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material for  
that item.**

**City of Santee  
Regular Meeting Agenda**

**Santee City Council  
CDC Successor Agency  
Santee Public Financing Authority**

**Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, CA 92071**

**January 9, 2013  
7:00 PM**

**ROLL CALL:** Mayor Randy Voepel  
Vice Mayor Rob McNelis  
Council Members Jack Dale, John Minto and John Ryan

**LEGISLATIVE INVOCATION \ PLEDGE OF ALLEGIANCE:**

**ADJOURNMENT IN MEMORY: Tomas Vargas**

**PRESENTATION: Mobile Application for Emergencies**

**PROCLAMATION: Santee Health Awareness Month**

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:**

**1. CONSENT CALENDAR:**

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

**(A) Approval of reading by title only and waiver of reading in full of Ordinances on agenda.**

**(B) Approval of Meeting Minutes:**

- **Santee City Council 12-12-12 Regular Meetings**
- **CDC Successor Agency 12-12-12 Regular Meetings**
- **Public Financing Authority 12-12-12 Regular Meetings**

- (C) Approval of Payment of Demands as presented.
- (D) Adoption of two Resolutions authorizing the filing of two applications for SANDAG Smart Growth Incentive Program Planning grants.
- (E) Adoption of findings in support of an open market purchase and authorization of an agreement for the purchase of "Traffic Collision Database System" software in an amount not to exceed \$28,700 from Crossroads Software Incorporated.
- (F) Adoption of a Resolution authorizing an application for grant funds under the Recreation Trails Program administered by the California Department of Parks and Recreation.
- (G) Approval of and authorization for the City Manager to execute the San Diego County Operational Area Building Safety Inspection Mutual Aid Agreement and designation of the Development Services Director as Agreement Coordinator.

## 2. PUBLIC HEARINGS:

- (A) Public Hearing and introduction for First Reading of an Ordinance amending Title 8, "Health and Safety" of Santee Municipal Code, Chapter 8.36 Article V, Entitled "Food Vending Vehicles" to incorporate the County's letter grade system for mobile food vending vehicles. (ZA2012-2)

Recommendation:

Open the public hearing, introduce Ordinance for First Reading and continue the public hearing to January 23, 2013 for Second Reading.

- (B) Public Hearing to amend the City of Santee General Plan (GPA2012-1) and the Town Center Specific Plan (TCSP2012-1) to change the land use designations of certain properties by Resolution, and concurrent amendment to the Zoning District Base Map, Title 17 of the Municipal Code to re-classify said properties by Ordinance (Related Case Files: GPA2012-1, 2012-1, R2012-1, AEIS2012-5)

Recommendation:

- 1) Conduct and close public hearing; and
- 2) Approve the Negative Declaration (AEIS2012-5) pursuant to CEQA; and
- 3) Adopt the Resolution approving General Plan Amendment (GPA2012-1); and
- 4) Introduce Ordinance (R2012-1) for First Reading and set Second Reading for January 23, 2013; and
- 5) Adopt the Resolution approving Town Center Specific Plan Amendment (TCSP2012-1).

- (C) **Public Hearing for an Ordinance amending various sections of Title 17 “Zoning” of the Santee Municipal Code to address compliance with state laws governing supportive residential uses, as defined in Chapter 17.04 “Administration,” and found in Chapter 17.06 “Permits, ” Chapter 17.08 “Development Review,” Chapter 17.10 “Residential Districts,” and Chapter 17.14 “Industrial Districts.” (Related Case Files ZA2012-1)**

Recommendation:

- 1) Conduct and close public hearing; and
- 2) Introduce the Ordinance for First Reading and set Second Reading for January 23, 2013.

3. **ORDINANCES (First Reading):** See Items 2A, 2B & 2C

4. **CITY COUNCIL ITEMS AND REPORTS:**

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:** None

7. **COMMUNICATION FROM THE PUBLIC:**

*Each person 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.*

8. **CITY MANAGER REPORTS:**

9. **CDC SUCCESSOR AGENCY:**  
(Note: Minutes appear as Item 1B)

10. **SANTEE PUBLIC FINANCING AUTHORITY:**  
(Note: Minutes appear as Item 1B)

11. **CITY ATTORNEY REPORTS:**

12. **CLOSED SESSION:** None

13. **ADJOURNMENT:**



**January & February  
Meetings**

Jan	03	Santee Park & Recreation Committee	Bldg. 6 Conf. Rm.
Jan	09	City Council Meeting	Chamber
Jan	14	Community Oriented Policing Committee	Chamber Conf. Rm.
Jan	23	City Council Meeting	Chamber
Feb	07	Santee Park & Recreation Committee	Bldg. 6 Conf. Rm.
Feb	11	Community Oriented Policing Committee	Chamber Conf. Rm.
Feb	13	City Council Meeting	Chamber
Feb	27	City Council Meeting	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.ci.santee.ca.us](http://www.ci.santee.ca.us).**

***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 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk’s Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.***

State of California	}	<b>AFFIDAVIT OF POSTING AGENDA</b>
County of San Diego	} ss.	
City of Santee	}	

I, Patsy Bell, CMC, City Clerk of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with Resolution 61-2003 on January 4, 2013 at 4:30 p.m.

_____	01/04/13
Signature	Date

City of Santee  
**COUNCIL AGENDA STATEMENT**

ADJ

**MEETING DATE**     January 9, 2013

**AGENDA ITEM NO.**

**ITEM TITLE**     ADJOURNMENT IN MEMORY: TOMAS VARGAS

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

**SUMMARY**

Tonight's meeting will be adjourned in memory of longtime Santee resident Tomas Vargas. Vice Mayor Minto will provide a verbal report.

**FINANCIAL STATEMENT**     N/A

**CITY ATTORNEY REVIEW**      N/A      Completed

**RECOMMENDATION**     Adjourn in memory of Tomas Vargas.

**ATTACHMENTS (Listed Below)**

None.

City of Santee  
**COUNCIL AGENDA STATEMENT**

PRES

**MEETING DATE**     January 9, 2013

**AGENDA ITEM NO.**

**ITEM TITLE**     **PRESENTATION: MOBILE APPLICATION FOR EMERGENCIES**

**DIRECTOR/DEPARTMENT**     John Minto, Vice Mayor

**SUMMARY**

San Diego County Supervisor Ron Roberts will introduce a new app for mobile devices created by the San Diego Office of Emergency Services (OES) to better prepare and inform San Diego County residents and visitors about disasters. With SD Emergency, the tools you need to plan, prepare, and respond in an emergency are right at your fingertips.

The SD Emergency App contains disaster preparedness information, interactive checklists to help you to create your emergency plan, build an emergency supplies kit, and when disaster strikes, the SD Emergency App will keep you and your family informed with emergency updates, interactive emergency maps, and shelter locations.

**FINANCIAL STATEMENT**     None.

**CITY ATTORNEY REVIEW**      N/A      Completed

**RECOMMENDATION**     Hear presentation.

**ATTACHMENTS (Listed Below)**

None.



City of Santee  
**COUNCIL AGENDA STATEMENT**

1B

**MEETING DATE**      January 9, 2013

**AGENDA ITEM NO.**

**ITEM TITLE**            **APPROVAL OF MEETING MINUTES: SANTEE CITY COUNCIL,  
CDC SUCCESSOR AGENCY AND SANTEE PUBLIC FINANCING  
AUTHORITY REGULAR MEETING OF DECEMBER 12, 2012**

**DIRECTOR/DEPARTMENT**      Patsy Bell, CMC, City Clerk

PB

**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 (Listed Below)**

December 12, 2012 Minutes

## Minutes

**Santee City Council  
CDC Successor Agency  
Santee Public Financing Authority**

**Draft**

**Council Chambers  
10601 Magnolia Avenue  
Santee, California**

**December 12, 2012**

This Regular Meeting of the Santee City Council, the CDC Successor Agency, and the Santee Public Financing Authority was called to order by Mayor/Chair Randy Voepel at 7:07 p.m.

Council Members present were: Mayor/Chair Randy Voepel; Vice Mayor/Vice Chair Rob McNelis; and Council/Authority Members Jack E. Dale and John W. Minto. Council/Authority Member John Ryan was absent.

Staff present were: City Manager/Authority Secretary Keith Till, City/Authority Attorney Shawn Hagerty, Deputy City Manager/Director of Development Services Pedro Orso-Delgado, Director of Community Services Bill Maertz, Finance Director/Treasurer Tim McDermott, Director of Fire and Life Safety Bob Leigh, Director of Human Resources Jodene Dunphy, Director of Planning Melanie Kush, Assistant to the City Manager Kathy Valverde, Senior Management Analyst Pamela White, City Clerk Patsy Bell, and Office Aide Rowena Parravano.

**LEGISLATIVE INVOCATION: Tony Foglio from Sunrise Community Church**

**PLEDGE OF ALLEGIANCE: Rusty Williams, Retired Marine Corps Sergeant**

**INTRODUCTION OF SPECIAL GUESTS:**

Mayor Voepel recognized the following special guests and community leaders in attendance at the meeting:

- Roy Woodward, Council Member 1980-1984 and 1986-1990
- Brian Jones, Assemblyman since 2010 and Council Member 2002-2010
- Miss Santee Victoria Heyne and Miss Santee Teen Casey Maynard
- John Olsen, Executive Director Santee Chamber of Commerce
- Warren Savage, Past Executive Director Santee Chamber of Commerce
- Mary Sessom – Mayor of Lemon Grove
- Susan Voepel, wife of Mayor Randy Voepel

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**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:** None

**1. CONSENT CALENDAR:**

- (A) Approval of reading by title only and waiver of reading in full of Ordinances on agenda.**
- (B) Approval of Meeting Minutes:**
  - Santee City Council 11-14-12 Regular Meetings
  - CDC Successor Agency 11-14-12 Regular Meetings
  - Public Financing Authority 11-14-12 Regular Meetings
- (C) Approval of Payment of Demands as presented.**
- (D) Approval of the expenditure of \$32,689.61 for November 2012 Legal Services and related costs.**
- (E) Authorization to award the contract for maintenance and as-needed repairs of apparatus doors, man-doors and electric gates to Controlled Entry Specialists Incorporated in an amount not to exceed \$17,724 and authorization for the City Manager to approve 3 additional 12-month options to renew and approve annual change orders up to 10% of the then-current contract amount.**
- (F) Adoption of a Resolution accepting the City Hall Emergency Generator Project (CIP 2012-42) as complete. (Reso 73-2012)**
- (G) Adoption of a Resolution to award the construction contract for the Clock Tower LED Panel Replacement Project (CIP 2012-040) to California Neon Products (CNP Signs and Graphics) in the amount of \$79,348.92, authorization to request and appropriate \$10,000 in Transportation Development Act (TDA) funds from Metropolitan Transit System, authorization for the City Manager to execute the contract and maintenance contract after acceptance of the project, and authorization for the Director of Development Services to execute change orders up to a total amount of \$11,902.34. (Reso 74-2012)**
- (H) Rejection of a Claim against the City by Louise Sebastian per Government Code Section 913.**
- (I) Adoption of a Resolution adopting findings in support of an open market purchase and authorizing execution of a contract with Braun NW, Inc. for purchase of a new 2012 GMC G4500 chassis, remount of an existing 2005 ambulance module onto the new chassis, and trade-in of a 2008 Ford F-450 chassis; rescinding and replacing Resolution 69-2012. (Reso 75-2012)**

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- (J) Rejection of a Claim against the City by Geico as subrogee of Lucy Lidot per Government Code Section 913.
- (K) Approval of reimbursement of \$33,361 from 2011 State Homeland Security Grant Funds for communication equipment and authorization for the City Manager to execute contracts.
- (L) Receipt of annual presentation of Boards, Commissions, and Committees Local Appointments List, and direction to return the item to the January 23, 2013 Regular Meeting for review and any changes.
- (M) Adoption of a Resolution amending the Transnet Local Street Improvement Program of Projects for Fiscal Years 2013 through 2017. (Reso 76-2012)

**ACTION:** On motion of Vice Mayor McNelis, seconded by Council Member Minto, the Agenda and Consent Calendar were approved as presented with all voting aye, except Council Member Ryan who was absent.

2. **PUBLIC HEARINGS:** None

3. **ORDINANCES (First Reading):** None

4. **CITY COUNCIL ITEMS AND REPORTS:** None

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:** None

7. **COMMUNICATION FROM THE PUBLIC:**

- (A) Stacey Dyson discussed concerns with her neighborhood.
- (B) Van Collinsworth, Preserve Wild Santee, gave an update on the Quail Brush Power Plant and urged the City and Assemblyman Brian Jones to write a letter in opposition.
- (C) John Olsen, Executive Director Santee Chamber of Commerce, discussed the Chamber's Annual Awards Night which will be in February.

**DRAFT**

8. **CITY MANAGER REPORTS:** None
  
9. **CDC SUCCESSOR AGENCY:**  
(Note: Minutes appear as Item 1B)
  
10. **SANTEE PUBLIC FINANCING AUTHORITY:**  
(Note: Minutes appear as Item 1B)
  
11. **CITY ATTORNEY REPORTS:** None
  
12. **CLOSED SESSION:** None

### ***OATH OF OFFICE CEREMONY***

13. **DECLARATION OF ELECTION RESULTS FOR THE NOVEMBER 6, 2012 GENERAL MUNICIPAL ELECTION. (Reso 77-2012 & ORD 516)**

City Clerk Bell presented the staff report and announced the November 6, 2012 election results. Out of 31,237 registered voters in Santee; 24,819 ballots were cast. The General Municipal Election was held for the purpose of electing: one (1) Mayor and one (1) Member of the City Council of said City for the full term of four (4) years.

The names of persons voted for at said election for Office of Mayor were:

Randy Voepel receiving 17,771 votes  
Rudy Reyes receiving 4,790 votes

The names of persons voted for at said election for Member of the City Council were:

Jack E. Dale receiving 15,351 votes  
Maggie Acerra receiving 5,444 votes

The election was further held for the purpose of submitting to the voters a measure, Proposition U, to amend portions of Title 3 Chapter 16 of the Santee Municipal Code to revise the rate of the City's Transient Occupancy Tax and certain definitions regarding the imposition and collection of the City's Transient Occupancy Tax.

