-resistant vegetation, such as conifers, palms, pepper trees and eucalyptus species, shall not be permitted in WUI Areas.

4. ~~Section 4907 is hereby amended adding subsections 4907.4, 4907.4.1, 4907.4.2 and 4907.4.3 as follows:~~

4907.4. Fuel Modified Defensible Space. All new developments, subdivisions or tracts that are planned in Fire Hazard Severity Zones and/or Wildland Urban Interface Areas shall have a minimum of 100 horizontal feet of “fuel modified” defensible space between structures and wildland areas. Depending on the percentage of slope and other wildland area characteristics, the Fuel Modified Defensible Space may be increased beyond 100 feet. Fuel Modified Defensible Space shall be comprised of two distinct brush management areas referred to as, “Zone One” and “Zone Two”.

4907.4.1. Fuel Modified Defensible Space, Zone One. “Zone One” is the first 50 feet measured from the structure toward the wildland. This area is the least flammable, and consists of pavement, walkways, turf and permanently landscaped, irrigated and maintained ornamental planting. This vegetation should be kept in a well-irrigated condition and cleared of dead material. This area requires year-round maintenance. Fire resistive trees are allowed if placed or trimmed so that crowns are maintained more than 10 feet from the structure. Highly flammable trees such as, but not limited to conifers, eucalyptus, cypress, junipers and pepper trees are not allowed in WUI areas. This area shall be maintained by the property owner or applicable homeowners association(s).

4907.4.2. Fuel Modified Defensible Space, Zone Two. “Zone Two” is the second 50 feet of the 100 total feet of defensible space and is measured 50 feet from the structure to a total of 100 feet toward the wildland. Zone Two shall consist of low-growing, fire-resistant shrubs and ground covers. Average height of new plants for re-vegetation should be less than 24 inches. In this Zone, no more than 30% of the native, non-irrigated vegetation shall be retained. This area requires inspection and periodic maintenance. This area shall be maintained by the property owner or applicable homeowners association(s).

4907.4.3. Defensible space adjacent to roadways. An area of 50 feet from each side of fire apparatus access roads and driveways shall be improved to “Zone One” standards and maintained clear of all but fire-resistive vegetation. This area shall be maintained by the property owner or homeowners associations as with other defensible space areas. Defensible space adjacent to roadways may be increased to more than 50 feet on each side of a fire apparatus access road. This distance is to be determined by the approved Fire Protection Plan.

FGG. Chapter 56 AMENDED - Explosives ~~a~~And Fireworks

1. Section 5607.16 is hereby added Chapter 56 is hereby amended by adding section 5607 to read as follows:

5607 Blasting

5607.16 Scope. Section 5607 is intended to regulate blasting operations within the City of Santee.

2. Section 5607.17 is hereby added to read as follows:

5607.17 Grading ~~P~~ermit ~~R~~required. Section 5609 shall apply to any project or construction operation where a grading permit is required. A grading permit must be approved and issued by the Engineering Department of the City of Santee prior to the issuance of a blasting permit issued by the Fire Department for blasting at construction sites.

3. Section 5607.18 is hereby added to read as follows:

5607.18 Definitions. For the purpose of this Division the following definitions shall apply:

Approved Blaster is a blaster who has been approved by the fire code official ~~Fire Chief~~ to conduct blasting operations in the City of Santee and who has been placed on the list of approved blasters.

Blaster is any person, corporation, contractor or other entity who uses, ignites, or sets off an explosive device or material.

Inspector is any person who has been approved by the ~~Fire Chief~~ fire code official to conduct pre and post blast inspections in the City of Santee.

Blasting Operations shall mean the use of an explosive device or explosive materials to destroy, modify, obliterate, or remove any obstruction of any kind from a piece of property.

Minor Blasting is any blasting operation associated with trenching operations, digging holes for utility poles, and other single shot operations.

Major Blasting is any other type of blasting operation.

Permit for Blasting is a written document issued by the Santee Fire Department wherein the blaster is given permission to blast within the City of Santee under specific terms and conditions for the operation.

Certificate of Insurance is a written document issued by an insurance company authorized to do business in the State of California stating that the insurance company has issued a policy of liability insurance covering property damage and bodily injuries resulting from blasting operations occurring in the City of Santee.

Explosive Permit is a written document issued by the San Diego County Sheriff's Department pursuant to Section 12000, et seq. of the California Health and Safety Code wherein the Sheriff's Department allows blasting with explosives to be done by the permittee under the conditions specified therein.

4. Section 5607.19 is hereby **added** to read as follows:

5607.19 Permit to Blast: All blasting operations within the City of Santee are prohibited unless permitted by the Santee Fire Department.

5. Section 5607.20 is hereby **added** to read as follows:

5607.20 Prerequisites. No Permit to Blast shall be granted or obtained unless the prerequisite conditions listed below are complied with and proof provided to the satisfaction of the Fire Department.

6. Section 5607.21 is hereby **added** to read as follows:

5607.21 Explosives ~~P~~permit. The blaster shall obtain an explosives permit from the San Diego County Sheriff's Department and a copy thereof shall be placed on file with the Santee Fire Department.

7. Section 5607.22 is hereby **added** to read as follows:

5607.22 Santee ~~B~~usiness ~~L~~icense. The blaster shall obtain a business license from and issued by the Finance Department of the City of Santee and a copy thereof placed on file with the Santee Fire Department.

8. Section 5607.23 is hereby **added** to read as follows:

5607.23 Liability Insurance. The property owner/developer or general contractor shall obtain liability insurance covering the blaster's activities in the minimum amount of \$2,000,000 for property damage and \$1,000,000 for bodily injury. The property owner/developer or general contractor shall file a copy of the Certificate of Insurance with the Santee Fire Department. The blaster shall have liability insurance, property insurance, and bodily injury insurance in the minimum amount of \$500,000 each. A copy of the Certificate of Insurance of the blaster shall also be filed with the Santee Fire Department by the property owner/developer or general contractor. The City of Santee shall be named as Co-Insured.

9. Section 5607.24 is hereby **added** to read as follows:

5607.24 Blaster's Qualifications. The blaster's qualifications shall be reviewed by the fire code official~~Fire Chief~~. Approval and placement on the list of approved blasters shall be based upon a review of the blaster's qualifications, past safety record, and history of complaints of job performance. Failure on the part of the blaster to comply with the terms and conditions under which approval is granted may result in suspension from the list of approved blasters for a period not exceeding one year.

10. Section 5607.25 is hereby **added** to read as follows:

5607.25 Permit Filing. A copy of the Permit to Blast shall be kept on file with the Santee Fire Department at 10601 Magnolia Ave., Santee, California 92071. A copy of the Permit to Blast shall be retained by the general contractor or property owner/developer and by the blaster and shall be available at the job site for public or official inspection at all times during blasting operations.

11. Section 5607.26 is hereby **added** to read as follows:

5607.26 Cancellation of Permit. A Permit to Blast is required to be cancelled with the Fire Department when a blaster completes or discontinues, for thirty~~(30)~~ days, blasting operations at a construction site.

12. Section 5607.27 is hereby **added** to read as follows:

5607.27 R~~e~~newal. A Permit to Blast must be renewed with the Fire Department before any blasting operations are continued or resumed.

13. Section 5607.28 is hereby **added** to read as follows:

5607.28 Blasting O~~o~~peration P~~p~~rocedures. After the Permit to Blast has been issued, the blaster shall comply with the following procedures.

14. Section 5607.29 is hereby **added** to read as follows:

5607.29 Notification of ~~B~~blasting ~~O~~peration. The contractor or property owner/developer shall give reasonable notice in writing at the time of issuance of building permit, grading permit or encroachment license to all residences or businesses within 600 feet of any potential blast location. The notice shall be in a form approved by the ~~Fire Chief~~fire code official.

Any resident or business receiving such notice may request of the Fire Department that the blaster give a 12 hours advance notice of impending blast. The general contractor or property owner/developer shall obtain the advanced notification list of residents and businesses from the Fire Department, and shall make every reasonable effort to contact any and all parties requesting the second advanced notice.

15. Section 5607.30 is hereby **added** to read as follows:

5607.30 Inspections. Inspections of all structures within 300 feet of the blast site shall be made before blasting operations. The person(s) inspecting shall obtain the permission of the building owner prior to conducting the inspection. The inspections shall be performed by a qualified person(s) approved by the ~~Fire Chief~~fire code official, and employed by the blaster or project contractor. The inspection shall be only for the purpose of determining the existence of any visible or reasonably recognizable pre-existing defects or damages in any structure. Waiver of such inspection shall be in writing by owner(s), and persons who have vested interest, control, custody, lease or rental responsibility of said property or their legally recognized agent. Post blast inspections shall be required upon receipt of a complaint of property damage by the person in charge of the property. Damage must be reported to the Fire Department within one year of the completion of blasting operations.

16. Section 5607.31 is hereby **added** to read as follows:

5607.31 Inspection ~~R~~report. Complete inspection reports identifying all findings or inspection waivers shall be signed by the inspector and property owners or owner's agent. Such inspection reports shall be retained by the inspecting agency, but shall be immediately available to the Fire Department and individuals directly involved in alleged damage complaints.

17. Section 5607.32 is hereby **added** to read as follows:

5607.32 Inspection ~~W~~waiver ~~R~~report. The inspector shall file with the Fire Department a summary report identifying address, occupant/owner's name, time and date of inspections, and any inspection waiver signed by property owner or owner's agent, with an explanation as to why an inspection of a specific structure was not made. This summary and waiver report shall be signed by the inspector.

18. Section 5607.33 is hereby **added** to read as follows:

5607.33 Blasting ~~H~~hours. Blasting shall only be permitted between the hours of 9:00 am and 4:00 pm during any weekday, Monday through Friday, unless special circumstances warrant another time of day and special approval is granted by the ~~fire code official~~Fire Chief.

19. Section 5607.34 is hereby added to read as follows:

5607.34 Fire Department ~~I~~nspections. The blaster shall permit Fire Department personnel to inspect the blast site and blast materials or explosives at any reasonable time.

20. Section 5607.35 is hereby added to read as follows:

5607.35 Fire Department ~~W~~itness of ~~B~~lasting. If a Fire Department witness is desired by the general contractor, and or blaster, arrangements shall be made at least 12 hours prior to the blast. Confirmation shall be made to the Fire Department no less than one hour prior to the blast. The Fire Department may assign a Department member to be present and observe the blast at their discretion.

21. Section 5607.36 is hereby added to read as follows:

5607.36 Blast ~~N~~otification to Fire Department. The blasting companies are required to notify the Fire Department on the day of a tentative blasting operation, between the hours of 8:00 am and 8:30 am.

22. Section 5607.37 is hereby added to read as follows:

5607.37 Seismograph ~~M~~onitoring. All blasting operations shall be monitored by an approved seismograph located at the nearest constructed structure. All daily seismograph reports shall be forwarded to the Fire Department by the end of the blast week.
EXCEPTION: Public Utility Companies are not required to seismographically monitor minor blasting operations.

23. Section 5607.38 is hereby added to read as follows:

5607.38 Confiscation. Any explosives which are illegally manufactured, sold, given away, delivered, stored, used, possessed, or transported shall be subject to immediate seizure by the fire code official ~~Fire Chief~~, issuing authority, or peace officer. When a permit has been revoked or has expired and is not immediately renewed, any explosive is subject to immediate seizure.

24. Section 5607.39 is hereby added to read as follows:

5607.39 Complaints ~~R~~egarding ~~B~~lasting ~~O~~perations. Post-blast inspections shall be required on all structures for which complaints, alleging blast damage, have been received. Such inspections shall be written within thirty ~~(30)~~ days of receipt of complaint.

25. Section 5607.40 is hereby added to read as follows:

5607.40 Fee for Permit to Blast. The blaster shall pay a fee for the Permit to Blast designated within the Fire Department Schedule of Fees. Unless otherwise designated within the approved Schedule of Fees, a Permit to Blast shall be site specific and a separate fee shall be charged to each Blast operation or for each Permit to Blast issued.

26. Section 5607.41 is hereby added to read as follows:

5607.41 Fire Department ~~C~~onditions. The Santee Fire Department may impose such additional conditions and procedures as it deems are reasonably necessary to protect the public health and safety based upon the peculiar and individual facts and circumstances of a particular blasting operation. The Fire Department shall provide the blaster with the additional conditions or procedures in writing and the blaster shall comply with those requirements until such time as the Fire Department is satisfied they are no longer required and cancels the additional requirements.