12,876 votes were received in Favor  
9,776 votes were received in Opposition

Therefore, Randy Voepel was re-elected as Mayor of the City of Santee for the full term of four years; Jack E. Dale was re-elected as Member of the City Council of the City of

DRAFT

Santee for the full term of four years; and the Transient Occupancy Tax measure, Proposition U, was approved by the voters.

**ACTION:** On motion of Vice Mayor McNelis, seconded by Council Member Minto, the Resolution declaring the November 6, 2012 election results was adopted with all voting aye, except Council Member Ryan who was absent.

**14. ADMINISTRATION OF OATH OF OFFICE, INSTALLATION OF MAYOR AND COUNCIL MEMBER AND PRESENTATION OF CERTIFICATES OF ELECTION.**

City Clerk Bell asked Council Member Dale and his daughters, Janae Dale and Jordanne Lordson, to join her in the front of the room. Ms. Dale and Mrs. Lordson administered the Oath of Office to Council Member Dale. City Clerk Bell presented Council Member Dale with the Certificate of Election and presented Ms. Dale and Mrs. Lordson with City lapel pins. Council Member Dale made comments and acknowledged family and friends.

City Clerk Bell asked Mayor Voepel, his wife Susan Voepel, and Pastor Tony Foglio to join her in the front of the room. Pastor Foglio administered the Oath of Office to Mayor Voepel. City Clerk Bell presented Mayor Voepel with the Certificate of Election and presented Mrs. Voepel and Pastor Foglio with City lapel pins. Mayor Voepel made comments and acknowledged family and friends.

**15. SELECTION OF MAYOR PRO TEMPORE (VICE MAYOR).**

Before choosing the next Vice Mayor, Mayor Voepel presented a mini gavel and Proclamation to outgoing Vice Mayor McNelis thanking him for his past year of service as Vice Mayor.

**ACTION:** On motion of Vice Mayor McNelis, seconded by Mayor Voepel, Council Member Minto was selected to serve in the position of Mayor Pro Tempore (Vice Mayor) for the upcoming year with all voting aye, except Council Member Ryan who was absent.

Mayor Voepel invited everyone to stay after the meeting for refreshments.

**16. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 7:50 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Patsy Bell, City Clerk and for  
Authority Secretary Keith Till

City of Santee  
**COUNCIL AGENDA STATEMENT**

1C

MEETING DATE     January 9, 2013

AGENDA ITEM NO.

ITEM TITLE     PAYMENT OF DEMANDS

DIRECTOR/DEPARTMENT     Tim K. McDermott/Finance *TM*

**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** *TM*

Adequate budgeted funds are available for the payment of demands per the attached listing.

**CITY ATTORNEY REVIEW**      N/A      Completed

**RECOMMENDATION** *TM*

Approval of the payment of demands as presented.

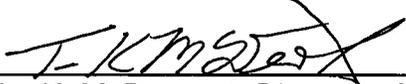
**ATTACHMENTS (Listed Below)**

- 1) Payment of Demands-Summary of Checks Issued
- 2) Disbursement Journal

Payment of Demands  
Summary of Checks Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
12/04/12	Accounts Payable	\$ 233,596.89
12/12/12	Accounts Payable	239,436.71
12/13/12	Payroll	463,461.53
12/19/12	Accounts Payable	1,600,223.68
12/27/12	Payroll	421,640.15
12/28/12	Accounts Payable	<u>118,119.89</u>
	TOTAL	<u>\$ 3,076,478.85</u>

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

  
\_\_\_\_\_  
Tim K. McDermott, Director of Finance

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
100973	12/4/2012	10794 ABULHOSN, RAJY SAMI	11/14/12		LECTURE PRESENTATION	245.00
				<b>Total :</b>		<b>245.00</b>
100974	12/4/2012	10788 ACOSTA, ROSE	2002827.001		RESERVATION REFUND	51.00
				<b>Total :</b>		<b>51.00</b>
100975	12/4/2012	10007 AQUA SUN POOL SERVICE	103112	50100	FOUNTAIN MAINT.	1,331.00
				<b>Total :</b>		<b>1,331.00</b>
100976	12/4/2012	10350 ASSURANT EMPLOYEE BENEFITS	December 2012		DENTAL INSURANCE	5,814.59
				<b>Total :</b>		<b>5,814.59</b>
100977	12/4/2012	10017 BAY CITY ELECTRIC WORKS	W103803	50131	SERVICE GENERATOR FS#5	182.02
			W103804	50131	SERVICE GENERATOR FS 4	182.02
			W103806	50131	SERVICE GENERATOR CH	182.02
				<b>Total :</b>		<b>546.06</b>
100978	12/4/2012	10018 BENCHMARK LANDSCAPE SVCS INC	99566	50195	LANDSCAPE SVCS -AREA 3	9,883.00
			99567	50138	LANDSCAPE SVCS -AREA 2	12,567.64
			99843	50138	LANDSCAPE EXTRA	3,862.00
			99849	50195	EXTRA PLANTING-COSTCO	1,180.00
			99850	50195	TC HOLIDAY PLANNING	2,291.00
				<b>Total :</b>		<b>29,783.64</b>
100979	12/4/2012	10021 BOUND TREE MEDICAL LLC	80922042	50050	EMS SUPPLIES	22.93
			80922043	50050	EMS SUPPLIES	22.93
			80922044	50050	EMS SUPPLIES	241.77
			80922045	50050	EMS SUPPLIES	142.50
			80923183	50050	EMS SUPPLIES	12.59
			80923184	50050	EMS SUPPLIES	23.28
			80924315	50050	EMS SUPPLIES	18.15
				<b>Total :</b>		<b>484.15</b>
100980	12/4/2012	10098 BURNER, RONALD	1112	50042	ATHLETIC FIELD COORDINATION	2,083.34
				<b>Total :</b>		<b>2,083.34</b>
100981	12/4/2012	10029 CANNON PACIFIC SERVICES INC	700259	50101	STREET SWEEPING-SEPT	11,112.15

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
100981	12/4/2012	10029 CANNON PACIFIC SERVICES INC	(Continued) 700279 700288 700307 700440 700468	50101 50101 50101 50101 50101	SPECIAL SWEEP SPECIAL SWEEP SPECIAL SWEEP STREET SWEEPING-OCT STREET SWEEP	138.84 69.42 69.42 11,112.15 104.13 <b>Total : 22,606.11</b>
100982	12/4/2012	10147 CARL WARREN & COMPANY	54334		RENDERED CLAIM	209.55 <b>Total : 209.55</b>
100983	12/4/2012	10299 CARQUEST AUTO PARTS	11102-273056 11102-273104 11102-273423 11102-273635	50006 50006 50006 50006	REPAIR PARTS REPAIR PARTS VEHICLE REPAIR PARTS VEHICLE PARTS	424.70 11.37 215.84 38.06 <b>Total : 689.97</b>
100984	12/4/2012	10031 CDW GOVERNMENT LLC	S958829	50227	SERVER/SOFTWARE	2,322.31 <b>Total : 2,322.31</b>
100985	12/4/2012	10032 CINTAS #64	694510333		SHOP TOWEL/ UNIFORM RENTAL	94.53 <b>Total : 94.53</b>
100986	12/4/2012	10711 COUNTY OF SAN DIEGO	2012-PWCP-CASQA16		STMWTR PROGRAM	403.00 <b>Total : 403.00</b>
100987	12/4/2012	10040 COUNTYWIDE MECHANICAL SYS INC	12062685	50110	REPAIR AC BLDG #7	117.00 <b>Total : 117.00</b>
100988	12/4/2012	10333 COX COMMUNICATIONS	001 3110 066401501		10601 N MAGNOLIA	31.41 <b>Total : 31.41</b>
100989	12/4/2012	10608 CRISIS HOUSE	10/31/2012	50215	HOMELESS PROGRAM	329.11 <b>Total : 329.11</b>
100990	12/4/2012	10042 DALEY & HEFT LLP	41319		SERVICES RENDERED	1,599.84 <b>Total : 1,599.84</b>

Voucher List  
CITY OF SANTEE

Bank code :	ubgen			Invoice	PO #	Description/Account	Amount
Voucher	Date	Vendor					
100991	12/4/2012	10795 DO, AARON	11162012			PARAMEDIC LICENSE RENEWAL	217.00
						<b>Total :</b>	<b>217.00</b>
100992	12/4/2012	10250 EAST COUNTY CALIFORNIAN	00013316			BID PACKAGE AD	49.00
						<b>Total :</b>	<b>49.00</b>
100993	12/4/2012	10056 EPIC PEST CONTROL	1EPC8693	50152		PEST CONTROL-OCT	1,530.00
						<b>Total :</b>	<b>1,530.00</b>
100994	12/4/2012	10057 ESGIL CORPORATION	11/19 - 11/23/2012			SHARE OF FEES	14,966.74
						<b>Total :</b>	<b>14,966.74</b>
100995	12/4/2012	10146 EXPRESSIONS DANCE AND MOVEMENT	1FALL2012			INSTRUCTOR PAYMENT	842.40
						<b>Total :</b>	<b>842.40</b>
100996	12/4/2012	10251 FEDERAL EXPRESS	2-031-74753			SHIPPING CHARGES	44.61
						<b>Total :</b>	<b>44.61</b>
100997	12/4/2012	10009 FIRE ETC	41833	50010		SUPPLIES	703.28
						<b>Total :</b>	<b>703.28</b>
100998	12/4/2012	10332 FRAZEE INDUSTIRES INC	9530770440710	50079		PAINT PICNIC TABLES	151.69
						<b>Total :</b>	<b>151.69</b>
100999	12/4/2012	10063 G E BROWN SERVICES INC	024501	50080		REPAIR ICE MACHINE FS#4	190.00
						<b>Total :</b>	<b>190.00</b>
101000	12/4/2012	10144 HDL COREN & CONE	0018787-IN	50141		PROPERTY TAX SVCS	4,625.00
						<b>Total :</b>	<b>4,625.00</b>
101001	12/4/2012	10256 HOME DEPOT CREDIT SERVICES	0150363	50055		REPAIR PARTS	6.93
						<b>Total :</b>	<b>6.93</b>
101002	12/4/2012	10120 KEARNY PEARSON FORD	624022			CONNECTORS	21.24
			628333			V098 PARTS	137.72
			629953			INDICATOR ASSEMBLY V098	21.54
						<b>Total :</b>	<b>180.50</b>

Voucher List  
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101003	12/4/2012	10765 MEI, MENJIE	10/4/12 & 10/11/12 11/1/12 & 11/8/12		MILEAGE MILEAGE	22.44 22.44 <b>44.88</b>
101004	12/4/2012	10410 MILLER, DAVID JOSEPH	120712	50112	DJ DECEMBER DANCE	150.00 <b>150.00</b>
101005	12/4/2012	10084 NALCO CAL-WATER LLC	28290	50146	IONIZED WATER	75.00 <b>75.00</b>
101006	12/4/2012	10087 NORCO DELIVERY SERVICE INC	442551		COURIER SERVICE	34.50 <b>34.50</b>
101008	12/4/2012	10344 PADRE DAM MUNICIPAL WATER DIST	201-26680-31 4 201-26706-15 4 201-27372-15 4 201-57657-11 4 201-57659-11 4 201-58652-10 4 201-58731-10 4 203-00090-10 4 203-02742-17 4 203-02746-13 4 203-02752-14 4 203-02928-21 4 203-02930-01 4 203-02988-02 4 203-03048-16 41 203-03136-19 4 203-03146-17 4 203-03156-14 4 203-03166-12 4 203-03202-01 4 203-03628-02 3 203-03846-02 3 203-16111-10 4 204-02775-20 4		10131 MAST BLVD RW SAN REMO ESTATES RW CONEJO RD CUYAMACA ST CUYAMACA ST NE CUYAMACA ST NW CUYAMACA ST MAGNOLIA N EL NOPAL 10601 MAGNOLIA AVE 10605 MAGNOLIA AVE 10609 MAGNOLIA AVE MAGNOLIA AVE M VLLG MAGNOLIA-NORTH KERRIGAN 10605 MAGNOLIA AVE #2 10629 MAGNOLIA AVE #6 10625 MAGNOLIA AVE #7 10613 MAGNOLIA AVE #4 10621 MAGNOLIA AVE #5 10621 MAGNOLIA AVE #8 MAGNOLIA AVE #7/8 MAGNOLIA AVENUE MAGNOLIA AVENUE EL NOPAL & JULIO 10210 WOODGLEN VISTA	156.90 857.49 73.22 1,161.10 371.10 2,760.58 1,241.52 60.15 240.15 232.60 504.13 1,110.06 238.54 55.00 417.40 387.22 504.13 411.73 379.68 55.00 86.28 335.92 116.32 3,959.87