~~(Ord. 605 § 4, 2022)~~

11.18.030 Special regulations.

- A. **Establishment of geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited.** The limits referred to in Section 5704.2.9.6.1 of the International Fire Code in which the storage of flammable or combustible liquids in above-ground tanks outside of buildings is prohibited are hereby established as the jurisdictional limits of the City. The storage of Class I and Class II liquids in above ground tanks outside of buildings is prohibited in all residential zones within the City of Santee. The storage of Class I and Class II liquids in above ground tanks for motor vehicle fuel-dispensing may be allowed in commercial or industrial zones within the City, providing that applicable provisions of Chapter 23 and 57 are met, and if in the opinion of the fire code official~~Fire Chief~~, the site, and the use, does not pose a significant hazard.
- B. **Establishment of geographic limits in which the storage of Class I and Class II liquids in above-ground tanks is prohibited.** The limits referred to in Section 5706.2.4.4 of the International Fire Code in which the storage of flammable or combustible liquids in above-ground tanks is prohibited are hereby established as the jurisdictional limits of the City. The storage of Class I and Class II liquids in above ground tanks is prohibited in all residential zones within the City of Santee. The storage of Class I and Class II liquids in above ground tanks for motor vehicle fuel-dispensing may be allowed in commercial or industrial zones within the City, providing that applicable provisions of Chapter 23 and 57 are met, and if in the opinion of the fire code official~~Fire Chief~~, the site, and the use, does not pose a significant hazard.
- C. **Establishment of geographic limits in which the storage of liquefied petroleum gases is restricted for the protection of heavily populated or congested areas.** The limits referred to in Section 6104.2 of the International Fire Code, in which the storage of liquefied petroleum gas is restricted, are hereby established as the jurisdictional limits of the City. The storage of liquefied petroleum gases are prohibited within residential zones within the City of Santee. The storage of liquefied petroleum gases are allowed within commercial or industrial zones within the City of Santee to a maximum quantity of 2,000-gallon water capacity, providing all applicable provisions of Chapter 61 are met, and in the opinion of the ~~Fire Chief~~fire code official, the site, and the use, does not pose a significant hazard.
EXCEPTION: Liquefied Petroleum Gas may be allowed for residential use where no other gas service is provided and the quantity, location and use do not pose a significant problem.
- D. **Establishment of limits of districts in which storage of explosives and blasting agents is prohibited.** Limits in which storage of explosives and blasting agents is prohibited, are hereby established as the jurisdictional limits of the City. Permanent storage of explosives and/or blasting agents shall be strictly prohibited within the City of Santee. Temporary storage may be allowed during set-up for excavation, demonstration, or other use,

when proper permits have been obtained, all applicable provisions of Chapter 56 have been met, and when in the opinion of the ~~Fire Chief~~fire code official, there are no significant hazards.

EXCEPTION: Small quantities of black powder and explosive materials may be stored and used when they are permitted by the applicable law enforcement agency and permitted by the Fire Department.

- E. **Establishment of geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited.** The limits referred to in Section 5806.2 of the International Fire Code, in which the storage of flammable cryogenic fluids in stationary containers is prohibited are hereby established as follows:

The storage of flammable cryogenic fluids is prohibited within the City of Santee. (~~Ord. 605 § 4, 2022~~)

11.18.040 Appeals.

Whenever the ~~Fire Marshal~~Fire Chief disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply, or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the ~~Fire Chief~~Fire Marshal to the City Council. A letter of appeal shall be submitted to the City Clerk within 30 days from the date of the decision being appealed. The appeal shall be heard by the City Council at the next available meeting. (~~Ord. 605 § 4, 2022~~)

11.18.050 New materials, processes or permits.

The City Manager, the Fire Chief and the Fire Marshal shall act as a committee to determine and specify, after giving affected person an opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those now enumerated in the California Fire Code and International Fire Code. The Fire Marshal shall post such list in a conspicuous place in the office of the City Clerk, at the bureau of fire prevention and distribute copies thereof to interested persons. (~~Ord. 605 § 4, 2022~~)

11.18.060 Penalties.

- A. Any person who violates any provision of this Ordinance or of the code or standards adopted by reference in this Ordinance, is guilty of a misdemeanor. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten-~~(10)~~ days that prohibited conditions are maintained shall constitute a separate offense.
- B. The application of the above penalties shall not prevent the enforced removal of prohibited conditions. (~~Ord. 605 § 4, 2022~~)

Chapter 11.20

CALIFORNIA EXISTING BUILDING CODE

Section:

11.20.010 Adoption of the 202~~52~~ California Existing Building Code, Part 10, Title 24 of the California Code of Regulations.

11.20.010 Adoption of the 202~~52~~ California Existing Building Code, Part 10, Title 24 of the California Code of Regulations.

The California Existing Building Code, 202~~52~~ Edition, is adopted by reference without change. (~~Ord. 605-§ 4, 2022~~)

Chapter 11.22

CALIFORNIA GREEN BUILDING STANDARDS CODE

Section:

11.22.010 Adoption of the 202~~52~~ California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations.

11.22.010 Adoption of the 202~~52~~ California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City Green Building Standards Code for the purpose of enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encourage sustainable construction practices, the 202~~52~~ California Green Building Standards Code, Part 11, Title 24 California Code of Regulations, a portion of the California Building Standards Code. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, planning, design, operation, construction, use and occupancy of every newly constructed building or structure shall conform with the 202~~52~~ California Green Building Standards Code, published by the California Building Standards Commission. (~~Ord. 605-§ 4, 2022~~)

Chapter 11.24

CONSTRUCTION AND IMPROVEMENT STANDARDS

[No changes]

Chapter 11.26

REFERENCED STANDARDS CODE

Section:

11.26.010 Adoption of the 202~~5~~² California Referenced Standards Code, Part 11, Title 24 of the California Code of Regulations.

11.26.010 Adoption of the 202~~5~~² California Referenced Standards Code, Part 11, Title 24 of the California Code of Regulations.

The California Referenced Standards Code, 202~~5~~² edition, is adopted by reference without change. (~~Ord. 605 § 4, 2022~~)

Chapter 11.28

HOUSING REGULATIONS

[No changes]

Chapter 11.30

ABANDONED RESIDENTIAL PROPERTY REGISTRATION

[No changes]

Chapter 11.32

SWIMMING POOLS

[No changes]

Chapter 11.34

MOVING AND TEMPORARY STORAGE OF BUILDINGS AND STRUCTURES

[No changes]

Chapter 11.36

FLOOD DAMAGE PREVENTION

11.36.050 Definitions.

Unless specifically defined in this section, words or phrases used in this chapter will be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

...

“Building Code” means code for the purpose of prescribing regulations in the City of Santee for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings and structures as defined in section 11.04.010

...

“Flood ~~Resistent~~Resistant” includes materials that are specifically designed to prevent damages associated with flooding as described in American Society of Civil Engineers publication ASCE 24-14.

“Flood Control Project” means any grading or construction that is conducted in any special flood hazard area.

“Flood Insurance Rate Map (FIRM)” means the official map dated ~~June 15, 1984~~March 22, 2022, as subsequently amended, and revisions to such maps, are hereby adopted by reference as a part of these regulations and serve as the basis for establishing flood hazard areas on which the Federal Emergency Management Agency or Federal Insurance and Mitigation Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. Maps that establish flood hazard areas are on file at the Department of Engineering 10601 Magnolia Avenue, Santee, CA 92071.

“Flood Insurance Study” means ~~the official report, dated December 15, 1983 as subsequently amended and provided by the Federal Emergency Management Agency that includes flood profiles, the Flood Insurance Rate Map (FIRM), the Flood Boundary and Floodway Map and the water surface elevation of the base flood.~~ The Flood Insurance Study for San Diego County, California and Incorporated Areas dated March 22, 2022, and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM), and all subsequent amendments and revisions to such maps, are hereby adopted by reference as a part of these regulations and serve as the basis for establishing flood hazard areas. Where the building code establishes flood hazard areas, such areas are established by this section. Additional maps and studies, when specifically adopted, supplement the FIS and FIRMs to establish additional flood hazard areas. Maps and studies that establish flood hazard areas are on file at the Department of Engineering 10601 Magnolia Avenue, Santee, CA 92071.

...

“Market Value” means the estimated cost of the improvement as established in writing by a knowledgeable real estate broker or appraiser.

...

11.36.070 Basis for establishing areas of special flood hazard.

The engineering analysis entitled “San Diego River Flood Study,” dated July 8, 1992, by BSI Consultants, Inc., based on Table 11.36.070A, is adopted by reference and declared to be a part of this chapter, as well as the Flood Insurance Study for San Diego County, California and Incorporated Areas dated March 22, 2022, and all subsequent amendments and revisions to such maps, are hereby adopted by reference as a part of these regulations and serve as the basis for establishing flood hazard areas. Where the building code establishes

flood hazard areas, such areas are established by this section. Additional maps and studies, when specifically adopted, supplement the FIS and FIRMs to establish additional flood hazard areas. Maps and studies that establish flood hazard areas are on file at the Department of Engineering 10601 Magnolia Avenue, Santee, CA 92071, the FIRM dated June 15, 1984, as amended, and the Flood Insurance Study dated December 15, 1983, as amended. The flood studies are on file at the City Engineer's office. The flood studies are the minimum area of applicability of this chapter and may be supplemented by studies for other areas which allow implementation of this chapter and which are recommended to the City Council by the Floodplain Administrator.

11.36.140 Duties and responsibilities of the Administrator.

The duties and responsibilities of the administrator include, but are not limited to:

...

D. Alteration of Watercourses. It is the responsibility of the Floodplain Administrator to:

1. Notify adjacent communities and the State Department of Water Resources prior to any alteration or relocation of a watercourse that can result in base flood elevation changes, and, within six months of information becoming available or project completion, whichever is first, submit technical or scientific data or assure that a permit applicant submits technical or scientific data to the Federal Emergency Management Agency for a letter of map revision. Such a submission is necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and flood plain management requirements will be based upon current data.
- ~~1-2.~~ Submission of additional data. When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a qualified CA Licensed Civil Engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant. Provided FEMA issues a Conditional Letter of Map Revision, construction of proposed flood control projects and land preparation for development are permitted, including clearing, excavation, grading, and filling. Permits for construction of buildings shall not be issued until the applicant satisfies the FEMA requirements for issuance of a Letter of Map Revision.

3. It is required that the flood-carrying capacity of the altered or relocated portion of such watercourse be maintained by the community.

11.36.150 Standards of construction.

In all areas of special flood hazard, the following standards are required and shall be in conformance with American Society of Civil Engineers ASCE 24 – 14 Flood Resistant Design and Construction:

...

C. Elevation and Floodproofing.

1. New construction and substantial improvement of any structure elevate the lowest floor, including basement floor, to the highest elevation required, as follows:
 - a. To the height required by the Residential Building Code;

- b. In AE, AH, A1-30 Zones, to ~~or 1 foot~~ above the base flood elevation as determined by the Floodplain Administrator;
 - c. In an AO Zone, above the highest adjacent grade to a height equal to or exceeding the depth number specified in feet on the FIRM, or elevated at least two feet above the highest adjacent grade if no depth number is specified;
 - d. In an A Zone, without BFEs specified on the FIRM, to ~~or above 1 foot above~~ the base flood elevation as determined by the Floodplain Administrator;
 - e. Notification of compliance must be recorded as set forth in Section 11.36.140(C).
2. Nonresidential construction must either be elevated in conformance with subdivision 1 or 2 of this subsection or:
- a. Together with attendant utility and sanitary facilities, be floodproofed to ~~the 1 foot above the~~ base flood elevation as determined by the Floodplain Administrator so that the structure is watertight with walls substantially impermeable to the passage of water; and
 - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
 - c. Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certification must be provided to the official set forth in Section 11.36.140(C)(1).

Examples of floodproofing include, but are not limited to:

- a. Installation of watertight doors, bulkheads, and shutters;
 - b. Reinforcement of walls to resist water pressure;
 - c. Use of paints, membranes, or mortars to reduce seepage through walls;
 - d. Addition of mass or weight to structure to resist flotation;
 - e. ~~Armour~~ Armor protection of all fill materials from scour and/or erosion.
3. Manufactured homes must meet the above standards and also the standards in Section 11.36.190.
4. Require, for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are subject to flooding must be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or exceed the following minimum criteria:
- a. Either a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding must be provided. The bottom of all openings must be not higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters; or
 - b. Be certified to comply with a local floodproofing standard approved by the Federal Insurance and Mitigation Administration. (Ord. 564 § 3, 2019)

11.36.190 Standards for mobile manufactured homes and manufactured home parks and subdivisions.

- A. All new manufactured homes, additions to manufactured homes, and manufactured homes that are substantially improved must be set on permanent foundation so that the lowest floor is elevated to ~~or 1 foot~~ above the base flood elevation as determined by the Floodplain Administrator. The manufactured home chassis must be supported by reinforced piers or other foundation elements of at least equivalent strength

that are no less than 36 inches in height above grade and securely anchored to a permanent foundation to resist flotation collapse, or lateral movement. As set forth in Section 11.36.140(C)(1), certification meeting the standards above is required of the installer or State agency responsible for regulating the placement, installation, and anchoring of individual manufactured home units.

- B. The following standards are required for:
1. Manufactured homes not placed in manufactured home parks or subdivisions;
 2. New manufactured home parks or subdivisions;
 3. Expansions to existing manufactured home parks or subdivisions; and
 4. Repair, reconstruction, or improvements to existing manufactured home parks or subdivisions that equals or exceeds 50% of the value of the streets, utilities, and pads before the repair, reconstruction or improvement commenced.
 - a. Adequate surface drainage and access for a hauler must be provided,
 - b. All manufactured homes must be placed on pads or lots elevated on compacted fill or on pilings so that the lowest floor of the manufactured home is at least one foot above the base flood level. If elevated on pilings:
 - i. The lots must be large enough to permit, and
 - ii. The pilings must be placed in stable soil no more than 10 feet apart, and
 - iii. Reinforcement must be provided for pilings more than six feet above ground level.
- C. No manufactured home may be placed in a floodway, except in an existing manufactured home park or existing manufactured home subdivision.
- D. No manufactured home may be placed in a coastal high hazard area, except in an existing manufactured home park or an existing manufactured home subdivision.
- E. Certification of compliance is required of the developer responsible for the plan or State agency responsible for regulating manufactured home placement. (Ord. 564 § 3, 2019)

Chapter 11.38

DRAINAGE AND WATERCOURSES

[No changes]

Chapter 11.40

EXCAVATION AND GRADING

[No changes]

Chapter 11.42

IMPROVEMENTS REIMBURSEMENT

[No changes]

Chapter 11.44

UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

[No changes]

Chapter 11.48

HISTORICAL LANDMARKS

[No changes]

Chapter 11.50

**ELECTRIC VEHICLE CHARGING SYSTEMS EXPEDITED, STREAMLINED PERMITTING
PROCESS**

[No changes]

Title 11

BUILDINGS AND CONSTRUCTION

Chapters:

- 11.01 Definitions**
- 11.02 California Administrative Code**
- 11.04 California Building Code**
- 11.06 California Residential Code**
- 11.08 California Electrical Code**
- 11.10 California Mechanical Code**
- 11.12 California Plumbing Code**
- 11.14 California Energy Code**
- 11.16 Historical Building Code**
- 11.17 California Wildland-Urban Interface**
- 11.18 California Fire Code**
- 11.20 California Existing Building Code**
- 11.22 California Green Building Standards Code**
- 11.24 Construction and Improvement Standards**
- 11.26 Referenced Standards Code**
- 11.28 Housing Regulations**
- 11.30 Abandoned Residential Property Registration**
- 11.32 Swimming Pools**
- 11.34 Moving and Temporary Storage of Buildings and Structures**
- 11.36 Flood Damage Prevention**
- 11.38 Drainage and Watercourses**
- 11.40 Excavation and Grading**
- 11.42 Improvements Reimbursement**
- 11.44 Uniform Code for the Abatement of Dangerous Buildings**
- 11.48 Historical Landmarks**
- 11.50 Electric Vehicle Charging Systems Expedited, Streamlined Permitting Process**

Chapter 11.02

CALIFORNIA ADMINISTRATIVE CODE

Section: 11.02.010 Adoption.

11.02.010 Adoption.

The California Administrative Code Chapter, 2025 edition, Chapter 11.02 is adopted by reference without change to the Buildings and Construction Code.

Chapter 11.04

CALIFORNIA BUILDING CODE

Sections:

- 11.04.010 Adoption of the 2025 California Building Code, Part 2, Title 24 of the California Code of Regulations.**
- 11.04.020 Findings.**
- 11.04.030 Deletions, revisions and additions to the 2025 California Building Code.**
- 11.04.040 Table 1505.1 amended.**
- 11.04.050 Appendices C, H and I adopted.**

11.04.010 Adoption of the 2025 California Building Code, Part 2, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City Building Code for the purpose of prescribing regulations in the City of Santee for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings and structures, the 2025 California Building Code, Part 2, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code, Section 18901 et seq. which is based on the International Building Code, 2024 Edition, including those Appendix Chapters shown as adopted by this Chapter. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, all erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures within the City of Santee shall be in conformance with the 2025 California Building Code published by the California Building Standards Commission.

11.04.020 Findings.

The City of Santee has many large, brush-covered hillsides. The City is subject to frequent Santa Ana conditions consisting of dry gusting winds, which create extreme fire dangers. The City Council specifically finds that these geographic and topographic conditions necessitate greater fire protection than that provided by the 2025 California Building Code. Therefore, this chapter alters the 2025 California Building Code, to require more fire-retardant roof coverings

11.04.030 Deletions, revisions and additions to the 2025 California Building Code.

Deletions, revisions and additions to the 2025 California Building Code shall be as set forth in Section 11.04.040 and as follows:

A. Section 104.7.6 of the California Building Code is **added** to read as follows:

Section 104.7.6 Permit History Survey. Upon receipt of a written request from the owner of a parcel of property for a Permit History Survey, and the payment of the fee specified in a resolution duly adopted by the City Council, the Building Official may review city records and provide a report listing those building, plumbing, electrical and mechanical permits that have been issued for a specific parcel of property.

B. Section 105.2 of the California Building Code is **amended** to read as follows:

Section 105.2 Work Exempt from Permit is amended by adding the following subsections 14 through 19:

Subsections 1 through 13 remain unchanged.

14. Satellite dish antenna, other than roof-mounted, in Office, Commercial, and Industrial zoning districts
15. Renewal of roof coverings on any buildings.
16. Attached open residential patio covers structures up to 120 square feet in projected roof area. These structures must be attached to an R-3 occupancy.
17. Fences not over 8 feet high, where permitted to be installed by City Zoning Code in commercial and industrial zones.
18. Installation of metal storage containers for use as temporary storage structures. This exception does not apply to any structure used as defined under 'habitable space' in Section 202 of the California Building Code. This exemption is intended to be applied only to prefabricated shipping and cargo containers commonly used in the shipping and trucking industries.
19. Repairs which involve only the replacement of component parts of existing work with similar materials only for the purpose of maintenance and which do not aggregate over \$750.00 in valuation and do not affect any electrical or mechanical installations. Repairs exempt from permit requirements shall not include any addition, change or modification in construction, exit facilities or permanent fixtures or equipment. Specifically exempt from permit requirements without limit to valuation are:
 - a. Painting
 - b. Installation of floor covering
 - c. Cabinet work
 - d. Outside paving not involving restriping of disabled access parking stalls.

C. Section 105.3.1.1 of the California Building Code is **added** to read as follows:

Section 105.3.1.1 Construction Permit Requirement. Permits shall not be issued for construction on a site where the City engineer determines that a grading permit or public improvements are required until the City engineer or his/her representative notifies the Building Official in writing that grading or public improvements has been satisfactorily completed to allow building permits to be issued.

Permits shall not be issued if the City engineer determines that flooding or geologic conditions at the site may endanger the public safety or welfare.

- D. Section 109 of the California Building Code shall be **deleted and replaced** with the following:

Section 109.1 Fees.

Section 109.2 General. Fees shall be assessed as set forth in a resolution duly adopted by the City Council.

Section 109.3 Permit Fees. The fee for each permit shall be as set forth in a resolution duly adopted by the City Council.

The determination of value or valuation under any of the provisions of these codes shall be made by the Building Official. The value to be used in computing building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. The permit fees for those projects subject to State Energy Code compliance and/or State disabled access regulation compliance shall be as set forth in a resolution duly adopted by the City Council.

Section 109.4 Plan Review Fees. When submittal documents are required by Section 107, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be set forth in a resolution duly adopted by the City Council. The plan review fee for electrical, mechanical, and plumbing work shall be set forth in a resolution duly adopted by the City Council. The plan review fees for State Energy Code compliance and/or State disabled access regulation compliance shall be as set forth in a resolution duly adopted by the City Council. The plan review fees specified in this section are separate fees from the permit fees specified in Section 109.3 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.1, an additional plan review fee shall be charged at the rate set forth in a resolution duly adopted by the City Council.

Section 109.5 Expiration of Plan Review. An application for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not to exceed 180 days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. An application shall not be extended more than once. An application shall not be extended if this code or any other pertinent laws or ordinances have been amended subsequent to the date of application. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan check fee.

Section 109.6 Investigation Fees: Work without a Permit.

Section 109.6.1 Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

Section 109.6.2 Fee. An investigation fee, in addition to the permit fee, shall be equal to the amount of the permit fee required by this code. The minimum fee shall be the same as the minimum permit fee set forth in a resolution duly adopted by the City Council. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or the technical codes not from any penalty prescribed by law.

Section 109.7 Fee Refunds. The Building Official may authorize refunding of a fee paid hereunder which was erroneously paid or collected.

The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Building Official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid has been withdrawn or cancelled before any examination has been expended.

The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Section 109.8 Permit History Survey Fee. The fee for conducting a permit history survey for an existing structure or facility shall be as set forth in a resolution duly adopted by the City Council.

Section 109.9 Demolition Permit Fee. The fee for a permit to demolish a building shall be as set forth in a resolution duly adopted by the City Council.

Section 109.10 Fee Exceptions. The government of the United States of America, the State of California, local school districts proposing work exempt from building permits, the County of San Diego, and the City shall not be required to pay for filing an application for a building permit pursuant to this code unless City plan review and inspection services are requested. If so requested, the fee schedules adopted in a resolution by the City Council shall apply.

- E. Section 113.1 of the California Building Code is **amended** to read as follows:

Section 113.1 General. In order to hear and decide appeals or orders, decisions, or determinations made by the Building Official relative to the application and interpretation of the technical codes, the City Council shall serve as the appeals board. The applicant may appeal the order, decision, or determination of the Building Official by filing with the City Clerk a written appeal within ten days after the date of the written decision.

- F. Section 114.4 of the California Building Code shall be **amended** as follows to read:

Section 114.4 Violation Penalties. Any person, firm or corporation violating any provision of this code or the technical codes shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be

fined an amount not to exceed five hundred dollars, or imprisoned for a period of not more than six months in the county jail, or both fine and imprisonment.

G. Section 114.5 of the California Building Code shall be **added** as follows to read:

Section 114.5 Public Nuisance. Any building or structure erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, or demolished, equipped, used, occupied, or maintained contrary to the provisions of this code shall be and the same is hereby declared to be unlawful and a public nuisance. The City Attorney shall, upon order of the City Council, commence necessary proceedings for the abatement, removal and/or enjoinder of any such public nuisance in the manner provided by law. Any failure, refusal or neglect to obtain a permit as required by Chapter One of this code shall be prima facie evidence of the fact that the public nuisance has been committed in connection with the erection, construction, enlargement, alteration, repair, movement, improvement, removal, conversion or demolition, equipment, use, occupation, or maintenance of a building or structure erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished, used, occupied, or maintained contrary to the provisions of this code or the technical codes.

H. **Add** the following to the end of the first paragraph of Section 1505.1:

Section 1505.1 Scope. The installation of wood shingle or shake roofing material for reroofing or repair which exceeds 25 percent of the projected roof area within any 12-month period shall be as required for new roof installations or a minimum of Class B Rating.