Voucher List  
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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101008	12/4/2012	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued)			
			204-02857-01 4		WOODGLEN VISTA DR	4,244.70
			204-03145-16 4		WOODGLEN VISTA DRIVE	263.68
			209-02014-16 3		TOWN CENTER PKY	4,621.54
			209-02021-17 3		TOWN CENTER PKY	1,514.77
			209-02023-12 3		TOWN CENTER PKY	489.41
			209-02032-22 3		170 TOWN CENTER PKY	1,783.33
			209-02134-12 3		TOWN CENTER PKY	1,203.66
			209-02136-11 3		TOWN CENTER PKY	441.21
			209-02205-17 3		TOWN CENTER PKY	153.26
			209-02461-15 3		TOWN CENTER PKY	2,294.75
			209-03888-25 3		CUYAMACA ST LL FLD	481.00
			209-03890-01 3		CUYAMACA ST LL FLD	6,115.77
			209-03894-01 3		CUYAMACA @MESA AVENUE	100.68
			209-03954-01 3		S FILEDS #1 TC PARK	4,003.69
			209-03956-01 3		S FILEDS #2 TWN CNTR	3,565.50
			209-03958-01 3		S FILEDS #3 TWN CNTR	4,091.33
			209-06564-10 3		MAST BLV RW	152.52
			209-30458-10 3		MAGNOLIA AVE - RW	385.50
			209-31659-01 3		MAGNOLIA AVE RW	55.76
			209-31731-10 3		MAGNOLIA AVE & BRAVERMAN	103.96
			209-60110-10 3		MISSION CREEK DR	1,822.77
			209-64110-20 3		99 WILLOW POND RD	972.68
			209-65043-19 3		102 RIVER PARK DR	630.89
			209-71810-11 3		RIVER PARK DR	1,935.44
			209-71812-12 3		RIVER PARK DR	849.98
			209-72390-10 3		RIVER PARK DR	1,945.46
			209-72390-10 3		RIVER PARK DR	1,432.78
			209-72985-10 3		RIVER PARK DR	1,450.31
			210-00894-10 3		MISSION GORGE RD	481.91
			210-02701-01 3		9534 VIA ZAPADOR	1,409.24
			210-02705-01 3		9534 VIA ZAPADOR	481.49
			210-10397-10 3		MISSION GORGE W TOWN	232.14
			210-12800-01 3		MISSION GORGE RD	143.24
			242-15485-01 3		PROSPECT AVE POC	336.04
			242-16037-01 3		PROSPECT AVENUE	143.24

Voucher List  
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Bank code : ubgen		Invoice		PO #	Description/Account	Amount
Voucher	Date	Vendor				
101008	12/4/2012	10344	10344 PADRE DAM MUNICIPAL WATER DIS1 (Continued)			<b>Total : 66,049.72</b>
101009	12/4/2012	10161	PRIZM JANITORIAL SERVICES, INC 6899	50107	JANITORIAL SVC PARKS	2,235.75
101010	12/4/2012	10602	QUALA - TEL ENTERPRISES 31019	50197	EQUIPMENT REPAIR	<b>Total : 2,235.75</b>
101011	12/4/2012	10798	RENSBERRY, SAM 2/1162/93851		WORK BOOTS	445.39
101012	12/4/2012	10335	SAN DIEGO FIREFIGHTERS FEDERAL December 2012		DENTAL INSURANCE	<b>Total : 184.85</b>
101013	12/4/2012	10768	SANTEE SCHOOL DISTRICT	50236	SHARED WATER/SEWER IRRIGATION/MOWING	2,734.76
101014	12/4/2012	10585	SHARP REES-STEALY MEDICAL-2531189297	50204	DMV EXAM	45.00
101015	12/4/2012	10314	SOUTH COAST EMERGENCY VEHICLE 466401	50059	VEHICLE PART	302.27
101016	12/4/2012	10217	STAPLES INC	50114	MATERIALS & SUPPLIES	10.34
				50114	MATERIALS & SUPPLIES	44.93
				50114	MATERIALS & SUPPLIES	13.58
				50039	OFFICE SUPPLIES 11/01/12	186.08
				50022	OFFICE SUPPLIES	188.55
				50038	SUPPLIES	217.17
				50060	OFFICE SUPPLIES	179.80
				50039	OFFICE SUPPLIES 11/07/12	65.73
				50039	OFFICE SUPPLIES 11/16/12	122.13
101017	12/4/2012	10116	STAT PHARMACEUTICALS INC 407396-00	50071	PHARMACEUTICALS	<b>Total : 1,028.31</b>
						16.00

Voucher List  
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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101017	12/4/2012	10116 STAT PHARMACEUTICALS INC	(Continued) 407532-00 407537-00 407537-01	50071 50071 50071	PHARMACEUTICALS PHARMACEUTICALS PHARMACEUTICALS	41.33 200.33 152.39 <b>410.05</b>
101018	12/4/2012	10027 STATE OF CALIFORNIA	938862		FINGERPRINTING	32.00 <b>32.00</b>
101019	12/4/2012	10119 STEVEN SMITH LANDSCAPE INC	24591 24594 24598	50129 50129 50129	EX WORK- MAST PARK EX WORK- RIVERWALK DR LANDSCAPE SVCS 10/12	450.00 200.00 33,116.00 <b>33,766.00</b>
101020	12/4/2012	10789 SUMMERS, RACHEL	2002825.001		RECREATION REFUND	17.00 <b>17.00</b>
101021	12/4/2012	10126 THE LIGHTHOUSE INC	0804381		V098 PARTS	322.17 <b>322.17</b>
101022	12/4/2012	10158 THE SOCO GROUP INC	108297 E 499862 772150	50061 50150 50062	DELIVERED FUEL PROPANE V152 FLEET CARD FUELING	1,712.70 72.92 2,007.06 <b>3,792.68</b>
101023	12/4/2012	10520 TRAFFIC SAFETY MATERIALS INC	2226 2320	50173 50173	TRAFFIC MATERIALS TRAFFIC SUPPLIES	508.45 571.61 <b>1,080.06</b>
101024	12/4/2012	10515 UNION TRIBUNE PUBLISHING CO	3842990		52 WEEKS U-T SAN DIEGO	132.16 <b>132.16</b>
101025	12/4/2012	10555 UNITIS INC	171245 170957	50182 50182	SAFETY/DRAIN SUPPLIES SUPPLIES	130.16 1,227.00 <b>1,357.16</b>
101026	12/4/2012	10475 VERIZON WIRELESS	1136258900		CELL PHONE	1,003.80

Bank code :	ubgen			Invoice	PO #	Description/Account	Amount	
Voucher	Date	Vendor						
101026	12/4/2012	10475	10475 VERIZON WIRELESS				1,003.80	
101027	12/4/2012	10715	VERONICA TAM & ASSOCIATES INC	1448	50225	HOUSING ELEMENT	1,995.00	
101028	12/4/2012	10799	VOSBURGH, TODD	014385316778		SAFETY BOOTS	200.00	
101029	12/4/2012	10136	WEST COAST ARBORISTS INC	83278	50175	PALM TREE REMOVALS - CHANNEL	3,840.00	
				83375	50175	TREE REMOVAL/TRIMMING	1,242.00	
				83574	50175	TREE PLANTING	12,050.00	
				83575	50175	TREE REMOVAL	343.00	
						<b>Total :</b>	<b>17,475.00</b>	
101030	12/4/2012	10786	WHITE, SUSAN	2002826.001		RESERVATION REFUND	43.00	
101031	12/4/2012	10797	WILSON, LEO	09202012		SMHFPC MEETING	50.00	
						<b>Total :</b>	<b>50.00</b>	
101032	12/4/2012	10232	XEROX CORPORATION	064778382	50116	OCTOBER XEROX	223.79	
				064778383	50117	COIPES/MAINT	246.45	
						<b>Total :</b>	<b>470.24</b>	
101033	12/4/2012	10787	YEAGY, NICHOLE	2002828.001		RECREATION REFUND	17.00	
						<b>Total :</b>	<b>17.00</b>	
<b>60 Vouchers for bank code : ubgen</b>							<b>Bank total :</b>	<b>233,596.89</b>
<b>60 Vouchers in this report</b>							<b>Total vouchers :</b>	<b>233,596.89</b>

Prepared by: *[Signature]*  
 Date: 12/4/12  
 Approved by: *[Signature]*  
 Date: 12-4-12

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101034	12/12/2012	10833 ACERRA, MAGGIE	12/06/12		REFUND CANDIDATE OVERPMNT	176.00
					<b>Total :</b>	<b>176.00</b>
101035	12/12/2012	10208 ANTHEM BLUE CROSS	1751430001	50068	EAP MONTHLY BILLING	255.30
					<b>Total :</b>	<b>255.30</b>
101036	12/12/2012	10511 AT&T MOBILITY	000003880151		T-1 PHONE LINES FS5	185.78
			000003880152		T-1 LINES FS4	185.78
			000003880153		SHERIFF STOREFRONT	220.57
			000003880154		TRAFFIC SIGNAL	471.92
			000003883332		PROSPECT IRRIGATION	15.66
			000003883334		BIG ROCK PARK	15.66
			000003883335		ACTIVITY BLVD	14.43
			000003883585		TRAFFIC SIGNAL	15.66
			000003883586		FD EMERGENCY MODEM	15.66
			000003883587		FIRE.HEARTLAND MODEM	66.47
			000003883702		CALNET	16.47
			000003883703		CALNET 2	16.47
			000003892406		MODEM YMCA	30.03
			000003892407		SHERIFF STOREFRONT	82.99
			000003892409		SKATE PARK	17.40
			000003892410		MODEM FD	15.66
			000003892952		RIVERWALK IRRIGATION CNTRL	15.66
					<b>Total :</b>	<b>1,402.27</b>
101037	12/12/2012	10021 BOUND TREE MEDICAL LLC	80927411	50050	EMS SUPPLIES	326.70
			80928479	50050	EMS SUPPLIES	472.49
			80929559	50050	EMS SUPPLIES	251.73
			80930482	50050	EMS SUPPLIES	14.66
			CM - 70167083	50050	EMS SUPPLIES RETURNED	-53.84
					<b>Total :</b>	<b>1,011.74</b>
101038	12/12/2012	10098 BURNER, RONALD	1212	50042	ATHLETIC FIELD COORDINATION	2,083.34
					<b>Total :</b>	<b>2,083.34</b>
101039	12/12/2012	10299 CARQUEST AUTO PARTS	11102-274183	50006	VEHICLE PARTS	62.80

Bank code : ubgen		Invoice		PO #	Description/Account	Amount
Voucher	Date	Vendor				
101039	12/12/2012	10299 CARQUEST AUTO PARTS				62.80
			(Continued)			
101040	12/12/2012	10792 CARR, THOMAS	09202012		SMHFPC MEETING STIPEND	50.00
					<b>Total :</b>	<b>50.00</b>
101041	12/12/2012	10031 CDW GOVERNMENT LLC	T145136	50227	SERVER/SOFTWARE	2,075.45
					<b>Total :</b>	<b>2,075.45</b>
101042	12/12/2012	10032 CINTAS #64	694512829		SHOP TOWEL/ UNIFORM RENTAL	57.52
					<b>Total :</b>	<b>57.52</b>
101043	12/12/2012	10038 COSTCO WHOLESALE #403	0403080031202	50034	STATION SUPPLIES	311.35
					<b>Total :</b>	<b>311.35</b>
101044	12/12/2012	10040 COUNTYWIDE MECHANICAL SYS INC	12063503 12063566	50110 50110	REPLACE STATS FS#4 STAT BLDG#6	802.10 244.55
					<b>Total :</b>	<b>1,046.65</b>
101045	12/12/2012	10333 COX COMMUNICATIONS	501 31100 094486701		TELEPHONE SERVICES	2,881.68
					<b>Total :</b>	<b>2,881.68</b>
101046	12/12/2012	10333 COX COMMUNICATIONS	501 3110 038997401		10601 N MAGNOLIA AVE	162.80
					<b>Total :</b>	<b>162.80</b>
101047	12/12/2012	10046 D MAX ENGINEERING INC	2526	24381	DRY WEATHER MONITORING	27,433.91
					<b>Total :</b>	<b>27,433.91</b>
101048	12/12/2012	10832 DALE, JACK	12/06/12		REFUND CANDIDATE OVERPMNT	176.00
					<b>Total :</b>	<b>176.00</b>
101049	12/12/2012	10049 DREW AUTO CENTER	C27518	50035	VEHICLE REPAIR	498.98
					<b>Total :</b>	<b>498.98</b>
101050	12/12/2012	10250 EAST COUNTY CALIFORNIAN	00013549		CDBG RFP ADVERTISING	98.00
					<b>Total :</b>	<b>98.00</b>
101051	12/12/2012	10057 ESGIL CORPORATION	11/26 - 11/30		SHARE OF FEES	5,040.62
					<b>Total :</b>	<b>5,040.62</b>

Voucher List  
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Bank code :	ubgen			Invoice	PO #	Description/Account	Amount
Voucher	Date	Vendor					
101052	12/12/2012	10251	FEDERAL EXPRESS	2-083-48237		SHIPPING CHARGES	58.64
						<b>Total :</b>	<b>58.64</b>
101053	12/12/2012	10065	GLOBAL POWER GROUP INC	26323 26323r	50158	CITY HALL GENERATOR RETENTION	22,975.85 -1,148.79
						<b>Total :</b>	<b>21,827.06</b>
101054	12/12/2012	10066	GLOBALSTAR USA LLC	1000000004343686		SATELLITE PHONES	44.02
						<b>Total :</b>	<b>44.02</b>
101055	12/12/2012	10600	HINDERLITER, DE LLAMAS & ASSOC	0020169-IN 0020169-IN	50188	SERVICES SALES TAX 3RD QTR AUDIT SALES TAX QTR 2 2012	1,200.00 307.97
						<b>Total :</b>	<b>1,507.97</b>
101056	12/12/2012	10256	HOME DEPOT CREDIT SERVICES	0673 00015 17630	50055	REPAIR PARTS	18.31
						<b>Total :</b>	<b>18.31</b>
101057	12/12/2012	10198	HYDRO SCAPE PRODUCTS	7369997-00 7371394-00 7374044-00 7374044-01 7377383-00 7377417-00 7377421-00 7384113-00 7384958-00 7387362-00	50104 50104 50104 50104 50104 50104 50104 50104 50104 50104	IRRIGATION MATERIALS IRRIGATION MATERIALS IRRIGATION MATERIALS IRRIGATION MATERIALS IRRIGATION MATERIALS IRRIGATION MATERIALS IRRIGATION MATERIALS IRRIGATION MATERIALS IRRIGATION MATERIALS IRRIGATION MATERIALS	235.53 325.52 16.55 53.74 326.53 248.25 93.09 1,249.46 98.63 219.08
						<b>Total :</b>	<b>2,866.38</b>
101058	12/12/2012	10077	JOHN DEERE LANDSCAPES INC	63071866 63180160 63285127 63305886	50105 50105 50105 50105	IRRIGATION SUPPLIES IRRIGATION MATERIALS SOLENOID ROW AREAS IRRIGATION MATERIALS	156.65 55.09 130.03 100.03
						<b>Total :</b>	<b>441.80</b>
101059	12/12/2012	10151	KONICA MINOLTA BUSINESS	222839056	50192	SERVICE/COPIES	121.87
						<b>Total :</b>	<b>121.87</b>