11.04.040 Table 1505.1 amended.

Table 1505.1 of the 2025 California Building Code and the International Building Code, 2024 Edition, is **amended** to read as follows:

TABLE 1505.1 MINIMUM ROOF ASSEMBLY CLASSIFICATION FOR TYPES OF CONSTRUCTION								
IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

11.04.050 Appendices C, H and I adopted.

Appendix C, H and I are adopted.

Chapter 11.06

CALIFORNIA RESIDENTIAL CODE

Section:

11.06.010 Adoption of the 2025 California Residential Code, Part 2.5, Title 24 of the California Code of Regulations.

11.06.010 Adoption of the 2025 California Residential Code, Part 2.5, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City Residential Code for the purpose of establishing provisions for the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade the 2025 California Residential Code based on the International Residential Code, 2024 Edition. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, all construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal or demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade within the City of Santee, shall be in conformance with the 2025 California Residential Code, published by the California Building Standards Commission.

A. Section R104.7.6 of the California Residential Code is **added** to read as follows:

Section R104.7.6 Permit History Survey. Upon receipt of a written request from the owner of a parcel of property for a Permit History Survey, and the payment of the fee specified in a resolution duly adopted by the City Council, the Building Official may review City records and provide a report listing those building, plumbing, electrical and mechanical permits that have been issued for a specific parcel of property.

B. Section R105.2 of the California Residential Code is **amended** to read as follows:

Section R105.2 Work Exempt from Permit is amended by adding the following subsections 11 through 16:

Subsections 1 through 10 remain unchanged.

11. Satellite dish antenna, other than roof-mounted, in Office, Commercial, and Industrial zoning districts
12. Renewal of roof coverings on any buildings.
13. Attached open residential patio covers structures up to 120 square feet in projected roof area. These structures must be attached to an R-3 occupancy.
14. Fences not over 8 feet high, where permitted to be installed by City Zoning Code in commercial and industrial zones.
15. Installation of metal storage containers for use as temporary storage structures. This exception does not apply to any structure used as defined under 'habitable space' in Section R202 of the California Residential Code. This exemption is intended to be applied only to prefabricated shipping and cargo containers commonly used in the shipping and trucking industries.
16. Repairs which involve only the replacement of component parts of existing work with similar materials only for the purpose of maintenance and which do not aggregate over \$750.00 in valuation and do not affect any electrical or mechanical installations. Repairs exempt from permits requirements shall not include any addition, change or modification in construction, exit facilities or permanent fixtures or equipment. Specifically exempt from permit requirements without limit to valuation are:
 - a. Painting
 - b. Installation of floor covering

- c. Cabinet work
- d. Outside paving not involving restriping of disabled access parking stalls.

C. Section R105.3.1.2 of the California Residential Code is **added** to read as follows:

Section R105.3.1.2.1 Construction Permit Requirement. Permits shall not be issued for construction on a site where the City engineer determines that a grading permit or public improvements are required until the City engineer or his/her representative notifies the Building Official in writing that grading or public improvements has been satisfactorily completed to allow building permits to be issued. Permits shall not be issued if the City engineer determines that flooding or geologic conditions at the site may endanger the public safety or welfare.

D. Section R108 of the California Building Code shall be **deleted and replaced** with the following:

Section R108.1 Fees.

Section R108.2 General. Fees shall be assessed as set forth in a resolution duly adopted by the City Council.

Section R108.3 Permit Fees. The fee for each permit shall be as set forth in a resolution duly adopted by the City Council.

The determination of value or valuation under any of the provisions of these codes shall be made by the Building Official. The value to be used in computing building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. The permit fees for those projects subject to State Energy Code compliance and/or State disabled access regulation compliance shall be as set forth in a resolution duly adopted by the City Council.

Section R108.4 Plan Review Fees. When submittal documents are required by Section R106, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be set forth in a resolution duly adopted by the City Council. The plan review fee for electrical, mechanical, and plumbing work shall be set forth in a resolution duly adopted by the City Council. The plan review fees for State Energy Code compliance and/or State disabled access regulation compliance shall be as set forth in a resolution duly adopted by the City Council. The plan review fees specified in this Section are separate fees from the permit fees specified in Section R108.3 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in California Building Code Section 107.3.4.1, an additional plan review fee shall be charged at the rate set forth in a resolution duly adopted by the City Council.

Section R108.5 Expiration of Plan Review. An application for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building

Official may extend the time for action by the applicant for a period not to exceed 180 days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. An application shall not be extended more than once. An application shall not be extended if this code or any other pertinent laws or ordinances have been amended subsequent to the date of application. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan check fee.

Section R108.6 Investigation Fees: Work without a Permit.

Section R108.6.1 Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

Section R108.6.2 Fee. An investigation fee, in addition to the permit fee, shall be equal to the amount of the permit fee required by this code. The minimum fee shall be the same as the minimum permit fee set forth in a resolution duly adopted by the City Council. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or the technical codes not from any penalty prescribed by law.

Section R108.7 Fee Refunds. The Building Official may authorize refunding of a fee paid hereunder which was erroneously paid or collected.

The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Building Official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid has been withdrawn or cancelled before any examination has been expended.

The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Section R108.8 Permit History Survey Fee. The fee for conducting a permit history survey for an existing structure or facility shall be as set forth in a resolution duly adopted by the City Council.

Section R108.9 Demolition Permit Fee. The fee for a permit to demolish a building shall be as set forth in a resolution duly adopted by the City Council.

Section R108.10 Fee Exceptions. The government of the United States of America, the State of California, local school districts proposing work exempt from building permits, the County of San Diego, and the City shall not be required to pay for filing an application for a building permit pursuant to this code unless City plan review and inspection services are requested. If so requested, the fee schedules adopted in a resolution by the City Council shall apply.

- E. Section R112.1 of the California Residential Code is **amended** to read as follows:

Section R112.1 General. In order to hear and decide appeals or orders, decisions, or determinations made by the Building Official relative to the application and interpretation of the technical codes, the

City Council shall serve as the appeals board. The applicant may appeal the order, decision, or determination of the Building Official by filing with the City Clerk a written appeal within ten days after the date of the written decision.

- F. Section R113.4 of the California Residential Code shall be **amended** as follows to read:

Section R113.4 Violation Penalties. Any person, firm or corporation violating any provision of this code or the technical codes shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined an amount not to exceed five hundred dollars, or imprisoned for a period of not more than six months in the county jail, or both fine and imprisonment.

- G. Section R113.5 of the California Residential Code shall be **added** as follows to read:

Section R113.5 Public Nuisance. Any building or structure erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, or demolished, equipped, used, occupied, or maintained contrary to the provisions of this code shall be and the same is hereby declared to be unlawful and a public nuisance. The City Attorney shall, upon order of the City Council, commence necessary proceedings for the abatement, removal and/or enjoinder of any such public nuisance in the manner provided by law. Any failure, refusal or neglect to obtain a permit as required by Chapter One of this code shall be prima facie evidence of the fact that the public nuisance has been committed in connection with the erection, construction, enlargement, alteration, repair, movement, improvement, removal, conversion or demolition, equipment, use, occupation, or maintenance of a building or structure erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished, used, occupied, or maintained contrary to the provisions of this code or the technical codes.

- H. Section R902.1.2 of the California Residential Code is **amended** to read as follows:

Section R902.1.2 Roof Coverings in All Other Areas Other than Fire Hazard Severity Zones or a Wildland-Urban Interface (WUI) Area. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B fire classification.

Chapter 11.08

CALIFORNIA ELECTRICAL CODE

Section:

11.08.010 Adoption of the 2025 California Electrical Code, Part 3, Title 24 of the California Code of Regulations.

11.08.010 Adoption of the 2025 California Electrical Code, Part 3, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City Electrical Code for the purpose of prescribing regulations in the City of Santee for the installation, alteration or repair of electrical systems and permit requirements and inspection thereof, the 2025 California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code based on the National Electrical Code, 2023. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, all installation, alteration or repair of electrical systems within the City of Santee shall be in conformance with 2025 California Electrical Code published by the California Building Standards Commission.

Chapter 11.10

CALIFORNIA MECHANICAL CODE

Section:

11.10.010 Adoption of the 2025 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations.

11.10.010 Adoption of the 2025 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City Mechanical Code for the purpose of prescribing regulations in the City of Santee for the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances, the 2025 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. based on the Uniform Mechanical Code, 2024 Edition. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, all erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances shall be in conformance with 2025 California Mechanical Code and any rules and regulations promulgated pursuant thereto, published by the California Building Standards Commission.

Chapter 11.12

CALIFORNIA PLUMBING CODE

Sections:

11.12.010 Adoption of the 2025 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations.

11.12.020 Deletions and additions to the 2025 California Plumbing Code and the Uniform Plumbing Code, 2024 Edition.

11.12.030 Appendices A, B, D, G and I adopted.

11.12.010 Adoption of the 2025 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City Plumbing Code for the purpose of prescribing regulations in the City of Santee for the construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment in or on any building or structure or outdoors on any premises or property, the 2025 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. based on the Uniform Plumbing Code 2024 Edition. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, all construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment within the City of Santee shall be in conformance with 2025 California Plumbing Code, published by the California Building Standards Commission.

11.12.020 Deletions and additions to the 2025 California Plumbing Code and the Uniform Plumbing Code, 2024 Edition.

Deletions and additions to the 2025 California Plumbing Code, shall be as set forth in Sections 11.12.020 and 11.12.030.

A. Section 104.1.1 of the California Plumbing Code is **added** as follows to read:

Section 104.1.1 Solar Water Heaters Pre-Plumbing and Storage Tank Space Requirement.

1. Any other provisions on this Chapter to the contrary notwithstanding, no permit shall be issued by the administrative authority for a new residential building unless said building includes plumbing and adequate space for installation of a solar storage tank specifically designed to allow the later installation of a system which utilizes solar energy as the primary means of heating domestic potable water. No building permit shall be issued unless the plumbing required pursuant to this section is indicated in the building plans. Pre-plumbing and storage tank configuration shall be designed and installed to the satisfaction of the administrative authority. This Section shall apply only to those new residential buildings for which a building permit was applied for after the effective date of the ordinance amending this Section.
2. The administrative authority is hereby authorized to exempt those applications from the provisions of this Section which the administrative authority determines do not have feasible solar access due to shading, building orientation, construction constraints, or configuration of the subdivision parcel.

B. Section 104.1.2 of the California Plumbing Code is **added** as follows to read:

Section 104.1.2 Swimming Pool Heaters.

1. Any other provisions of this Chapter to the contrary notwithstanding, no permit shall be issued for a new or replacement fossil swimming pool heater unless a solar system with a collector area a minimum of fifty percent of the surface area of the swimming pool being heated is also installed as the primary heat source for the swimming pool.
2. A "fossil fuel swimming pool heater" is defined as one which uses nonrenewable fuel including but not limited to natural gas, propane, diesel and electricity.

3. As used in this Section a “swimming pool” means any confined body of water exceeding two feet in depth, greater than one hundred fifty square feet in surface area, and located either above or below the existing finished grade of the site, designed, used or intended to be used for swimming, bathing or therapeutic purposed.
EXCEPTION: A separate spa and a spa built in conjunction with a swimming pool may be heated by fossil fuels, provided the heating source cannot be used to heat the swimming pool.
4. Other provisions of this Section notwithstanding, the owner of a swimming pool may request of the administrative authority a waiver of all, or a portion, of the requirements contained in this section when topographic conditions, development, or existing trees on or surrounding the swimming pool or probable location of the solar collection system preclude effective use of the solar energy system due to shading; or the swimming pool is located in a permanent, enclosed structure.
5. An applicant dissatisfied with a decision of the administrative authority relating to modification or waiver under this section may appeal said decision to the City Council by filing a written appeal with the City Clerk within ten days of the issuance of the written decision. The decision of the City Council in the case of any such appeal shall be final.

11.12.030 Appendices A, B, D, G and I adopted.

Appendix Chapters A, B, D, G and I of the 2025 California Plumbing Code, are adopted.