Voucher List  
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Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101060	12/12/2012	10079 MEDICO PROFESSIONAL	1104479	50036	MEDICAL LINEN SVC	24.16
			1104480	50036	MEDICAL LINEN SVC	12.93
			1108406	50036	MEDICAL LINEN SVC	24.16
			1108407	50036	MEDICAL LINEN SVC	16.36
			1112540	50036	MEDICAL LINEN SVC	24.16
			1116228	50036	MEDICAL LINEN SVC	24.16
			1116229	50036	MEDICAL LINEN SVC	16.36
			1120689	50036	MEDICAL LINEN SERVICE	24.16
			1120690	50036	MEDICAL LINEN SVC	12.93
			1124295	50036	MEDICAL LINEN SVC	24.16
			1124296	50036	MEDICAL LINEN SVC	12.93
			1127801	50036	MEDICAL LINEN SVC	24.16
			1127802	50036	MEDICAL LINEN SERVICE	12.93
			1131349	50036	MEDICAL LINEN SVC	24.16
			1131350	50036	MEDICAL LINEN SVC	16.36
			1136248	50036	MEDICAL LINEN SVC	24.16
			1136249	50036	MEDICAL LINEN SVC	13.91
			1140117	50036	MEDICAL LINEN SVC	25.84
			1140118	50036	MEDICAL LINEN SVC	16.36
			1143666	50036	MEDICAL LINEN SVC	24.16
			1143667	50036	MEDICAL LINEN SVC	12.93
					<b>Total :</b>	<b>411.44</b>
101061	12/12/2012	10507 MITEL LEASING	1069173		MONTHLY RENTAL 124690	146.56
			1070139		MONTHLY RENTAL 122670	1,753.71
			1070610		MONTHLY RENTAL 130737	89.43
					<b>Total :</b>	<b>1,989.70</b>
101062	12/12/2012	10087 NORCO DELIVERY SERVICE INC	444347		COURIER SERVICE	17.25
					<b>Total :</b>	<b>17.25</b>
101063	12/12/2012	10344 PADRE DAM MUNICIPAL WATER DIST	209-62784-19-3		MISSION CREEK TWNHMES	744.82
			215-02414-11 5		PROSPECT AVE @ CLIFFORD	441.72
			215-03082-02 5		PROSPECT CT	130.10
			215-06676-11 5		MISSION GORGE RD	1,923.55
			215-09881-01 5		BIG ROCK RD	3,079.11
			242-02225-03 5		MAGNOLIA @ MISSION GORGE	51.38

Voucher List  
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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101063	12/12/2012	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued) 242-15491-01 3 243-01350-02 5 297-01296-03 5		PROSPECT AVE CALA LILY ST @ CLARET CNSW-SANTEE AREA	314.13 1,579.22 261.82 <b>8,525.85</b>
101064	12/12/2012	10420 PADRE JANITORIAL SUPPLY INC	336196	50147	SUPPLIES	17.84 <b>17.84</b>
101065	12/12/2012	10353 PERS	12 12 3		PERS RETIREMENT PAYMENT	122,359.13 <b>122,359.13</b>
101066	12/12/2012	10435 PSOMAS	84944	24374	PROF SVCS STRM DRAIN	7,794.59 <b>7,794.59</b>
101067	12/12/2012	10095 RASA	4538	50186	MAPCHECK LATERN CREST	860.00 <b>860.00</b>
101068	12/12/2012	10311 ROADONE	501563	50018	TOWING CHARGE	110.00 <b>110.00</b>
101069	12/12/2012	10407 SAN DIEGO GAS & ELECTRIC	4752 527 918 5		UNMETERED IRRIGATION	25.68 <b>25.68</b>
101070	12/12/2012	10790 SANTEE APPLIANCE	8582		SERVICE DISHWASHER FS#4	186.66 <b>186.66</b>
101071	12/12/2012	10212 SANTEE SCHOOL DISTRICT	2012-01	50231	TRANSPORTATION TEEN CENTER	770.00 <b>770.00</b>
101072	12/12/2012	10314 SOUTH COAST EMERGENCY VEHICLE	466450 466453	50059 50059	VEHICLE REPAIR PARTS VEHICLE PART	983.67 128.70 <b>1,112.37</b>
101073	12/12/2012	10217 STAPLES INC	115218971 115219200 115230469 115230470	50114 50178 50038 50038	OFFICE SUPPLIES OFFICE SUPPLIES DESK CALENDARS SUPPLIES	312.88 195.98 37.24 5.20

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101073	12/12/2012	10217 STAPLES INC	(Continued)			
			115230471	50038	SUPPLIES	20.99
			115230476	50038	SUPPLIES	11.16
			115230477	50038	PENS	7.05
			115230478	50038	POST IT NOTES	11.62
			115230479	50038	SUPPLIES	38.92
			115230480	50038	PENS	15.00
			115230481	50038	SUPPLIES	20.82
			115230483	50038	NUMERICAL DIVIDER TABS	8.02
			115230485	50038	SUPPLIES	38.74
			115230690	50038	SUPPLIES	19.72
			115230694	50038	BINDERS	16.42
			115302726	50039	OFFC SUPPLIES 11/29/12 - 1	126.70
			115303630	50039	OFFC SUPPLIES 11/29/12 - 2	70.58
			1153230472	50038	SUPPLIES	6.92
					<b>Total :</b>	<b>963.96</b>
101074	12/12/2012	10116 STAT PHARMACEUTICALS INC	407700-00	50071	PHARMACEUTICALS	58.98
					<b>Total :</b>	<b>58.98</b>
101075	12/12/2012	10119 STEVEN SMITH LANDSCAPE INC	24661	50129	LANDSCAPE SVCS EX	300.00
			24664	50129	LANDSCAPE SERVICES	1,500.00
			24667	50129	LANDSCAPE SVCS	750.00
			24690	50129	LANDSCAPE SVC - EX	32.87
					<b>Total :</b>	<b>2,582.87</b>
101076	12/12/2012	10121 SUPERIOR READY MIX LP	535490	50108	ASPHALT	149.56
			535872	50108	ASPHALT	140.08
					<b>Total :</b>	<b>289.64</b>
101077	12/12/2012	10829 TIENG VIET SAN DIEGO	98172-PR-SANTEE		ELECTION PUBLICATION	180.00
					<b>Total :</b>	<b>180.00</b>
101078	12/12/2012	10132 TURNOUT MAINTENANCE CO LLC	7884	50025	TURNOUT REPAIRS	104.00
					<b>Total :</b>	<b>104.00</b>
101079	12/12/2012	10001 US BANK	000025		ST DEPT OF FINANCE MEETING	90.14

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101079	12/12/2012	10001 US BANK	(Continued)			
			0004		SPARC BREAKFAST	63.84
			0012		MEETING SUPPLIES	6.95
			01153		BAGGED ASPHALT	601.63
			0128419		STORM DRAIN GRATES	538.75
			01374627		SHUTTLE FROM AIRPORT	26.00
			014385246806		SHOP TOOLS	43.49
			01548		ELECTRICAL SUPPLIES	41.32
			0162297795140656		MATERIAL/SUPPLIES	114.72
			0162314844276866		SUPPLIES	55.29
			0162324792741698		GRAFFITI SUPPLIES	64.59
			023664		BLUEGRASS FESTIVAL	11.76
			025892		OFFICE SUPPLIES - CALENDERS	38.76
			0282311651069205		SENIOR TRIPS MAT/SUP	17.97
			033311		HOLIDAY LIGHTING	75.05
			043880		MEETING SUPPLIES	15.67
			04866		PAINT CLEANER GRAFFITI	88.23
			058269		AIRPORT PARKING	28.00
			059052		SPRING EGGSTRAVAGANZA	261.96
			061707		SUPPLIES	62.30
			062934		MEETING SUPPLIES	23.89
			06730001198100		GRAFFITI SUPPLIES	123.46
			06730001233428		HOMELESS CAMP CLEANUP	58.39
			06730002529345		HOMELESS CAMP PPE'S	32.27
			068810		COUNCIL MEETING SUPPLIES	23.76
			072720		MEETING SUPPLIES	13.36
			075357		PARKING	28.00
			077455		SUPPLIES	20.32
			077914		SPRING EGGSTRAVAGANZA	421.84
			086158		SENIOR TRIPS LUNCH	147.50
			097005		SUPPLIES	27.98
			1000061901		SHERATON HOTEL FOR CONFEREI	489.89
			100016558		SANTEE BLUEGRASS SUPPLIES	78.46
			1000603640938		MAILING FEE	13.45
			10057		MEETING SUPPLIES	13.77
			10076		LUNCH/COUNCIL MEMBER	17.72
			10564644683088257		SUPPLIES	26.77

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101079	12/12/2012	10001 US BANK	(Continued)			
			10568295714460216		SUPPLIES	35.14
			1073319-49162450		CASQA CONFERENCE	575.00
			10825		SENIOR TRIP TEA ROOM	260.10
			11.06.2012		MEMBERSHIP RENEWAL	1,400.00
			11022012		2013 CSMFO DUES	110.00
			110912-6		MATERIALS AND SUPPLIES	423.00
			111412		MEETING SUPPLIES	5.37
			111612		HOLIDAY LIGHTING	1,200.00
			111912-1		REPAIR AND MAINTENANCE	37.55
			11232		SUPPLIES	104.61
			114210		SUPPLIES	84.83
			12-017635		MATERIALS & SUPPLIES	935.77
			12-017659		REPAIR & MAINTENANCE	153.97
			12-017661		REPAIR/MAINT.	153.97
			120448		GLASS KIOSK	107.75
			12669		YARD SUPPLIES	33.60
			14462506		RESEARCH REPORT	359.40
			17148		YARD SUPPLIES	16.71
			1868		FACILITIES MAT/SUP	31.39
			18740		MEETING REGISTRATION	625.00
			187765442		RECREATION CLASS PHOTO	19.00
			1897290		WEB CONFERENCE	149.00
			2012100916232215883		CODE ENFORCE WKSHP CREDIT	-65.00
			2234930OCT12		CREDIT FOR DISPUTED AMT	-283.80
			23849		SMALL TOOLS	139.62
			248766		FLEX COUPLING	41.23
			2533927		YARD SUPPLIES	184.13
			2570721RM27		FF PROCEDURAL BOOKLETS	47.36
			2688454		SHOP TOOLS	419.15
			27410301		FORKLIFT RENTAL	500.00
			2831433		TAMPER FOR V152	26.92
			305		TRAVEL EXPENSE	13.87
			336320373		TRASH BAGS	739.60
			34728		SUPER GLUE	6.43
			37150329-001		HYDRAULIC EXCAVATOR	602.49
			431047		DISHWASHER FS #4	556.59

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101079	12/12/2012	10001 US BANK	(Continued)			
			462		MEETING SUPPLIES	1.39
			472531		MATERIALS /SUPPLIES	656.54
			4RQDEA		AIRFARE EXCHANGE TICKET	158.00
			50		MEETING SUPPLIES	12.92
			50809		CPRS TRAINING	60.00
			51063		PROF. DEVELOPMENT	199.00
			53555		CAR WASH SUPPLIES	25.09
			5684930y		NFPA MEMBERSHIP & SUPPLIES	382.65
			57032		GRAFFITI SUPPLIES	141.53
			577900		PARKING FEE	16.00
			623-34-438562		FOOD FOR INCIDENT	75.00
			654035284		SUPPLIES	71.68
			7230		DELIVERY	80.14
			73190		SUPPLIES	41.63
			759-255-049		COUNCIL MEETING SUPPLIES	45.75
			77340		LADDER CITY PARKS	36.64
			840		AIR TRAVEL	10.00
			8816		TRAVEL EXPENSE	4.48
			91366		PAINT SUPPLIES	138.60
			9278122		STEP LADDER	213.35
			9441		SUPPLIES	23.73
			9538699		HOLIDAY LIGHTING CELEBRATION	44.18
			98520		SUPPLIES	54.92
			990		AIR TRAVEL	10.00
			99520		SIGN SUPPLIES	69.28
			BKN5SF		AIR TRAVEL	191.60
			CAS162041		CREDIT FOR EPOXY	-166.46
			CAS162041b		HARDWARE LIGHT POLE INSTALL	344.49
			CAS162049		EPOXY GLUE	161.12
			CPPB CERT #8162		PROFESSIONAL CERTIFICATION	250.00
			G564UU		AIR TRAVEL	351.60
			GA00313		GAS	20.00
			Order ID 47768		2013 CSMFO DUES	110.00
			P6779096-0002		COUNCIL SUPPLIES	34.07
			TB#53		LUNCH	18.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
101079	12/12/2012	10001 US BANK	(Continued)			17,443.92	
101080	12/12/2012	10001 US BANK	P Date 12/13/12		PARS RETIREMENT PAYMENT	272.86	
					<b>Total :</b>	<b>272.86</b>	
101081	12/12/2012	10475 VERIZON WIRELESS	1138739752		CELL PHONE SERVICE	102.94	
					<b>Total :</b>	<b>102.94</b>	
101082	12/12/2012	10834 VOEPEL, RANDY	12/06/12		REFUND CANDIDATE OVERPMNT	176.00	
					<b>Total :</b>	<b>176.00</b>	
101083	12/12/2012	10068 W W GRAINGER	9964241732		NON-SLIP TAPE	83.70	
					<b>Total :</b>	<b>83.70</b>	
101084	12/12/2012	10411 WAYNE, HOWARD H JR	1293	50063	ELECTRONIC REPAIR	85.00	
					<b>Total :</b>	<b>85.00</b>	
101085	12/12/2012	10331 WHITE CAP	36138326-00		HARDHAT	19.88	
					<b>Total :</b>	<b>19.88</b>	
101086	12/12/2012	10232 XEROX CORPORATION	065279909	50066	XEROX LEASE/COPING	283.67	
					<b>Total :</b>	<b>283.67</b>	
101087	12/12/2012	10139 ZAP MANUFACTURING INC	40939	50067	SIGN RECYCLING	352.83	
					<b>Total :</b>	<b>352.83</b>	
101088	12/12/2012	10318 ZOLL MEDICAL CORPORATION	1956269	50073	EMS SUPPLIES	319.22	
			1956846	50073	EMS SUPPLIES	149.50	
			1956864	50073	EMS SUPPLIES	76.77	
					<b>Total :</b>	<b>545.49</b>	
55 Vouchers for bank code : ubgen						Bank total :	239,436.71
55 Vouchers in this report						Total vouchers :	239,436.71

Bank code : ubgen  
Voucher \_\_\_\_\_ Date \_\_\_\_\_ Vendor \_\_\_\_\_ Invoice \_\_\_\_\_ PO # \_\_\_\_\_ Description/Account \_\_\_\_\_ Amount \_\_\_\_\_

Prepared by: Wynne Peterson  
Date: 12/11/12  
Approved by: [Signature]  
Date: 12-12-12

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CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101089	12/19/2012	10425 ACS ENTERPRISE SOLUTIONS LLC	850715		PROGRAM 2012 W-2 PROCESS	1,200.00
					<b>Total :</b>	<b>1,200.00</b>
101090	12/19/2012	10622 ALL ACCESS SERVICES INC	132106-0	50199	EQUIPMENT RENTAL	296.00
					<b>Total :</b>	<b>296.00</b>
101091	12/19/2012	10007 AQUA SUN POOL SERVICE	05	50100	FOUNTAIN MAINTENANCE	1,331.00
					<b>Total :</b>	<b>1,331.00</b>
101092	12/19/2012	10511 AT&T MOBILITY	6194488367355		MODEM SHADOW HILL	15.66
					<b>Total :</b>	<b>15.66</b>
101093	12/19/2012	10836 AZ U WISH	325		DEDICATION CEREMONY	181.02
					<b>Total :</b>	<b>181.02</b>
101094	12/19/2012	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS NOV 2012		LEGAL SERVICES OCT 2012	32,689.61
					<b>Total :</b>	<b>32,689.61</b>
101095	12/19/2012	10021 BOUND TREE MEDICAL LLC	80932634	50050	EMS SUPPLIES	478.42
			80932635	50050	EMS SUPPLIES	303.41
			80932636	50050	EMS SUPPLIES	79.71
			80936539	50050	EMS SUPPLIES	518.51
			80938005	50050	EMS SUPPLIES	338.08
					<b>Total :</b>	<b>1,718.13</b>
101096	12/19/2012	10726 CALIFORNIA ASSOCIATION OF CODE	11/26/2012		CODE ENFORCEMENT MEMBERSH	75.00
					<b>Total :</b>	<b>75.00</b>
101097	12/19/2012	10029 CANNON PACIFIC SERVICES INC	710005	50101	NOV STREET SWEEPING	11,112.15
					<b>Total :</b>	<b>11,112.15</b>
101098	12/19/2012	10299 CARQUEST AUTO PARTS	11102-275187	50006	VEHICLE PARTS	22.76
					<b>Total :</b>	<b>22.76</b>
101099	12/19/2012	10031 CDW GOVERNMENT LLC	T575317	50239	NETWORK SERVER HARDWARE	377.13
					<b>Total :</b>	<b>377.13</b>

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101100	12/19/2012	10334 CGLIC-CHATTANOOGA EASC	1455333		HEALTH INSURANCE	128,383.51
					<b>Total :</b>	<b>128,383.51</b>
101101	12/19/2012	10032 CINTAS #64	694515270		SHOP TOWEL/ UNIFORM RENTAL	57.52
					<b>Total :</b>	<b>57.52</b>
101102	12/19/2012	10035 COMPETITIVE METALS INC	109156	50075	SHEET METAL	64.26
					<b>Total :</b>	<b>64.26</b>
101103	12/19/2012	10358 COUNTY OF SAN DIEGO	13CTOFSAN05 13CTOFSASN05	50040 50040	SHERIFF RADIOS 800MHZ NETWORK ACCESS-FIRE/PI	4,845.00 1,272.00
					<b>Total :</b>	<b>6,117.00</b>
101104	12/19/2012	10839 COUNTY OF SAN DIEGO	HK07-208335		HAZMAT PERMIT	825.00
					<b>Total :</b>	<b>825.00</b>
101105	12/19/2012	10780 COUNTY OF SAN DIEGO SHERIFF	SHERIFF OCT 12		LAW ENFORCEMENT OCT 12	957,638.84
					<b>Total :</b>	<b>957,638.84</b>
101106	12/19/2012	10333 COX COMMUNICATIONS	001 3110 105080401 DECEMBER 2, 2012		SANTEE TEEN CENTER TELEPHONE	21.50 2,767.85
					<b>Total :</b>	<b>2,789.35</b>
101107	12/19/2012	10843 DANTZ, ERIC D	170683		PARKING CITE REFUND	25.00
					<b>Total :</b>	<b>25.00</b>
101108	12/19/2012	10200 DELGADO, PEDRO ORSO	11/1-11/30/2012		REIMBURSE CELL PHONE	107.48
					<b>Total :</b>	<b>107.48</b>
101109	12/19/2012	10124 DEPENDABLE PLBMG HEATING & AIR	61272	50140	BACKFLOW TESTING	1,685.00
					<b>Total :</b>	<b>1,685.00</b>
101110	12/19/2012	10163 DIAMOND CONCRETE SUPPLY	68904 68907	50240 50240 50240	CONCRETE CONCRETE	1,038.63 1,038.63
					<b>Total :</b>	<b>2,077.26</b>
101111	12/19/2012	10045 DIAMOND ENVIRONMENTAL SVCS LP	2BF01232	50180	PORTABLE TOILETSVC	118.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount			
10111	12/19/2012	10045 DIAMOND ENVIRONMENTAL SVCS LP	(Continued) 2BF01233	50180	PORTABLE TOILET SERVICE	118.00			
					<b>Total :</b>	<b>236.00</b>			
10112	12/19/2012	10049 DREW AUTO CENTER	C25387 C29418	50035 50035	VEHICLE REPAIR VEHICLE REPAIR	628.46 575.10			
					<b>Total :</b>	<b>1,203.56</b>			
10113	12/19/2012	10053 EL CAJON PLUMBING & HEATING	248528 248541	50212 50212	FIXTURE TCCP REPAIR PARTS	176.24 248.36			
					<b>Total :</b>	<b>424.60</b>			
10114	12/19/2012	10056 EPIC PEST CONTROL	1EPC8709	50152	PEST CONTROL	690.00			
					<b>Total :</b>	<b>690.00</b>			
10115	12/19/2012	10057 ESGIL CORPORATION	11123209 11123210 12/10-12/14/2012 12/3-12/7/2012		HOUSING ELEMENT DATA FIRE PLAN REVIEWS-11/12 SHARE OF FEES SHARE OF FEES	648.00 1,710.00 16,995.92 6,889.10			
					<b>Total :</b>	<b>26,243.02</b>			
10116	12/19/2012	10201 ETHRIDGE, MARK	1799184		ASPHALT BOOTS	43.49			
					<b>Total :</b>	<b>43.49</b>			
10117	12/19/2012	10251 FEDERAL EXPRESS	2-097-66697		SHIPPING CHARGES	26.20			
					<b>Total :</b>	<b>26.20</b>			
10118	12/19/2012	10009 FIRE ETC	41721		EQUIPMENT PARTS	201.76			
					<b>Total :</b>	<b>201.76</b>			
10119	12/19/2012	10065 GLOBAL POWER GROUP INC	DECEMBER 18, 2012		RETENTION RELEASE	3,312.16			
					<b>Total :</b>	<b>3,312.16</b>			
10120	12/19/2012	10490 HARRIS & ASSOCIATES INC	19159	50122	BUENA VISTA/RAILROAD	32,223.75			
					<b>Total :</b>	<b>32,223.75</b>			
10121	12/19/2012	10457 HAZARD CONSTRUCTION COMPANY	15459 15459r	24283	PAVEMENT REPAIR RETENTION FOR PP #9	129,524.99 -12,952.50			

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
Bank code : ubgen						
101121	12/19/2012	10457	HAZARD CONSTRUCTION COMPANY (Continued)			
101122	12/19/2012	10256	HOME DEPOT CREDIT SERVICES	50055	REPAIR PARTS	45.11
				50055	DETERGENT FS#4	20.00
				50055	HARDWARE	11.11
				50055	DRILL BIT	9.67
					<b>Total :</b>	<b>85.89</b>
101123	12/19/2012	10198	HYDRO SCAPE PRODUCTS	50104	IRRIGATION MATERIALS	43.52
				50104	IRRIGATION MATERIALS	89.37
				50104	IRRIGATION MATERIALS	94.61
				50104	IRRIGATION MATERIALS	79.77
				50104	IRRIGATION MATERIALS	373.02
				50104	IRRIGATION MATERIALS	302.09
				50104	IRRIGATION MATERIALS	738.54
					<b>Total :</b>	<b>1,720.92</b>
101124	12/19/2012	10075	IRON MOUNTAIN INFO MGMT INC	50142	DATA STORAGE SVCS NOV 2012	183.07
				50123	OFF SITE STORAGE	568.44
					<b>Total :</b>	<b>751.51</b>
101125	12/19/2012	10077	JOHN DEERE LANDSCAPES INC	50105	IRRIGATION MATERIALS	180.06
				50105	IRRIGATION MATERIALS	463.24
				50105	IRRIGATION MATERIALS	250.06
					<b>Total :</b>	<b>893.36</b>
101126	12/19/2012	10302	KHLASA, GURUAMRIT K		INSTRUCTOR:YOGA	321.75
					<b>Total :</b>	<b>321.75</b>
101127	12/19/2012	10590	KOCH - ARMSTRONG GENERAL	50196	RETENTION PP1	-6,269.85
					PROGRESS PAYMENT #1	125,397.01
					<b>Total :</b>	<b>119,127.16</b>
101128	12/19/2012	10151	KONICA MINOLTA BUSINESS	50143	COPIES 11/26-10/23 2012	44.65
					<b>Total :</b>	<b>44.65</b>
101129	12/19/2012	10508	LIFE INSURANCE COMPANY OF		LIFE/LTD/AD&D INSURANCE	2,562.49

Voucher List  
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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount					
101129	12/19/2012	10508	LIFE INSURANCE COMPANY OF		(Continued)						
101130	12/19/2012	10154	MCDUGAL LOVE ECKIS BOEHMER & 82926 82927		PROFESSIONAL SERV PROFESSIONAL SERV	4,003.48 1,221.00					2,562.49
101131	12/19/2012	10079	MEDICO PROFESSIONAL 1147243 1147244 1150836 1150837	50036 50036 50036 50036	MEDICAL LINEN SVC MEDICAL LINEN SVC MEDICAL LINEN SVC MEDICAL LINEN SVC	24.16 16.36 24.16 12.93					77.61
101132	12/19/2012	10085	NATIONAL SAFETY COMPLIANCE INC 54828		DRUG/ALCOHOL TESTING	212.24					212.24
101133	12/19/2012	10088	NORDBY BIOLOGICAL CONSULTING 11-0381	23730	FORESTER CRK-RESTORE						1,103.10
101134	12/19/2012	10218	OFFICE DEPOT BUSINESS SOLUTION 1526034693 630345773001	50017 50016	SHIPPING CHARGE CREDIT FOR PRINT JOB	89.74 -27.31					1,103.10
101135	12/19/2012	10308	O'REILLY AUTO PARTS 2968-258151	50015	REPAIR PARTS	42.88					42.88
101136	12/19/2012	10344	PADRE DAM MUNICIPAL WATER DIST 230-00755-19 6 230-01898-15 6 230-03384-16 6 230-36584-20 6 230-37089-15 6 230-37565-10 6 230-38028-12 6 230-48037-10 6 230-48315-10 6 231-06288-20 6 231-06864-12 6 233-05937-21 6 242-00549-14 5		9413 CARLTON HILLS CARLTON HILLS 9457 MAST BLVD 9496 MAST BLVD 9518 MAST BLVD 9557 MAST BLVD 9643 MAST BLVD PENNYWOOD RD 9705 CARLTON HILLS 9721 MAST BLVD 9793 MAST BLVD 9000 MAST BLVD 8950 COTTONWOOD AVE	236.52 161.28 134.99 95.20 68.91 213.86 302.25 78.03 82.41 90.82 232.14 371.10 545.20					