Chapter 11.14

CALIFORNIA ENERGY CODE

Section:

11.14.010 Adoption of the 2025 California Energy Code, Part 6, Title 24 of the California Code of Regulations.

11.14.010 Adoption of the 2025 California Energy Code, Part 6, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City Energy Code for the purpose of prescribing regulations in the City of Santee for the conservation of energy the 2025 California Energy Code, Part 6, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. and the California Energy Code, 2025 Edition. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, all construction of buildings where energy will be utilized shall be in conformance with California Energy Code and any rules and regulations promulgated pursuant thereto, including the California Energy Code, 2025 Edition, published by the California Energy Commission.

Chapter 11.16

CALIFORNIA HISTORICAL BUILDING CODE

Section:

11.16.010 Adoption of the 2025 California Historical Building Code, Part 8, Title 24 of the California Code of Regulations.

11.16.010 Adoption of the 2025 California Historical Building Code, Part 8, Title 24 of the California Code of Regulations.

The California Historic Building Code, 2025 edition, Chapter 11.16 is adopted by reference without change to Buildings and Construction Title 11.

Chapter 11.17

CALIFORNIA WILDLAND-URBAN INTERFACE CODE

Sections:

11.17.010 Adoption of the 2025 California Wildland-Urban Interface Code, Part 7, Title 24 of the California Code of Regulations, which incorporates and amends the International Wildland-Urban Interface Code 2024 edition with certain local amendments.

11.17.020 Amendments made to the California Wildland-Urban Interface Code.

11.17.030 Appeals.

11.17.040 New materials, processes or permits.

11.17.050 Penalties.

11.17.010 Adoption of the 2025 California Wildland-Urban Interface Code, Part 7, Title 24 of the California Code of Regulations, which incorporates and amends the International Wildland-Urban Interface Code 2024 edition with certain local amendments.

There is adopted and incorporated by reference herein as the City Wildland-Urban Interface Code for the purpose of enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encourage sustainable construction practices, the 2025 California Wildland-Urban Interface Code, Part 7, Title 24 California Code of Regulations, a portion of the California Building Standards Code and the 2024 International Wildland-Urban Interface Code. .

- A. There is hereby adopted by the City Council of the City of Santee for the purpose of prescribing regulations governing conditions that might cause a fire originating in a structure to ignite vegetation in the wildland-urban interface area, and conversely, a wildfire burning in vegetative fuels to transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities or result in large property loss, that certain code known as the California Wildland-Urban Interface Code, including Appendix A and B.
- B. Published by the International Code Council, being particularly the 2024 Edition thereof and California Amendments thereto, as incorporated into California law under Title 24 of the California Code of Regulations, save and except such portions as are hereinafter deleted, modified or amended by Section 11.17.020 of this Ordinance.

- C. At least one copy of these codes and standards have been and are now filed in the office of the City Fire Department with one copy on file in the office of the City Clerk per Government Code Section 50022.6, and the same are adopted and incorporated as fully as if set out at length in this Chapter. From the date on which this Chapter shall take effect, the provisions thereof shall be controlled within the boundaries of the City.

11.17.020 Amendments made to the California Wildland-Urban Interface Code.

The California Wildland-Urban Interface Code, 2025 Edition, is amended and changed in the following respects:

- A. Section 101.1 is hereby **amended** to read as follows:

101.1 Title. These regulations shall be known as the California Wildland-Urban Interface Code of the City of Santee, hereinafter referred to as “this code.”

- B. Section 103.1 is hereby **amended** to read as follows:

103.1 Creation of Agency. The Office of the Fire Marshal is hereby created and the official in charge thereof shall be known as the “code official.” The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

- C. Section 109.3.7 is hereby **amended** to read as follows:

109.3.7 Violation Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, repair or do work in violation of the approved construction documents or directive of the code official, or of a permit or certificate used under provisions of this code, shall be guilty of a criminal offense, punishable by a fine of not more than \$1,000 dollars or by imprisonment not exceeding 10 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

- D. Section 403.3 is hereby **added** to read:

403.3 Wildland Access. To adequately deploy resources to protect structures threatened by wildfires, emergency access to wildland areas may be required. Access may include but is not limited to, gated vehicle access points and/or personnel corridors between homes or structures. The need, number, and location of wildland access points will be determined by the code official.

- E. Section 404.4 is hereby **amended** to read:

404.4 Hydrants. Hydrants shall be designed and constructed in accordance with nationally recognized standards. The location and access shall be approved by the code official. Fire hydrants shall be spaced every 300 feet or in accordance with Appendix C or CC of the California Fire Code, as applicable, whichever is more restrictive.

- F. Section 404.5 is hereby **amended** to read:

404.5 Adequate Water Supply. Fire-flow requirements shall be at least 2500 gallons per minute or a fire flow approved by the code official, or in accordance with Appendix C or CC of the California Fire Code, as applicable, whichever is more restrictive.

- G. Section 504.12 is hereby **added** to read:

504.12 Fencing. Fencing within Very High Fire Hazard Severity Zones shall consist of ignition resistant building materials in accordance with Section 503.2, or as approved by the code official. The closest five feet of fencing to any structure shall be of noncombustible building materials in accordance with Section 503.2.1, or as approved by the code official.

- H. Section 603.3.1 is hereby **amended** to read as follows:

603.3.1 Contents. Landscape plans shall contain the following:

1. Plans shall be prepared by a California Licensed Landscape Architect, Architect, or Civil Engineer. A landscape designer may prepare planting plans only, not irrigation, for a one- or two-family dwelling, but would need one of the above professionals to stamp the plans verifying compliance with the regulations.
2. Provide plans with a readable scale.
3. Delineation of fuel modification zones with a general description of the zone's dimensions and requirements.
4. Identification of existing vegetation to remain and proposed new vegetation.
5. Identification of irrigated areas.
6. A plant legend with both botanical and common names, and identification of all plant material symbols.
7. Identification of ground coverings within the 50-foot (15,240 mm) zone.
8. Draw all plant symbols of what the full mature canopy size will be at maturity.
9. Include quantities of trees and large shrubs being proposed.

- I. Section 603.2.2 is hereby **added** to read as follows:

Section 603.2.2 Landscaping Installation. All landscaping shall be installed per the approved plan prior to final inspection for issuance of certificate of occupancy.

- J. Section 603.4.1 is hereby **amended** to read as follows:

Section 603.4.1 Shrubs. All new plantings of shrubs planted in Zone 1 and Zone 2 shall comply with the following:

1. Shrubs shall not exceed 6 feet (1829 mm) in height.
2. Grouping of shrubs are limited to a maximum aggregate diameter of 10 feet (3048 mm)
3. Shrub groupings shall be separated from other groupings a minimum of 15 feet (4572 mm).
4. Shrub groupings shall be separated from structures a minimum of 30 feet (9144 mm).

5. Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10 feet (3048 mm), whichever is greater.

K. Section 603.4.2 is hereby **amended** to read as follows:

Section 603.4.2 Trees. Trees shall be managed as follows within the 50-foot zone (15240 mm) of a structure:

1. New trees shall be planted and maintained so that the trees drip line at maturity is a minimum of 10 feet (3048 mm) from any combustible structure.
2. The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 10 feet (3048 mm).
3. Existing trees shall be trimmed to provide a minimum separation of 10 feet (3048 mm) away from chimney and stovepipe outlets per California Code of Regulations, Title 14, Section 1299.03.

L. Section 603.5 is hereby **added** with additional subsections 603.5.1-603.5.7.3 to read as follows:

603.5 Fuel Modification.

603.5.1 Setbacks from Adjacent Protected Areas. All new developments, subdivisions or tracts that are planned shall have a minimum of 100 horizontal feet of "fuel modified" defensible space between structures and the wildland. Depending on the percentage of slope and other wildland characteristics, the fuel modified defensible space may be increased beyond 100 feet as required by the code official.

603.5.2 Fuel Modification Zones and Structures. A fuel modification zone shall be required around every building that is designed primarily for human habitation or use or a building designed specifically to house farm animals. Decks, sheds, gazebos, freestanding open-side shade covers and similar accessory structures less than 250 square feet and 50 feet or more from a dwelling, and fences more than 5 feet from a dwelling, are not considered structures for the establishment of a fuel modification zone. A fuel modification zone shall comply with the following:

1. When a building or structure in a fire hazard severity zone is located 100 feet or more from a property line, the person owning or occupying the building or structure shall maintain a fuel modification zone with 100 feet of the building or structure in accordance with Section 603.5.3.
2. The code official may increase the fuel modification zone more than the 100 foot minimum if fuel and topography are determined to increase the fire hazard severity.
3. When a building or structure in a hazardous fire area is setback less than 100 feet from the property line, the person owning or occupying the building or structure shall meet the requirements in subsection 1 above, to the extent possible, in the area between the building or structure and the property line.
4. The fuel modification zone shall be located entirely on the subject property unless approved by the code official. This required fuel modification zone may be reduced as allowed in subsection 1 above or increased as required by a fire protection plan or the code official.
5. When the subject property contains an area designated to protect biological or other sensitive habitat or resource, no building or other structure requiring a fuel modification zone shall be located so as to extend the fuel modification zone into a protected area.

6. Improved Property: Property owners shall be permitted to clear all combustible vegetation within a 100-foot radius of all buildings and structures using methods, such as mowing and trimming that leave plant root structure intact to stabilize soil. Clearing is not limited to these methods and discing, which exposes bare mineral soil, may be used if approved by the code official.

a. Where the distance from the structure to the property line of the parcel on which the building is located is less than the distance required to be cleared, the adjacent parcel owner may be required to establish the required fuel modification to achieve the required distance of defensible space where required by the code official.

603.5.3 Fuel Modification for Roadways. The code official may require a property owner to modify combustible vegetation in the area within 20 feet from each side of a driveway or a public or private driveway adjacent to the property to establish a fuel modification zone. The code official has the right to enter private property to ensure the fuel modification zone requirements are met.

EXCEPTION: The code official may reduce the width of the fuel modification zone if it will not impair fire apparatus access.

603.5.4 Community Fuel Modification. The code official may require a developer, as a condition of issuing a certificate of occupancy, to establish one or more fuel modification zones to protect a new community by reducing the fuel loads adjacent to a community and buildings within it. The developer shall assign the land on which any fuel modification zone is established under this section to the homeowners' association or other common owner group that succeeds the developer as the person responsible for common areas within the community.

603.5.5 Land Ownership. Once a fuel modification zone has been established under Section 603.5.4, the land on which the zone is located shall be under the control of a homeowners' association or other common ownership established in perpetuity, for the benefit of the community to be protected.

603.5.6 Maintenance of Fuel Modification Any person owning, leasing, controlling, operating or maintaining a building or structure required to establish a fuel modification zone pursuant to Section 603.5.2, shall maintain the defensible space. The code official may enter the property to determine if the person responsible is complying with this Section. The code official may issue an order to the person responsible for maintaining the defensible space directing the person to modify or remove nonfire-smart vegetation from fuel management zones, remove leaves, needles and other dead vegetative material from the roof of a building, maintain trees as required by Section 603.5.7, or to take other action the code official determines is necessary to comply with the intent of Sections 603.5 et seq.

603.5.6.1 Tree Maintenance. Crowns of mature trees located within fuel modification zones shall maintain a minimum horizontal clearance of 10 feet for firesmart trees and 30 feet for nonfire-smart trees. Mature trees shall be pruned to remove limbs to maintain a vertical separation of three times the height of the lower vegetation or 6 feet, whichever is greater, above the ground surface adjacent to the trees. Dead wood and litter shall be regularly removed from trees. Ornamental trees shall be limited to groupings of 2-3 trees with canopies for each grouping separated horizontally as described in Table 603.5.6.1.