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101136	12/19/2012	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued) 242-04686-10 5 242-04976-11 5 242-04987-24 5 242-05292-13 5 242-13056-04 5 242-13058-02 5 242-21086-10 5		PROSPECT AVE & MAG MAGNOLIA AVE & PROSPECT MAGNOLIA AVE @ PRSPCT PROSEPECT AVE @ MGNLA 10335 MISSION GORGE 10355 MISSION GORGE CUYAMACA @ AIRPORT	161.28 450.13 126.23 78.03 55.00 113.93 73.22 <b>3,670.53</b>
101137	12/19/2012	10093 PLAYPOWER LT FARMINGTON	1400169770	50234	PLAYGROUND PARTS	323.07 <b>323.07</b>
101138	12/19/2012	10161 PRIZM JANITORIAL SERVICES, INC	6944 6945	50106 50107	CUSTODIAL SVCS PK RSTRM MAINT.	3,134.54 2,235.75 <b>5,370.29</b>
101139	12/19/2012	10435 PSOMAS	85109 85135	23362 23362	PROF SVCS TCCP PROF SVCS TCCP	5,920.00 840.00 <b>6,760.00</b>
101140	12/19/2012	10634 RAPID ACCESS	23123	50209	REPLACET BATTERIES	492.00 <b>492.00</b>
101141	12/19/2012	10821 RIVERA, FELIX	048303031259		WORK BOOTS	32.31 <b>32.31</b>
101142	12/19/2012	10830 SAN DIEGO COMMUNITY COLLEGE	14010		IN-SVCE FIRE TRAINING	6,624.00 <b>6,624.00</b>
101143	12/19/2012	10769 SAN DIEGO ICE MACHINE COMPANY	14134	50238	ICE MACHINE FS#4	3,464.72 <b>3,464.72</b>
101144	12/19/2012	10713 SANTEE KIWANIS	9099	50224	ROADSIDE PRIDE GRANT	150.00 <b>150.00</b>
101145	12/19/2012	10212 SANTEE SCHOOL DISTRICT	2012-02	50231	TRANSPORTATION TEEN CENTER	650.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101145	12/19/2012	10212 SANTEE SCHOOL DISTRICT	(Continued)			650.00
101146	12/19/2012	10110 SECTRAN SECURITY INC	12120262	50198	ARMORED CAR TRANSPORT SVC	105.00
					<b>Total :</b>	<b>105.00</b>
101147	12/19/2012	10213 SOUTH BAY FOUNDRY INC	0128963-IN	50088	MEMORIAL PARK BENCH	1,244.52
					<b>Total :</b>	<b>1,244.52</b>
101148	12/19/2012	10217 STAPLES INC	115252973 115270107 115302591a 115302591b 115302766	50060 50060 50114 50114	OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES	74.54 54.03 330.36 51.48 17.42
					<b>Total :</b>	<b>527.83</b>
101149	12/19/2012	10116 STAT PHARMACEUTICALS INC	407532-01 407838-00 407856-00 407856-01 407923-00 408063-00	50071 50071 50071 50071 50071 50071	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES PHARMACEUTICALS	18.72 337.04 134.35 33.05 31.77 23.85
					<b>Total :</b>	<b>578.78</b>
101150	12/19/2012	10838 STATE OF CA DEPT OF INDUST REL	OSIP 57984		SELF-INSURANCE	21,074.41
					<b>Total :</b>	<b>21,074.41</b>
101151	12/19/2012	10027 STATE OF CALIFORNIA	944122		FINGERPRINTING	32.00
					<b>Total :</b>	<b>32.00</b>
101152	12/19/2012	10119 STEVEN SMITH LANDSCAPE INC	24731 24763	50129 50129	LANDSCAPE SVCS EX LANDSCAPE MAINT.	900.00 33,116.00
					<b>Total :</b>	<b>34,016.00</b>
101153	12/19/2012	10121 SUPERIOR READY MIX LP	537794	50108	ASPHALT	149.56
					<b>Total :</b>	<b>149.56</b>
101154	12/19/2012	10126 THE LIGHTHOUSE INC	0816631 813389	50023 50023	VEHICLE PART VEHICLE PARTS	19.37 43.92



Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101165	12/19/2012	10232 XEROX CORPORATION	065279902	50211	COPIES/LEASE	391.86
					<b>Total :</b>	<b>391.86</b>
101166	12/19/2012	10232 XEROX CORPORATION	064977513 065279904 065279905	50031 50116 50117	STATION 4 COPIER CONTRACT NOVEMBER XEROX COPIES/MAINT.	65.72 211.44 276.21
					<b>Total :</b>	<b>553.37</b>
101167	12/19/2012	10318 ZOLL MEDICAL CORPORATION	1959217 1960392 1960541	50237 50073 50073	BATTERIES/CHRGERS EMS SUPPLIES EMS SUPPLIES	3,868.23 1,151.58 258.60
					<b>Total :</b>	<b>5,278.41</b>

79 Vouchers for bank code : ubgen

Bank total : 1,600,223.68

79 Vouchers in this report

Total vouchers : 1,600,223.68

Prepared by: *Deborah Jackson*  
Date: 12/19/12

Approved by: *Deborah Jackson*  
Date: 12-19-12

Voucher List  
CITY OF SANTEE

Voucher	Bank code :	Date	Vendor	Invoice	PO #	Description/Account	Amount
101169	ubgen	12/28/2012	10353 PERS	12 12 4		PERS RETIREMENT PAYMENT	109,538.04
						<b>Total :</b>	<b>109,538.04</b>
101170		12/28/2012	10158 THE SOCO GROUP INC	111470	50061	DELIVERED FUEL	1,137.37
				773149	50249	FLEET CARD FUELING	1,366.78
				773200	50249	FLEET CARD FUELING	1,291.46
				773507	50249	FLEET CARD FUELING	1,573.31
				774232	50249	FLEET CARD FUELING	1,995.78
						<b>Total :</b>	<b>7,364.70</b>
101171		12/28/2012	10001 US BANK	P Date 12/27/12		PARS RETIREMENT PAYMENT	336.91
						<b>Total :</b>	<b>336.91</b>
101172		12/28/2012	10367 WEDDLE, STEVEN	12/20/12	50064	TUITION REIMBURSEMENT	880.24
						<b>Total :</b>	<b>880.24</b>
						<b>Bank total :</b>	<b>118,119.89</b>
						<b>Total vouchers :</b>	<b>118,119.89</b>

Prepared by: *Sammy Jackson*  
 Date: 12-28-12  
 Approved by: *Sammy Jackson*  
 Date: 12-28-12



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

**RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF SANTEE, CALIFORNIA,  
AUTHORIZING THE FILING OF AN APPLICATION  
FOR SMART GROWTH INCENTIVE PROGRAM GRANT FUNDS  
THROUGH THE SAN DIEGO ASSOCIATION OF GOVERNMENTS  
FOR THE *SANTEE AEROTROPOLIS GATEWAY PLAN*  
ACCEPTING THE TERMS OF THE GRANT AGREEMENT,  
AND STATING THE ASSURANCE OF CITY OF SANTEE  
TO COMPLETE THE PROJECTS SHOULD GRANT FUNDING BE AWARDED**

**WHEREAS**, the San Diego Association of Governments (SANDAG) has released a call-for-projects for competitive grant funding through its TransNet Smart Growth Incentive Program (SGIP) for fiscal years FY2011-FY2013, with an application deadline of January 18, 2013; and

**WHEREAS**, \$1.92 million of TransNet funding for planning smart growth incentive program projects is available to local jurisdictions and the County of San Diego for Fiscal Year 2011-2013; and

**WHEREAS**, in accordance with the SGIP application guidelines published by SANDAG, the City of Santee has prepared a planning grant application requesting \$65,000 in SGIP funds for the *Santee Aerotropolis Gateway Plan*; and

**WHEREAS**, City of Santee understands that the Smart Growth Incentive Grant Program funding is fixed at the programmed amount, and therefore project cost increases that exceed the grant awarded will be the sole responsibility of the grantee; and

**WHEREAS**, City of Santee agrees to complete the proposed grant project in a timely manner and in compliance with Board Policy No.035.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, that City staff is authorized to submit an application to SANDAG for Smart Growth Incentive Grant Program funding in the amount of \$65,000 for the *Santee Aerotropolis Gateway Plan*; and

**BE IT FURTHER RESOLVED** that, if a grant award is made by SANDAG to fund *Santee Aerotropolis Gateway Plan*, City of Santee commits to providing \$15,000 of City staff time contributions and authorizes the City Manager to accept the grant funds, execute the attached grant agreement with SANDAG with no exceptions, and complete the project.

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

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 9<sup>th</sup> day of January, 2012, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

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

**RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF SANTEE, CALIFORNIA,  
AUTHORIZING THE FILING OF AN APPLICATION  
FOR SMART GROWTH INCENTIVE PROGRAM GRANT FUNDS  
THROUGH THE SAN DIEGO ASSOCIATION OF GOVERNMENTS  
FOR THE *TOWN CENTER PEDESTRIAN ACCESS FEASIBILITY STUDY*  
ACCEPTING THE TERMS OF THE GRANT AGREEMENT,  
AND STATING THE ASSURANCE OF CITY OF SANTEE  
TO COMPLETE THE PROJECTS SHOULD GRANT FUNDING BE AWARDED**

**WHEREAS**, the San Diego Association of Governments (SANDAG) has released a call-for-projects for competitive grant funding through its TransNet Smart Growth Incentive Program (SGIP) for fiscal years FY2011-FY2013, with an application deadline of January 18, 2013; and

**WHEREAS**, \$1.92 million of TransNet funding for planning smart growth incentive program projects is available to local jurisdictions and the County of San Diego for Fiscal Year 2011-2013; and

**WHEREAS**, in accordance with the SGIP application guidelines published by SANDAG, the City of Santee has prepared a planning grant application requesting \$40,000 in SGIP funds for the *Town Center Pedestrian Access Feasibility Study*; and

**WHEREAS**, City of Santee understands that the Smart Growth Incentive Grant Program funding is fixed at the programmed amount, and therefore project cost increases that exceed the grant awarded will be the sole responsibility of the grantee; and

**WHEREAS**, City of Santee agrees to complete the proposed grant project in a timely manner and in compliance with Board Policy No.035.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, that City staff is authorized to submit an application to SANDAG for Smart Growth Incentive Grant Program funding in the amount of \$40,000 for the *Town Center Pedestrian Access Feasibility Study*; and

**BE IT FURTHER RESOLVED** that, if a grant award is made by SANDAG to fund *Town Center Pedestrian Access Feasibility Study*, City of Santee commits to providing \$8,000 of City staff time contributions and authorizes the City Manager to accept the grant funds, execute the attached grant agreement with SANDAG with no exceptions, and complete the project.

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

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 9<sup>th</sup> day of January, 2012, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

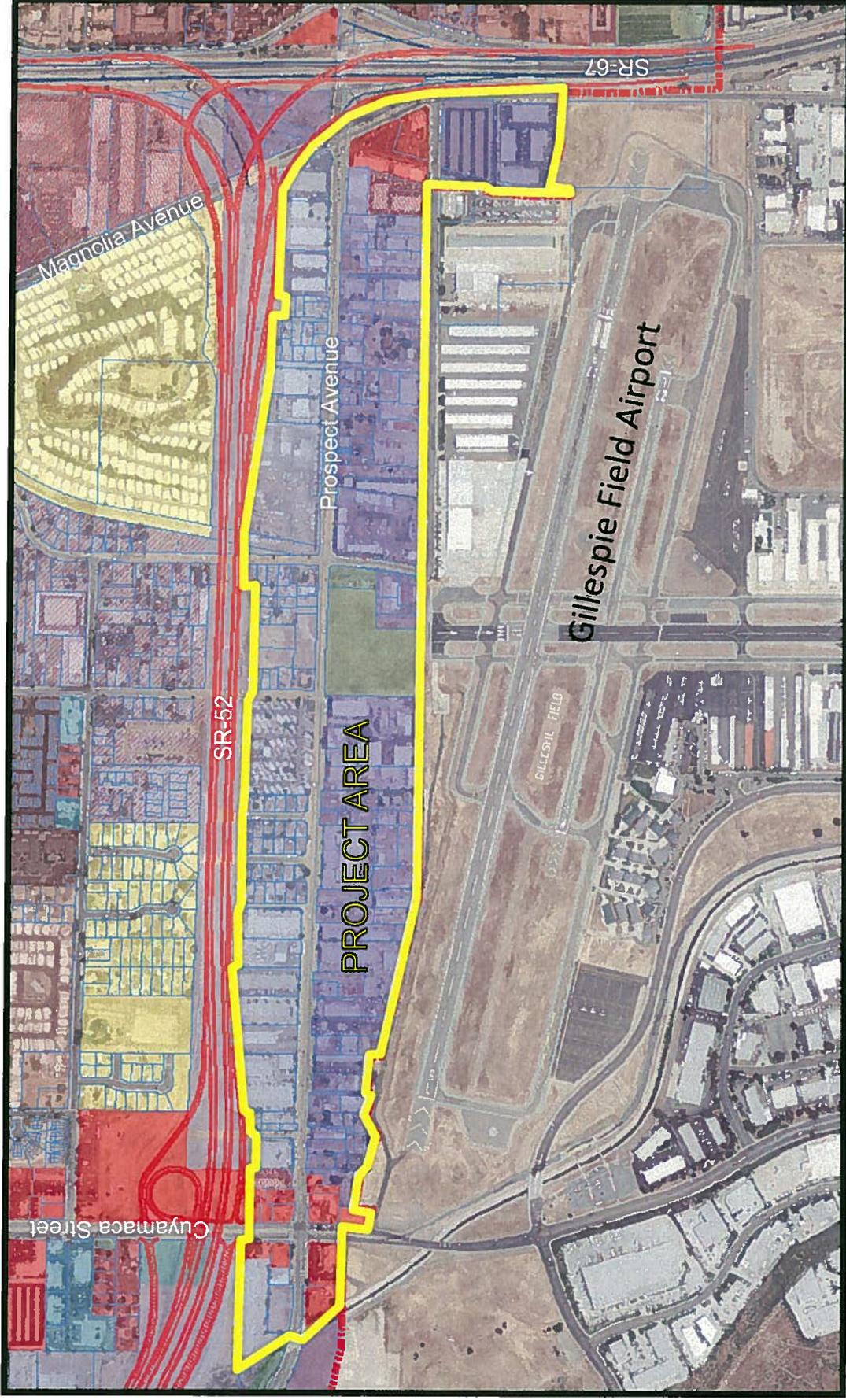
## **Attachment A**

### **AEROTROPOLIS SUMMARY**

A recent report published by Airports Council International-North America (ACINA) identified America's commercial airports as powerful economic engines, generating 10.5 million jobs and \$1.2 trillion in total economic impact. An Aerotropolis can extend this impact within and outside of each airport's fenceline. An Aerotropolis is an urban form with its layout, infrastructure, and economy centered on an airport that extends to the associated airport city. The Aerotropolis "vision" is to align the many existing assets and opportunities already surrounding an airport, identify and plan for specific, targeted investment, and turn the Aerotropolis into an economic engine for decades in the future. The Gillespie Field and Brown Field airports are already economic drivers, with Gillespie Field alone contributing over \$403M and 3,164 jobs to the local economy. The attached "Santee Aerotropolis Gateway Plan" shows a study area that could be considered in aerotropolis planning.

Research shows that in the U.S., employment growth near airports grows considerably faster than suburban areas outside of airport's vicinities. Hence, many airports have become metropolitan population growth nodes. Airports are particularly attractive to time-sensitive manufacturing facilities, distribution facilities, hotels, entertainment, retail, convention, trade and exhibition complexes and office buildings that house executives and professionals. The Aerotropolis plan will identify, define, and stimulate economic development and increase the number of middle to high wage jobs. As U.S. companies continue the trend of reshoring their manufacturing activities from foreign locales, particularly where quality, speed-to-market, and intellectual property protection are paramount, the aerotropolis around both airports can serve as an attractive home base.

Attachment: Santee Aerotropolis Gateway Plan



# SANTEE AEROTROPOLIS GATEWAY PLAN

Concept Project Area



NORTH

City of Santee  
**COUNCIL AGENDA STATEMENT**

1E

**MEETING DATE** January 9, 2013

**AGENDA ITEM NO.**

**ITEM TITLE** ADOPT FINDINGS IN SUPPORT OF AN OPEN MARKET PURCHASE FOR "TRAFFIC COLLISION DATABASE SYSTEM" SOFTWARE FROM CROSSROADS SOFTWARE INCORPORATED

**DIRECTOR/DEPARTMENT** Pedro Orso-Delgado, Development Services *PK*

**SUMMARY** This item authorizes utilizing an open market purchase process to acquire Traffic Collision Database System software from Crossroads Software Incorporated ("Crossroads") which is the manufacturer of the software and does not distribute their software through other vendors/resellers. There are two primary makers of collision database systems, "Crossroads" and "Pd-Programming Incorporated", currently used by the City. The "Crossroads" software is currently used by 11 cities in San Diego County along with the County of San Diego.

The current software by Pd-Programming Incorporated is more than ten years old and lacks in capabilities such as GIS mapping and interface with the Sheriff's system. The proposed "Crossroads" software would provide the capabilities of storing, accessing, and analyzing collision data to help improve traffic safety in the City. The special circumstances that justify use of an open market purchase include the following findings:

- The "Crossroads" software has GIS-based mapping capability that allows the user to map midblock collisions along a corridor
- The "Crossroads" software has the ability to interface with the Santee Sheriff's collision tracking software

These capabilities are not available from PD-Programming Inc.

Pursuant to Section 3.24.120.B.4 of the Santee Municipal Code, equipment may be purchased on the open market, without compliance with the bidding procedure, when City Council determines that due to special circumstances it would be in the City's best interest to do so. The purchasing ordinance requires City Council approval of all purchases that exceed \$20,000.

**FINANCIAL STATEMENT** *m*

This purchase is funded in full by a State of California Office of Traffic Safety grant that was authorized by the City Council on October 10, 2012.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *Let*

1. Find and determine that special circumstances justify the use of an open market purchase for this software based on the factors included in this agenda; and
2. Authorize the purchase of Traffic Collision Database System software from Crossroads Software Incorporated in an amount not to exceed \$28,700.

**ATTACHMENTS**      None

City of Santee  
**COUNCIL AGENDA STATEMENT**

1F

**MEETING DATE**     January 9, 2013

**AGENDA ITEM NO.**

**ITEM TITLE**     **RESOLUTION AUTHORIZING AN APPLICATION FOR GRANT FUNDS UNDER THE RECREATION TRAILS PROGRAM ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION**

**DIRECTOR/DEPARTMENT**     Bill Maertz, Community Services *WML*

**SUMMARY**     The "Moving Ahead for Progress in the 21<sup>st</sup> Century Act" provides funds to the State of California for grants to federal, state, local and non-profit organizations to acquire, develop and/or maintain motorized and non-motorized trail projects. The State Department of Parks and Recreation has been delegated the responsibility for the administration of the program within the State, setting up necessary procedures governing project applications under the program. Procedures established by the State Department of Parks and Recreation require the City of Santee to certify by resolution the approval of any application(s) before submission of said application(s) to the State.

Staff requests City Council's approval of a resolution authorizing the application for up to \$855,000 in grant funding from the Recreation Trails Program to help finance the construction of a 1.3-mile-long multi-use trail on the Walker Preserve property located between Magnolia Avenue and the City's eastern boundary (Exhibit A). The San Diego River Trail Walker Preserve segment, which was included in the City's FY 2012-2016 Capital Improvement Program, is a key link in the regional San Diego River Trail System. The grant requires city matching funds of at least 12 percent of the total project cost, which will be met via the use of Park-in-Lieu funds.

**FINANCIAL STATEMENT** *sm*     The proposed \$855,000 grant would supply the unfunded portion for the design and construction of the San Diego River Trail Walker Preserve project, which has been budgeted for \$3.3 million in the FY 2012-2016 Capital Improvement Program. In addition, the City was awarded \$245,000 for the planning and design of the trail, as part of a previous grant from the California Coastal Conservancy for the acquisition of the Walker Preserve property. Annual maintenance costs for the trail are estimated at \$18,750, which have been included in the City's FY 2012-13 operating budget.

**ENVIRONMENTAL REVIEW**

The grant application is exempt from review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15304 because the creation of a trail over an existing unpaved haul road has no potential for causing a significant effect on the environment.

**CITY ATTORNEY REVIEW**

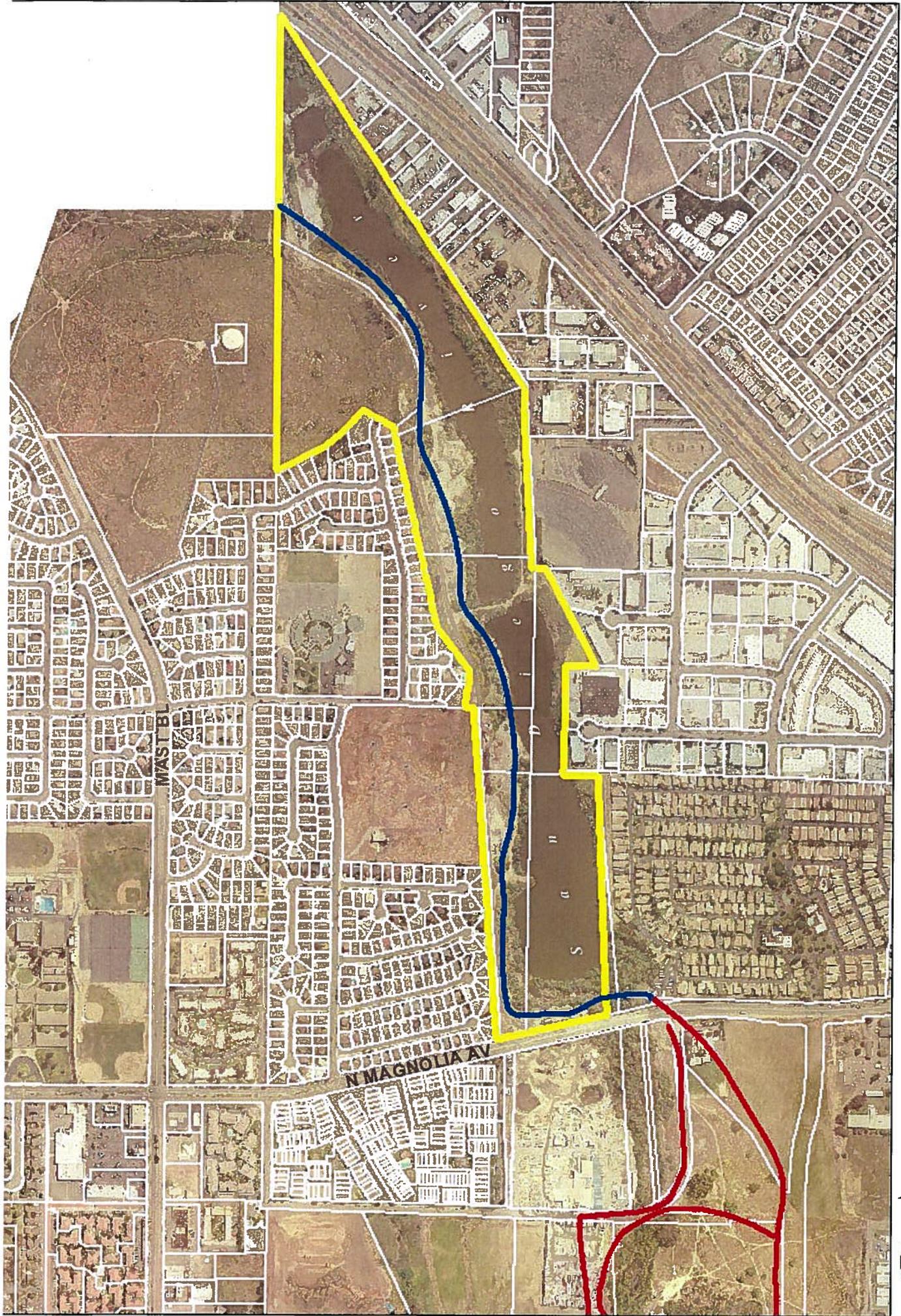
N/A      Completed

**RECOMMENDATION** *JK*

1. Approve the resolution authorizing the City's submittal of an application for a grant under the Recreation Trails Program; and
2. Authorize the City Manager or designee to sign the aforementioned application, to accept any funds awarded and to execute any grant agreements related to the Recreation Trails Program.

**ATTACHMENTS (Listed Below)**

Exhibit A  
Resolution



Proposed Trail

Future Trails

Walker Preserve Property

# Exhibit A Proposed Walker Preserve Trail

1 inch = 750 feet

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE AUTHORIZING THE FILING OF AN APPLICATION FOR GRANT FUNDS FROM THE RECREATIONAL TRAILS PROGRAM ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION**

**WHEREAS**, the "Moving Ahead for Progress in the 21<sup>st</sup> Century Act" provides funds to the State of California for grants to federal, state, local and non-profit organizations to acquire, develop and/or maintain motorized and non-motorized trail projects; and

**WHEREAS**, the State Department of Parks and Recreation has been delegated the responsibility for the administration of the program within the State, setting up necessary procedures governing project applications under the program; and

**WHEREAS**, said procedures established by the State Department of Parks and Recreation require the City of Santee to certify by resolution the approval of the application before submission of said application to the State; and

**WHEREAS**, the City of Santee will enter into a contract with the State of California to complete the Project;

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

1. Approves the filing of an application for the Recreational Trails Program; and
2. Certifies that the San Diego River Trail Walker Preserve Project (Project) is consistent with the City of Santee's General Plan; and
3. Certifies that the City of Santee has or will have available prior to commencement of any work on the Project included in this application, sufficient funds to operate and maintain the Project; and
4. Certifies that the City of Santee has reviewed, understands, and agrees to the General Provisions contained in the Contract shown in the Procedural Guide; and
5. Authorizes the City Manager or designee as agent to conduct all negotiations, execute and submit all documents, including, but not limited to applications, agreements, amendments, payment requests and so on, which may be necessary for the completion of the Project.
6. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

Resolution No: \_\_\_\_\_

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

ATTEST:

\_\_\_\_\_  
**PATSY BELL CMC, CITY CLERK**

City of Santee  
**COUNCIL AGENDA STATEMENT**

1G

**MEETING DATE** January 9, 2013

**AGENDA ITEM NO.**

**ITEM TITLE** APPROVAL OF SAN DIEGO COUNTY OPERATIONAL AREA BUILDING SAFETY INSPECTION MUTUAL AID AGREEMENT

**DIRECTOR/DEPARTMENT** Pedro Orso-Delgado, Development Services

*PK (PR)*

**SUMMARY**

San Diego County Office of Emergency Services, in partnership with the County of San Diego Planning and Development Services, requests Santee's approval of a "County of San Diego Operational Area Building Safety Inspection Mutual Aid Agreement".

Please see attached Staff Report.

**FINANCIAL STATEMENT**

*no*

There is no fiscal impact to execute this agreement. In the case of a declared state of emergency, an agency requesting assistance will be responsible for reimbursing the cost of all resources provided by the assisting agency including any overhead and administration costs.

**CITY ATTORNEY REVIEW**

N/A

Completed

**RECOMMENDATION**

*PK*

- 1) Authorize the City Manager to execute the County of San Diego Operational Area Building Safety Inspection Mutual Aid Agreement.
- 2) Designate the Deputy City Manager/Director of Development Services as Agreement Coordinator to take action under the Agreement as needed.

**ATTACHMENTS**

Staff Report

County of San Diego Operational Area Building Safety Inspection Mutual Aid Agreement

**STAFF REPORT**  
**Approval of County of San Diego Operational Area**  
**Building Safety Inspection Mutual Aid Agreement**  
**January 9, 2013**

**BACKGROUND:**

In the recent past, the County of San Diego has faced a number of natural and man-made emergencies. The County has determined there is a need to have a working framework of co-operation between all the jurisdictions in the County in an emergency. Such agreements already exist between Public Works, fire and law enforcement departments. However, there are no existing arrangements in place for sharing building safety inspection resources. The County of San Diego has drafted and proposed to the local jurisdictions a building safety inspection mutual aid agreement to fill the current void.

**DISCUSSION:**

This agreement is intended to set up a framework for sharing of resources and co-operation in case of an emergency. The agreement allows a jurisdiction affected by an emergency to request other jurisdictions within the County provide assistance to the affected jurisdiction through the County Emergency Operations Center's website (webEOC).

The main points in the agreement are listed below:

1. The jurisdiction must declare a state of emergency through its governing body.
2. Jurisdictions would be under no obligation to provide assistance if the jurisdiction cannot spare their resources.
3. Jurisdictions would be required to designate "Coordinators". The requesting and assisting Coordinators would be responsible to arrange for sharing of resources according to the agreement.
4. The resources would be under supervision of the requesting Coordinator.
5. The assisting Coordinator would be required to keep track of the costs and expenses of the assisting agency.
6. The requesting agency would reimburse the costs and expenses of the assisting agency including administration and overhead costs within sixty (60) days of invoice receipt.
7. The requesting agency would be responsible for the safety and accommodation of the assisting resources.
8. The requesting agency would release the assisting agency's resources at the earliest possible time or whenever the assisting agency determines that the resources are required within the assisting agency's own jurisdiction.
9. The City would have the option to opt out of this agreement with no obligation at any time with a ninety (90) day notice.