**TABLE 603.5.6.1
DISTANCE BETWEEN TREE CANOPIES**

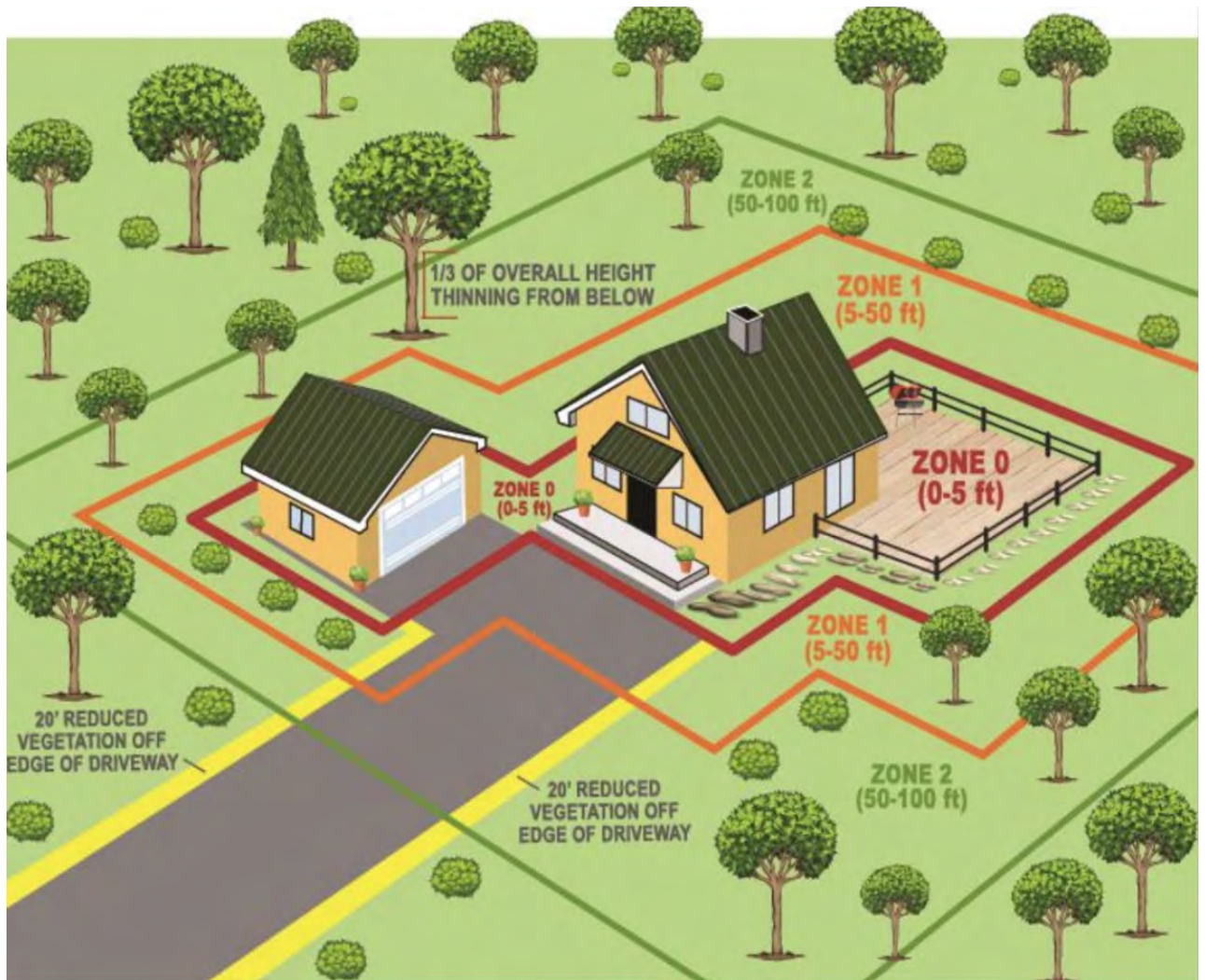
Distance between tree canopies by percent of slope	
Percent of Slope	Required Distances Between Edge of Mature Tree Canopies
0 to 20	10 feet
21 to 40	20 feet
41 plus	30 feet

603.5.7 Fuel Management Zones. Fuel modified defensible space shall be comprised of three distinct fuel management zones referred to as, "Zone 0", "Zone 1", and "Zone 2".

603.5.7.1 Zone 0. Zone 0 shall consist of the area from the exterior wall surface or patio, deck or attachment to building or structure extending 5 feet on a horizontal plane. This zone shall be constructed of continuous hardscape or non-combustible materials. Removal of combustible materials surrounding the exterior wall area and maintaining the area free and clear of combustible materials requires routine maintenance. The use of mulch and other combustible materials shall be prohibited unless approved by the code official.

603.5.7.2 Zone 1. Zone 1 is the immediate edge of Zone 0 extending out in a horizontal plane from the structure to 50 feet. This zone shall consist of planting of low growth, drought tolerant and fire resistive plant species. The height of the plants in this zone states at 6" adjacent to Zone 0 and extending in a linear fashion up to a maximum of 18" at intersection of Zone 2. Vegetation in this zone shall be irrigated and not exceed 6' in height and shall be moderate in nature in accordance with Section 603.5.6. Firewood inside this zone shall be piled at least 30 feet away from all buildings and structures. Cords of firewood shall also be maintained at least 10 feet from property lines and not stacked under tree canopy drip lines. This area is the least flammable, and consists of pavement, walkways, turf and permanently landscaped, irrigated and maintained ornamental planting.

603.5.7.3 Zone 2. Zone 2 is the immediate edge of Zone 1 extending out in a horizontal plane for 50 feet. This zone consists of planting fire-smart plant species of at moderate height. Vegetation shall be limbed up off the ground, so that the lowest branches are one-third the height of the vegetation or up to 6 feet off the ground on mature trees. In this zone, no more than 50% of the native, non-irrigated vegetation shall be retained.



11.17.030 Appeals.

Whenever the Fire Marshal disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply, or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the Fire Marshal to the City Council. A letter of appeal shall be submitted to the City Clerk within 30 days from the date of the decision being appealed. The appeal shall be heard by the City Council at the next available meeting.

11.17.040 New materials, processes or permits.

The City Manager, the Fire Chief, and the Fire Marshal shall act as a committee to determine and specify, after giving affected person an opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those now enumerated in the California Wildland-Urban Interface Code and International Wildland-Urban Interface Code. The Fire Marshal shall post such list in a conspicuous place in the office of the City Clerk, at the bureau of fire prevention and distribute copies thereof to interested persons.

11.17.050 Penalties.

- A. Any person who violates any provision of this Ordinance or of the code or standards adopted by reference in this Ordinance, is guilty of a misdemeanor. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.
- B. The application of the above penalties shall not prevent the enforced removal of prohibited conditions.

Chapter 11.18

CALIFORNIA FIRE CODE

Sections:

- 11.18.010 Adoption of the 2025 California Fire Code, Part 9, Title 24 of the California Code of Regulations, which incorporates and amends the International Fire Code 2024 edition with certain local amendments.**
- 11.18.020 Amendments made to the California Fire Code.**
- 11.18.030 Special regulations.**
- 11.18.040 Appeals.**
- 11.18.050 New materials, processes or permits.**
- 11.18.060 Penalties.**

11.18.010 Adoption of the 2025 California Fire Code, Part 9, Title 24 of the California Code of Regulations, which incorporates and amends the International Fire Code 2024 edition with certain local amendments.

There is adopted and incorporated by reference herein as the City Fire Code for the purpose of enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encourage sustainable construction practices, the 2025 California Fire Code, Part 9, Title 24 California Code of Regulations, a portion of the California Building Standards Code and the 2024 International Code.

- A. There is hereby adopted by the City Council of the City of Santee for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain Code known as the International Fire Code, including Appendices B, BB, C, CC, F, and H.
- B. Published by the International Code Council, being particularly the 2024 Edition thereof and California Amendments thereto, as incorporated into California law under Title 24 of the California Code of Regulations, save and except such portions as are hereinafter deleted, modified or amended by Section 11.18.020 of this Ordinance.
- C. At least one copy of these codes and standards have been, and are now filed in the office of the City Fire Department with one copy on file in the office of the City Clerk per Government Code Section 50022.6, and the same are adopted and incorporated as fully as if set out at length in this Chapter. From the date on which this Chapter shall take effect, the provisions thereof shall be controlling within the boundaries of the City.

11.18.020 Amendments made to the California Fire Code.

The California Fire Code, 2025 Edition, is amended and changed in the following respects:

A. Chapter 1 AMENDED – General Provisions

1. Section 101.1 is **amended** to read as follows:

Section 101.1 Title. These regulations shall be known as the Fire Code of the City of Santee, hereinafter referred to as “this code.”

2. Section 103.1 is hereby **amended** to read as follows:

Section 103.1 Creation of Agency. The Office of the Fire Marshal is hereby created and the official in charge thereof shall be known as the “fire code official.” The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

B. Chapter 3 AMENDED - General Precautions Against Fire

1. Section 307.4.3 is hereby **amended** to read as follows:

307.4.3 Portable Outdoor Fireplaces. Portable outdoor fireplaces shall comply with all the following restrictions:

- a. Portable outdoor fireplaces shall be used in accordance with the manufacturer’s instructions. The use of washing machine tub fireplaces and other similar devices is prohibited within City of Santee limits.
- b. Portable outdoor fireplaces shall be constructed of steel or other approved non-combustible materials.
- c. During operation, the portable outdoor fireplace shall be covered with a metal screen or welded or woven wire mesh spark arrestor with openings no larger than ¼” to reduce airborne embers.
- d. Portable outdoor fireplaces shall only be used on a non-combustible surface or bare ground, void of all vegetation.
- e. Portable outdoor fireplaces shall be operated at least 15 feet away from all combustible materials or structures and shall not be used under eaves, patio covers or other shade structures.
- f. Portable outdoor fireplaces shall be supervised at all times and extinguished when no longer being used.
- g. A garden hose or 4A fire extinguisher shall be readily available at all times when the outdoor portable fireplace is in operation.
- h. The burning of trash, rubbish or paper products is strictly prohibited.
- i. The Fire Code Official or other Fire Department representative is authorized to order extinguishment at any time because of misuse, objectionable situation, hazardous weather, or any other safety concern.

2. Section 307.4.4 is hereby **added** to read as follows:

307.4.4 “Red-flag” and Other High Fire Risk Conditions. Open burning including recreational fires and fires within portable outdoor fireplaces, shall not be permitted when a red-flag warning or a fire weather watch condition has been issued by the National Weather Service.

C. Chapter 5 AMENDED - Fire Service Features

1. Section 503.2.1 is hereby **amended** to read as follows:

503.2.1 Dimensions (Fire Apparatus Access Roads). Fire apparatus access roads shall have an unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet, 6 inches.

EXCEPTION: A fire apparatus access road may be reduced to an unobstructed width of not less than 16 feet (or other approved width) when in the opinion of the fire code official the number of vehicles using the roadway will not limit or impair adequate emergency fire department access.

2. Section 503.2.3 is hereby **amended** to read as follows:

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an approved paved surface. In new development, all underground utilities, hydrants, water mains, curbs, gutters and sidewalks must be installed and the drive surface shall be approved prior to combustibles being brought on site.

3. Section 503.3.1 is **added** to read as follows:

503.3.1 Street Parking Prohibited. During “red-flag” warnings or fire weather watch conditions, street parking may be prohibited in areas determined to be at significant risk from wildfires, including areas identified as a fire hazard severity zone, so a wider pathway is available to support rapid evacuation when side-street parking narrows the road to a smaller width than the standards in Title 14, section 1273.01 of the California Code of Regulations. Such areas will be marked with signs approved by the fire code official.

4. Section 503.7 is hereby **added** to read as follows:

503.7 Gates Across Fire Apparatus Access Roads. All gates or other structures or devices which could obstruct fire access roadways or otherwise hinder emergency operations are prohibited unless they meet standards approved by the fire code official, and receive specific plan approval. Written plans shall be submitted for approval and approved prior to the installation of any gate or other similar obstruction. Gates shall be equipped with approved emergency locks or locking devices.

5. Section 503.8 is hereby **added** to read as follows:

503.8 Automatic Gates. All automatic gates across fire apparatus access roads shall be equipped with approved emergency key switches. Gates serving more than four residential dwellings or gates serving projects that, in the opinion of the fire code official, require a more rapid emergency response, shall also be equipped with an approved strobe activating sensor(s) to open the gate upon approach of emergency apparatus. All gates shall have a manual release device to open the gate upon power failure.

6. Section 505.3 is hereby **added** to read as follows:

505.3 Map/Directory. A lighted directory map meeting current Santee Fire Department standard may be required to be installed at each driveway entrance or other approved location(s) to multiple unit residential projects 15 units or more and other occupancies when in the opinion of the fire code official the directory will enhance emergency response to the project.

D. Chapter 9 AMENDED – Fire Protection Systems

1. Section 903.2 is hereby **amended** to read as follows:

903.2 Where Required. Approved automatic sprinkler systems in new buildings and structures shall be provided in locations described in Sections 903.2.1 through 903.2.12 and Sections 903.2.14 through 903.2.21.

EXCEPTION: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the California Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the California Building Code, or both.

- a. **Automatic fire sprinkler system required.** The installation of an approved automatic fire sprinkler system shall be required in all buildings, regardless of size or occupancy, and irrespective of any occupancy or area separation. Sprinklers shall also be required in all additions made to existing buildings equipped with automatic fire sprinkler system. “Fire Walls” and “Area or Occupancy Separation Walls” regardless of construction rating shall not constitute separate buildings for purposes of determining fire sprinkler requirements. An approved fire sprinkler system shall be required in an existing non-sprinklered building when a change of occupancy classification occurs and would, in the opinion of the fire code official, increase the risk, hazard, or emergency response to the occupancy.

EXCEPTION: Kiosks, sheds, out-buildings, small temporary buildings and other small buildings may not need an automatic fire sprinkler system if in the opinion of the fire code official, the site, and the use, does not pose a significant hazard.

- b. **Automatic fire sprinkler system required additions.** An approved automatic fire sprinkler system shall be installed in any existing non-sprinklered buildings where structural additions are made greater than 5,000 square feet or resulting in a 50% increase in the size of the building. In this situation the entire building is required to be equipped with an approved automatic fire sprinkler system.

EXCEPTION: Group R, Division 3 occupancies.

2. Section 903.3.5 is hereby **amended** to read as follows:

903.3.5 Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with Health and Safety Code 13114.7. For connections to public waterworks systems, the water supply test used for design of fire protection systems shall be adjusted to account for seasonal and daily pressure fluctuations based on information from the water

supply authority and as approved by the fire code official. Hydraulic calculations shall include a 10% reduction from the source.

E. Chapter 23 AMENDED - Motor Fuel-Dispensing Facilities And Repair Garages

1. Section 2306.2.3 is hereby **amended** by replacing language for exception 3 to read as follows:

2306.2.3 Above-Ground Tanks Located Outside, Above Grade

3. Tanks containing fuels shall not exceed 1,500 gallons of Class I liquids, 12,000 gallons of Class II liquids in individual capacity and 26,000 gallons in aggregate capacity. Installations with the maximum allowable capacity shall be separated from other installations by not less than 100 feet.

F. Chapter 56 AMENDED - Explosives and Fireworks

1. Section 5607.16 is hereby **added** to read as follows:

5607.16 Scope. Section 5607 is intended to regulate blasting operations within the City of Santee.

2. Section 5607.17 is hereby **added** to read as follows:

5607.17 Grading Permit Required. Section 5609 shall apply to any project or construction operation where a grading permit is required. A grading permit must be approved and issued by the Engineering Department of the City of Santee prior to the issuance of a blasting permit issued by the Fire Department for blasting at construction sites.

3. Section 5607.18 is hereby **added** to read as follows:

5607.18 Definitions. For the purpose of this Division the following definitions shall apply:

Approved Blaster is a blaster who has been approved by the fire code official to conduct blasting operations in the City of Santee and who has been placed on the list of approved blasters.

Blaster is any person, corporation, contractor or other entity who uses, ignites, or sets off an explosive device or material.

Inspector is any person who has been approved by the fire code official to conduct pre and post blast inspections in the City of Santee.

Blasting Operations shall mean the use of an explosive device or explosive materials to destroy, modify, obliterate, or remove any obstruction of any kind from a piece of property.

Minor Blasting is any blasting operation associated with trenching operations, digging holes for utility poles, and other single shot operations.

Major Blasting is any other type of blasting operation.

Permit for Blasting is a written document issued by the Santee Fire Department wherein the blaster is given permission to blast within the City of Santee under specific terms and conditions for the operation.

Certificate of Insurance is a written document issued by an insurance company authorized to do business in the State of California stating that the insurance company has issued a policy

of liability insurance covering property damage and bodily injuries resulting from blasting operations occurring in the City of Santee.

Explosive Permit is a written document issued by the San Diego County Sheriff's Department pursuant to Section 12000, et seq. of the California Health and Safety Code wherein the Sheriff's Department allows blasting with explosives to be done by the permittee under the conditions specified therein.

4. Section 5607.19 is hereby **added** to read as follows:

5607.19 Permit to Blast: All blasting operations within the City of Santee are prohibited unless permitted by the Santee Fire Department.

5. Section 5607.20 is hereby **added** to read as follows:

5607.20 Prerequisites. No Permit to Blast shall be granted or obtained unless the prerequisite conditions listed below are complied with and proof provided to the satisfaction of the Fire Department.

6. Section 5607.21 is hereby **added** to read as follows:

5607.21 Explosives Permit. The blaster shall obtain an explosives permit from the San Diego County Sheriff's Department and a copy thereof shall be placed on file with the Santee Fire Department.

7. Section 5607.22 is hereby **added** to read as follows:

5607.22 Santee Business License. The blaster shall obtain a business license from and issued by the Finance Department of the City of Santee and a copy thereof placed on file with the Santee Fire Department.

8. Section 5607.23 is hereby **added** to read as follows:

5607.23 Liability Insurance. The property owner/developer or general contractor shall obtain liability insurance covering the blaster's activities in the minimum amount of \$2,000,000 for property damage and \$1,000,000 for bodily injury. The property owner/developer or general contractor shall file a copy of the Certificate of Insurance with the Santee Fire Department. The blaster shall have liability insurance, property insurance, and bodily injury insurance in the minimum amount of \$500,000 each. A copy of the Certificate of Insurance of the blaster shall also be filed with the Santee Fire Department by the property owner/developer or general contractor. The City of Santee shall be named as Co-Insured.

9. Section 5607.24 is hereby **added** to read as follows:

5607.24 Blaster's Qualifications. The blaster's qualifications shall be reviewed by the fire code official. Approval and placement on the list of approved blasters shall be based upon a review of the blaster's qualifications, past safety record, and history of complaints of job performance. Failure

on the part of the blaster to comply with the terms and conditions under which approval is granted may result in suspension from the list of approved blasters for a period not exceeding one year.

10. Section 5607.25 is hereby **added** to read as follows:

5607.25 Permit Filing. A copy of the Permit to Blast shall be kept on file with the Santee Fire Department at 10601 Magnolia Ave., Santee, California 92071. A copy of the Permit to Blast shall be retained by the general contractor or property owner/developer and by the blaster and shall be available at the job site for public or official inspection at all times during blasting operations.

11. Section 5607.26 is hereby **added** to read as follows:

5607.26 Cancellation of Permit. A Permit to Blast is required to be cancelled with the Fire Department when a blaster completes or discontinues, for thirty days, blasting operations at a construction site.

12. Section 5607.27 is hereby **added** to read as follows:

5607.27 Renewal. A Permit to Blast must be renewed with the Fire Department before any blasting operations are continued or resumed.

13. Section 5607.28 is hereby **added** to read as follows:

5607.28 Blasting Operation Procedures. After the Permit to Blast has been issued, the blaster shall comply with the following procedures.

14. Section 5607.29 is hereby **added** to read as follows:

5607.29 Notification of Blasting Operation. The contractor or property owner/developer shall give reasonable notice in writing at the time of issuance of building permit, grading permit or encroachment license to all residences or businesses within 600 feet of any potential blast location. The notice shall be in a form approved by the fire code official.

Any resident or business receiving such notice may request of the Fire Department that the blaster give a 12 hours advance notice of impending blast. The general contractor or property owner/developer shall obtain the advanced notification list of residents and businesses from the Fire Department, and shall make every reasonable effort to contact any and all parties requesting the second advanced notice.

15. Section 5607.30 is hereby **added** to read as follows:

5607.30 Inspections. Inspections of all structures within 300 feet of the blast site shall be made before blasting operations. The person(s) inspecting shall obtain the permission of the building owner prior to conducting the inspection. The inspections shall be performed by a qualified person(s) approved by the fire code official, and employed by the blaster or project contractor. The inspection shall be only for the purpose of determining the existence of any visible or reasonably recognizable pre-existing defects or damages in any structure. Waiver of such inspection shall be

in writing by owner(s), and persons who have vested interest, control, custody, lease or rental responsibility of said property or their legally recognized agent. Post blast inspections shall be required upon receipt of a complaint of property damage by the person in charge of the property. Damage must be reported to the Fire Department within one year of the completion of blasting operations.

16. Section 5607.31 is hereby **added** to read as follows:

5607.31 Inspection Report. Complete inspection reports identifying all findings or inspection waivers shall be signed by the inspector and property owners or owner's agent. Such inspection reports shall be retained by the inspecting agency, but shall be immediately available to the Fire Department and individuals directly involved in alleged damage complaints.

17. Section 5607.32 is hereby **added** to read as follows:

5607.32 Inspection Waiver Report. The inspector shall file with the Fire Department a summary report identifying address, occupant/owner's name, time and date of inspections, and any inspection waiver signed by property owner or owner's agent, with an explanation as to why an inspection of a specific structure was not made. This summary and waiver report shall be signed by the inspector.

18. Section 5607.33 is hereby **added** to read as follows:

5607.33 Blasting Hours. Blasting shall only be permitted between the hours of 9:00 am and 4:00 pm during any weekday, Monday through Friday, unless special circumstances warrant another time of day and special approval is granted by the fire code official.

19. Section 5607.34 is hereby **added** to read as follows:

5607.34 Fire Department Inspections. The blaster shall permit Fire Department personnel to inspect the blast site and blast materials or explosives at any reasonable time.

20. Section 5607.35 is hereby **added** to read as follows:

5607.35 Fire Department Witness of Blasting. If a Fire Department witness is desired by the general contractor, and or blaster, arrangements shall be made at least 12 hours prior to the blast. Confirmation shall be made to the Fire Department no less than one hour prior to the blast. The Fire Department may assign a Department member to be present and observe the blast at their discretion.

21. Section 5607.36 is hereby **added** to read as follows:

5607.36 Blast Notification to Fire Department. The blasting companies are required to notify the Fire Department on the day of a tentative blasting operation, between the hours of 8:00 am and 8:30 am.

22. Section 5607.37 is hereby **added** to read as follows:

5607.37 Seismograph Monitoring. All blasting operations shall be monitored by an approved seismograph located at the nearest constructed structure. All daily seismograph reports shall be forwarded to the Fire Department by the end of the blast week.

EXCEPTION: Public Utility Companies are not required to seismographically monitor minor blasting operations.

23. Section 5607.38 is hereby **added** to read as follows:

5607.38 Confiscation. Any explosives which are illegally manufactured, sold, given away, delivered, stored, used, possessed, or transported shall be subject to immediate seizure by the fire code official, issuing authority, or peace officer. When a permit has been revoked or has expired and is not immediately renewed, any explosive is subject to immediate seizure.

24. Section 5607.39 is hereby **added** to read as follows:

5607.39 Complaints Regarding Blasting Operations. Post-blast inspections shall be required on all structures for which complaints, alleging blast damage, have been received. Such inspections shall be written within thirty days of receipt of complaint.

25. Section 5607.40 is hereby **added** to read as follows:

5607.40 Fee for Permit to Blast. The blaster shall pay a fee for the Permit to Blast designated within the Fire Department Schedule of Fees. Unless otherwise designated within the approved Schedule of Fees, a Permit to Blast shall be site specific and a separate fee shall be charged to each Blast operation or for each Permit to Blast issued.

26. Section 5607.41 is hereby **added** to read as follows:

5607.41 Fire Department Conditions. The Santee Fire Department may impose such additional conditions and procedures as it deems are reasonably necessary to protect the public health and safety based upon the peculiar and individual facts and circumstances of a particular blasting operation. The Fire Department shall provide the blaster with the additional conditions or procedures in writing and the blaster shall comply with those requirements until such time as the Fire Department is satisfied they are no longer required and cancels the additional requirements.

11.18.030 Special regulations.

- A. **Establishment of geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited.** The limits referred to in Section 5704.2.9.6.1 of the International Fire Code in which the storage of flammable or combustible liquids in above-ground tanks outside of buildings is prohibited are hereby established as the jurisdictional limits of the City. The storage of Class I and Class II liquids in above ground tanks outside of buildings is prohibited in all residential zones within the City of Santee. The storage of Class I and Class II liquids in above ground tanks for motor vehicle fuel-dispensing may be allowed in commercial or industrial zones within the

City, providing that applicable provisions of Chapter 23 and 57 are met, and if in the opinion of the fire code official, the site, and the use, does not pose a significant hazard.

- B. **Establishment of geographic limits in which the storage of Class I and Class II liquids in above-ground tanks is prohibited.** The limits referred to in Section 5706.2.4.4 of the International Fire Code in which the storage of flammable or combustible liquids in above-ground tanks is prohibited are hereby established as the jurisdictional limits of the City.

The storage of Class I and Class II liquids in above ground tanks is prohibited in all residential zones within the City of Santee. The storage of Class I and Class II liquids in above ground tanks for motor vehicle fuel-dispensing may be allowed in commercial or industrial zones within the City, providing that applicable provisions of Chapter 23 and 57 are met, and if in the opinion of the fire code official, the site, and the use, does not pose a significant hazard.

- C. **Establishment of geographic limits in which the storage of liquefied petroleum gases is restricted for the protection of heavily populated or congested areas.** The limits referred to in Section 6104.2 of the International Fire Code, in which the storage of liquefied petroleum gas is restricted, are hereby established as the jurisdictional limits of the City.

The storage of liquefied petroleum gases are prohibited within residential zones within the City of Santee. The storage of liquefied petroleum gases are allowed within commercial or industrial zones within the City of Santee to a maximum quantity of 2,000-gallon water capacity, providing all applicable provisions of Chapter 61 are met, and in the opinion of the fire code official, the site, and the use, does not pose a significant hazard.

EXCEPTION: Liquefied Petroleum Gas may be allowed for residential use where no other gas service is provided and the quantity, location and use do not pose a significant problem.

- D. **Establishment of limits of districts in which storage of explosives and blasting agents is prohibited.** Limits in which storage of explosives and blasting agents is prohibited, are hereby established as the jurisdictional limits of the City.

Permanent storage of explosives and/or blasting agents shall be strictly prohibited within the City of Santee. Temporary storage may be allowed during set-up for excavation, demonstration, or other use, when proper permits have been obtained, all applicable provisions of Chapter 56 have been met, and when in the opinion of the fire code official, there are no significant hazards.

EXCEPTION: Small quantities of black powder and explosive materials may be stored and used when they are permitted by the applicable law enforcement agency and permitted by the Fire Department.

- E. **Establishment of geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited.** The limits referred to in Section 5806.2 of the International Fire Code, in which the storage of flammable cryogenic fluids in stationary containers is prohibited are hereby established as follows:

The storage of flammable cryogenic fluids is prohibited within the City of Santee.

11.18.040 Appeals.

Whenever the Fire Marshal disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply, or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the Fire Marshal to the City Council. A letter of appeal shall be submitted to the City Clerk within 30 days from the date of the decision being appealed. The appeal shall be heard by the City Council at the next available meeting.

11.18.050 New materials, processes or permits.

The City Manager, the Fire Chief and the Fire Marshal shall act as a committee to determine and specify, after giving affected person an opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those now enumerated in the California Fire Code and International Fire Code. The Fire Marshal shall post such list in a conspicuous place in the office of the City Clerk, at the bureau of fire prevention and distribute copies thereof to interested persons.

11.18.060 Penalties.

- A. Any person who violates any provision of this Ordinance or of the code or standards adopted by reference in this Ordinance, is guilty of a misdemeanor. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense.
- B. The application of the above penalties shall not prevent the enforced removal of prohibited conditions.

Chapter 11.20

CALIFORNIA EXISTING BUILDING CODE

Section:

11.20.010 Adoption of the 2025 California Existing Building Code, Part 10, Title 24 of the California Code of Regulations.

11.20.010 Adoption of the 2025 California Existing Building Code, Part 10, Title 24 of the California Code of Regulations.

The California Existing Building Code, 2025 Edition, is adopted by reference without change.

Chapter 11.22

CALIFORNIA GREEN BUILDING STANDARDS CODE

Section:

11.22.010 Adoption of the 2025 California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations.

11.22.010 Adoption of the 2025 California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City Green Building Standards Code for the purpose of enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encourage sustainable construction practices, the 2025 California Green Building Standards Code, Part 11, Title 24 California Code of Regulations, a portion of the California Building Standards Code. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, planning, design, operation, construction, use and occupancy of every newly constructed building or structure shall conform with the 2025 California Green Building Standards Code, published by the California Building Standards Commission.

Chapter 11.26

REFERENCED STANDARDS CODE

Section:

11.26.010 Adoption of the 2025 California Referenced Standards Code, Part 11, Title 24 of the California Code of Regulations.

11.26.010 Adoption of the 2025 California Referenced Standards Code, Part 11, Title 24 of the California Code of Regulations.

The California Referenced Standards Code, 2025 edition, is adopted by reference without change.

Chapter 11.36

FLOOD DAMAGE PREVENTION

11.36.050 Definitions.

Unless specifically defined in this section, words or phrases used in this chapter will be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

...

“Building Code” means code for the purpose of prescribing regulations in the City of Santee for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings and structures as defined in section 11.04.010

...

“Flood Resistant” includes materials that are specifically designed to prevent damages associated with flooding as described in American Society of Civil Engineers publication ASCE 24-14.

“Flood Control Project” means any grading or construction that is conducted in any special flood hazard area.

“Flood Insurance Rate Map (FIRM)” means the official map dated March 22, 2022, as subsequently amended, and revisions to such maps, are hereby adopted by reference as a part of these regulations and serve as the basis for establishing flood hazard areas on which the Federal Emergency Management Agency or Federal Insurance and Mitigation Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. Maps that establish flood hazard areas are on file at the Department of Engineering 10601 Magnolia Avenue, Santee, CA 92071.

“Flood Insurance Study” means The Flood Insurance Study for San Diego County, California and Incorporated Areas dated March 22, 2022, and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM), and all subsequent amendments and revisions to such maps, are hereby adopted by reference as a part of these regulations and serve as the basis for establishing flood hazard areas. Where the building code establishes flood hazard areas, such areas are established by this section. Additional maps and studies, when specifically adopted, supplement the FIS and FIRMs to establish additional flood hazard areas. Maps and studies that establish flood hazard areas are on file at the Department of Engineering 10601 Magnolia Avenue, Santee, CA 92071.

...

“Market Value” means the estimated cost of the improvement as established in writing by a knowledgeable real estate broker or appraiser.

...

11.36.070 Basis for establishing areas of special flood hazard.

The engineering analysis entitled “San Diego River Flood Study,” dated July 8, 1992, by BSI Consultants, Inc., based on Table 11.36.070A, is adopted by reference and declared to be a part of this chapter, as well as the Flood Insurance Study for San Diego County, California and Incorporated Areas dated March 22, 2022, and all subsequent amendments and revisions to such maps, are hereby adopted by reference as a part of these

regulations and serve as the basis for establishing flood hazard areas. Where the building code establishes flood hazard areas, such areas are established by this section. Additional maps and studies, when specifically adopted, supplement the FIS and FIRMs to establish additional flood hazard areas. Maps and studies that establish flood hazard areas are on file at the Department of Engineering 10601 Magnolia Avenue, Santee, CA 92071.. The flood studies are the minimum area of applicability of this chapter and may be supplemented by studies for other areas which allow implementation of this chapter and which are recommended to the City Council by the Floodplain Administrator.

11.36.140 Duties and responsibilities of the Administrator.

The duties and responsibilities of the administrator include, but are not limited to:

...

D. Alteration of Watercourses. It is the responsibility of the Floodplain Administrator to:

1. Notify adjacent communities and the State Department of Water Resources prior to any alteration or relocation of a watercourse that can result in base flood elevation changes, and, within six months of information becoming available or project completion, whichever is first, submit technical or scientific data or assure that a permit applicant submits technical or scientific data to the Federal Emergency Management Agency for a letter of map revision. Such a submission is necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and flood plain management requirements will be based upon current data.
2. Submission of additional data. When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a qualified CA Licensed Civil Engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant. Provided FEMA issues a Conditional Letter of Map Revision, construction of proposed flood control projects and land preparation for development are permitted, including clearing, excavation, grading, and filling. Permits for construction of buildings shall not be issued until the applicant satisfies the FEMA requirements for issuance of a Letter of Map Revision.
3. It is required that the flood-carrying capacity of the altered or relocated portion of such watercourse be maintained by the community.

11.36.150 Standards of construction.

In all areas of special flood hazard, the following standards are required and shall be in conformance with American Society of Civil Engineers ASCE 24 – 14 Flood Resistant Design and Construction:

...

C. Elevation and Floodproofing.

1. New construction and substantial improvement of any structure elevate the lowest floor, including basement floor, to the highest elevation required as follows:
 - a. To the height required by the Residential Building Code;

- b. In AE, AH, A1-30 Zones, to 1 foot above the base flood elevation as determined by the Floodplain Administrator;
 - c. In an AO Zone, above the highest adjacent grade to a height equal to or exceeding the depth number specified in feet on the FIRM, or elevated at least two feet above the highest adjacent grade if no depth number is specified;
 - d. In an A Zone, without BFEs specified on the FIRM, to 1 foot above the base flood elevation as determined by the Floodplain Administrator;
 - e. Notification of compliance must be recorded as set forth in Section 11.36.140(C).
2. Nonresidential construction must either be elevated in conformance with subdivision 1 or 2 of this subsection or:
- a. Together with attendant utility and sanitary facilities, be floodproofed to 1 foot above the base flood elevation as determined by the Floodplain Administrator so that the structure is watertight with walls substantially impermeable to the passage of water; and
 - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
 - c. Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certification must be provided to the official set forth in Section 11.36.140(C)(1).

Examples of floodproofing include, but are not limited to:

- a. Installation of watertight doors, bulkheads, and shutters;
 - b. Reinforcement of walls to resist water pressure;
 - c. Use of paints, membranes, or mortars to reduce seepage through walls;
 - d. Addition of mass or weight to structure to resist flotation;
 - e. Armor protection of all fill materials from scour and/or erosion.
3. Manufactured homes must meet the above standards and also the standards in Section 11.36.190.
4. Require, for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are subject to flooding must be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or exceed the following minimum criteria:
- a. Either a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding must be provided. The bottom of all openings must be not higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters; or
 - b. Be certified to comply with a local floodproofing standard approved by the Federal Insurance and Mitigation Administration. (Ord. 564 § 3, 2019)

11.36.190 Standards for mobile manufactured homes and manufactured home parks and subdivisions.

- A. All new manufactured homes, additions to manufactured homes, and manufactured homes that are substantially improved must be set on permanent foundation so that the lowest floor is elevated to 1 foot above the base flood elevation as determined by the Floodplain Administrator. The manufactured home chassis must be supported by reinforced piers or other foundation elements of at least equivalent strength

that are no less than 36 inches in height above grade and securely anchored to a permanent foundation to resist flotation collapse, or lateral movement. As set forth in Section 11.36.140(C)(1), certification meeting the standards above is required of the installer or State agency responsible for regulating the placement, installation, and anchoring of individual manufactured home units.

- B. The following standards are required for:
 - 1. Manufactured homes not placed in manufactured home parks or subdivisions;
 - 2. New manufactured home parks or subdivisions;
 - 3. Expansions to existing manufactured home parks or subdivisions; and
 - 4. Repair, reconstruction, or improvements to existing manufactured home parks or subdivisions that equals or exceeds 50% of the value of the streets, utilities, and pads before the repair, reconstruction or improvement commenced.
 - a. Adequate surface drainage and access for a hauler must be provided,
 - b. All manufactured homes must be placed on pads or lots elevated on compacted fill or on pilings so that the lowest floor of the manufactured home is at least one foot above the base flood level. If elevated on pilings:
 - i. The lots must be large enough to permit, and
 - ii. The pilings must be placed in stable soil no more than 10 feet apart, and
 - iii. Reinforcement must be provided for pilings more than six feet above ground level.
- C. No manufactured home may be placed in a floodway, except in an existing manufactured home park or existing manufactured home subdivision.
- D. No manufactured home may be placed in a coastal high hazard area, except in an existing manufactured home park or an existing manufactured home subdivision.
- E. Certification of compliance is required of the developer responsible for the plan or State agency responsible for regulating manufactured home placement. (Ord. 564 § 3, 2019)