**STAFF REPORT**

Page 2 of 2

Approval of County of San Diego Operational Area  
Building Safety Inspection Mutual Aid Agreement  
January 9, 2013

Proposed is the designation of the Deputy City Manager/Director Development Services or his designee to act on behalf of the City as the agreement Coordinator. Staff has reviewed the agreement and has no concerns.

**STAFF RECOMMENDATION:**

Staff recommends that the City Council approve the County of San Diego Operational Area Building Safety Inspection Mutual Aid Agreement, authorize the City Manager to execute the County of San Diego Operational Area Building Safety Inspection Mutual Aid Agreement, and designate the Development Services Director as agreement Coordinator to take action under the agreement as needed.

# **County of San Diego Operational Area Building Safety Inspection Mutual Aid Agreement**

This Mutual Aid Agreement is made and entered into by those parties who have adopted and signed this agreement.

WHEREAS, County of San Diego Office of Emergency Services, County of San Diego Planning and Development Services, and twelve (12) cities within the County have expressed a mutual aid interest in the establishment of a plan to facilitate and encourage Building Safety Inspection Mutual Aid Agreements throughout the County of San Diego; and

WHEREAS, the parties hereto have determined that it would be in their best interests to enter into an agreement that implements that plan and sets forth procedures and the responsibilities of the parties whenever emergency personnel, equipment, and facility assistance is provided from another party's building inspectors and engineers to the other; and

WHEREAS, no party should be in a position of depleting unreasonably its own resources, facilities, or services providing such mutual aid; and

WHEREAS, such an agreement is in accord with the California Emergency Services Act set forth in Title 2, Division 1, Chapter 7 (Section 8550 et seq.) of the Government Code and specifically with Article 14 (Section 8630 et seq.) of the Act; and

WHEREAS, all parties must use the Standardized Emergency Management System (SEMS) in order to be eligible for possible state funding of response-related personnel costs pursuant to activities identified in the California Code of regulation;

In consideration of the conditions and covenants contained herein, the parties agree as follows:

1. For this Agreement, the following terms shall be ascribed the following meanings:
  - a. "Coordinator" shall mean the person designated by each party to act on behalf of that party on all matters relative to mutual aid, to include but not be limited to requests, responses, and reimbursement.
  - b. "Local Emergency" shall mean the actual or threatened existence of conditions of disaster or extreme peril to the safety of persons or property within the territorial limits of one of the parties caused by human or natural conditions such as air pollution, fire, flood, storm, wind, earthquake, explosion,

transportation accident, hazardous material problem, tsunami, sudden or severe energy shortage, epidemic, riot or other occurrences, other than conditions resulting from a labor controversy, which occurrences, or the immediate threat thereof, are likely to be beyond the control of the personnel, equipment, or facilities of that party to this Agreement and which personnel, equipment or facilities of the other party are therefore desired to combat.

- c. An "Operational Area" for the coordination of Building Safety Inspection Mutual Aid shall normally be a County and all the jurisdictions within the County that are parties to this Agreement. A different building safety inspection operational area may be established by the parties in some unique cases.
2. Coordinators designated by each party shall be designated by Title, Name, Address and Phone Number, and if said Coordinator changes, the other parties of the Agreement shall be notified in writing as soon as practical after the appointment has been made through the Agreement Coordinator designated in Paragraph 17 hereinafter.
3. When a local emergency has been proclaimed by a party's governing body or authorized official, the Coordinator may request assistance.
4. When request for assistance is received, the assisting Coordinator shall promptly advise of the extent of response, provide whatever personnel, equipment, and/or facilities are available without jeopardizing the safety of persons or property within their jurisdiction. No party receiving a request for assistance shall be under any obligation to provide assistance or incur any liability for not complying with the request.
5. When the assisting Coordinator's personnel, equipment, and/or facilities are no longer required or when the assisting Coordinator advises that the resources are required within their own jurisdiction, the requesting Coordinator shall immediately arrange for the return of those resources.
6. Requesting party shall be responsible for the safekeeping of the resources provided by the assisting party. The requesting Coordinator shall remain in charge of the incident or occurrence and shall maintain control and direction of the resources provided by the assisting party. The request may include providing supervisory personnel to take direct charge of the resources under the general direction of the requesting Coordinator. The requesting Coordinator shall make arrangements for feeding, assisting personnel, fueling, servicing, and repair of equipment if such support is requested by the assisting Coordinator. Assisting party's personnel shall not be deemed employees of requesting party and vice versa.

7. The requesting party agrees to pay all direct, indirect, administrative and contracted costs of assisting party incurred as a result of providing assistance pursuant to this Agreement, based upon standard rates applicable to assisting party's internal operations. Payment shall be made within sixty (60) days after receipt of a detailed invoice. Payment may be delayed if agreed upon by both parties. Requesting party shall not assume any liability for the direct payment of any salary or wages to any officer or employee of the assisting party.

8. DEFENSE AND INDEMNIFICATION

8.1 Claims Arising from Sole Acts or Omissions of a Party

Each Party to this MOU hereby agrees to defend and indemnify the other Parties to this MOU, their agents, officers and employees, from any claim, action or proceeding against another Party, arising solely out of its own acts or omissions in the performance of this MOU. At each Party's sole discretion, each Party may participate at its own expense in the defense of any claim, action or proceeding, but such participation shall not relieve any Party of any obligation imposed by this MOU. Parties shall notify each other promptly of any claim, action or proceeding and cooperate fully in the defense.

8.2 Claims Arising From Concurrent Acts or Omissions

The Parties hereby agree to defend themselves from any claim, action, or proceeding arising out of the concurrent acts or omissions of the Parties. In such cases, Parties agree to retain their own legal counsel, bear their own defense costs, and waive their right to seek reimbursement of such costs, except as provided in paragraph 8.4 below.

8.3 Joint Defense

Notwithstanding paragraph 8.2 above, in cases where Parties agree in writing to a joint defense, Parties may appoint joint defense counsel to defend the claim, action, or proceeding arising out of the concurrent acts or omissions of said Parties. Joint defense counsel shall be selected by mutual agreement of Parties. Parties agree to share the costs of such joint defense and any agreed settlement in equal amounts, except as provided in paragraph 8.4 below. Parties further agree that no Party may bind the others to a settlement agreement without the written consent of the others.

8.4 Reimbursement and/or Reallocation

Where a trial verdict or arbitration award allocates or determines the comparative fault of the Parties. Parties may seek reimbursement and/or reallocation of defense costs, settlement payments, judgments and awards, consistent with such comparative fault.

9. This agreement shall in no way abrogate or waive any of the immunities available under Federal, State and local law and regulations, including but not limited to the California Emergency Services Act, Government Code sections , et, seq.
10. When mutual aid is provided, the requesting and assisting agencies, will keep account records of the personnel, equipment, mileage, and materials provided as required by Federal and State law, the California Disaster Assistance Act, and FEMA guidelines to maximize the possibility of Federal and State disaster reimbursement. Each Party shall have access to another Party's records for this purpose.
11. This agreement shall take effect immediately upon its execution and shall remain in effect until terminated.
12. Any party may withdraw from this agreement without cause upon delivery of ninety (90) day s prior written notice to the Agreement Coordinator designated in Paragraph 17 below.
13. To the extent that they are inconsistent with this agreement all prior agreements for Building Safety Inspection Mutual Aid between the parties are hereby null and void.
14. Requests for mutual aid assistance under this agreement when more than one city is impacted by a disaster will be channeled through the County of San Diego Office of Emergency Services to ensure maximum effectiveness in allocating resources to the highest priority needs.
15. Any controversy or claim arising out of or relating to this agreement, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.
16. This agreement in no way acts to abrogate or waive any immunity available under the Tort Claims Act.
17. The County of San Diego Planning and Development Services shall act as the initial Agreement Coordinator of this program for the purpose of:
  - a. Receipt of new members to the agreement.
  - b. Maintaining a current list of signatory parties and representatives.
  - c. Circulating annually a list of all parties and representatives to all signatory parties.
  - d. Arranging for amendments to agreement as may be necessary.

The party acting as Agreement Coordinator may transfer these responsibilities to another party with the consent of that party and upon notification of the other parties to the agreement

18. All signatory parties agree that any other qualified public agency or quasi public agency may become a party to this agreement by executing a duplicate copy of this agreement and sending same to the Agreement Coordinator, initially the County of San Diego Department of Planning and Development Services, addressed as follows:

The San Diego County Planning and Development Services  
County of San Diego  
5510 Overland Ave, Suite 110  
San Diego, California 92123  
Attention: Mutual Aid Coordinator

IN WITNESS THEREOF, the parties hereto have executed this agreement by their duly authorized officers on the dates hereinafter indicated.

This Mutual Aid Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

**Attest**

Holly Crawford  
Director, Office of Emergency Services  
County of San Diego

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

Date: \_\_\_\_\_

Mark Wardlaw  
Director, Department Planning and Development Services  
County of San Diego

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

Date: \_\_\_\_\_

Keith Till  
City Manager  
City of Santee

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

Date: \_\_\_\_\_

Approved as to form:  
Shawn Hagerty  
City Attorney  
City of Santee

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

Date: \_\_\_\_\_

Approved as to form:  
[Name of Authorizer]  
Office of County Counsel  
County of San Diego

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

Date: \_\_\_\_\_

City of Santee  
**COUNCIL AGENDA STATEMENT**

2A

**MEETING DATE** January 9, 2013

**AGENDA ITEM NO.**

**ITEM TITLE** PUBLIC HEARING FOR INTRODUCTION AND FIRST READING OF AN ORDINANCE AMENDING TITLE 8, "HEALTH AND SAFETY" OF SANTEE MUNICIPAL CODE, CHAPTER 8.36 ARTICLE V., ENTITLED "FOOD VENDING VEHICLES" TO INCORPORATE THE COUNTY'S LETTER GRADE SYSTEM FOR MOBILE FOOD VENDING VEHICLES (ZA2012-2)

**DIRECTOR/DEPARTMENT** Melanie Kush, Planning *JK*

**SUMMARY** Restaurants in Santee and throughout the county are currently scored against food safety criteria by County inspectors and assigned a letter grade based on that score. Mobile food trucks were not graded in this manner until the County of San Diego adopted an ordinance in July 2012 to expand the letter grade system to include them. The County ordinance now applies to all mobile food trucks in unincorporated areas. The County has now asked local jurisdictions to adopt language to apply the food truck ordinance in their own cities and therefore standardize the food truck rating system.

The proposed ordinance would amend Santee's Municipal Code to incorporate, by reference, the San Diego County letter grade system for mobile food facilities. This would allow the County to enforce the letter grading system to food trucks working in Santee. Language is also included that states any applicants required to obtain Department of Environmental Health permits shall pay the associated fees established by the County for those services.

The letter grade system will improve public notification, help customers easily identify vendors in good compliance, and provide more information about the overall condition of the mobile food facility to make safe dining choices.

**ENVIRONMENTAL REVIEW** A Notice of Exemption has been prepared finding the project exempt from the provisions of the California Environmental Quality Act ("CEQA"), under the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment (CEQA Guidelines § 15061(b)(3)).

**FINANCIAL STATEMENT** *JK* There is no fiscal impact associated with this item.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *JK*

Open the public hearing, introduce Ordinance Amendment ZA2012-2 for first reading and continue the public hearing to January 23, 2013 for second reading.

**ATTACHMENTS** Ordinance

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

**AN ORDINANCE AMENDING TITLE 8, "HEALTH AND SAFETY" OF THE CITY OF SANTEE MUNICIPAL CODE, CHAPTER 8.36 ARTICLE V., ENTITLED "FOOD VENDING VEHICLES" TO EXTEND THE LETTER GRADE RATING SYSTEM TO INCLUDE MOBILE FOOD FACILITIES (ZA2012-2)**

**WHEREAS**, fixed location facilities throughout San Diego County are currently scored against food safety criteria by County inspectors, and assigned a letter grade based on that score, and mobile food facilities are not currently graded; and

**WHEREAS**, San Diego County adopted an ordinance on July 25, 2012, to extend the letter grade system currently used for restaurants to include mobile food facilities; and

**WHEREAS**, mobile food facilities operate in multiple jurisdictions and establishing an effective grading system for mobile food facilities requires cooperation across city boundaries, allowing the County the authority to enforce posting of letter grades in all local jurisdictions; and

**WHEREAS**, the letter grade system will improve public notification, help customers easily identify vendors in good compliance, and provide more information about the overall condition of the mobile food facility to make safe dining choices; and

**WHEREAS**, on January 9, 2013 and January 23, 2013 the City Council of the City of Santee held duly advertised public hearings on this proposed Ordinance; and

**WHEREAS**, the amendment to the Santee Municipal Code is determined to be exempt from review by the San Diego Regional Airport Land Use Commission as it would not change designated land uses, densities, or intensities, nor would it change height allowances in any manner that would trigger Airport Land Use Compatibility Plan factors subject to review by the Airport Land Use Commission review.

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

**SECTION 1:** The City Council finds and determines that this Ordinance is exempt from the provisions of the California Environmental Quality Act ("CEQA"), under the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment (CEQA Guidelines §15061(b)(3)). The Ordinance will add public information requirements for mobile food facilities through the use of a letter grade system similar to fixed location food facilities, with no effect on the environment. City staff is directed to prepare and file a Notice of Exemption within no more than ten (10) working days after adoption of this Ordinance.

**SECTION 2:** The City Council of the City of Santee hereby amends Title 8, Chapter 8.36, Article V. "Food Vending Vehicles", by adding Section 8.36.505 "Grading System for Mobile Food Facilities," Section 8.36.506 "Department of Environmental Health Fees," Section 8.36.507 "Penalty for Activities Without a Permit," and Section 8.36.508 "Notice of Closure of Food Facility" to read as follows:

**8.36.505 Grading System for Mobile Food Facilities.**

The provisions of the San Diego County Code of Regulatory Ordinances concerning permanent and mobile food facilities, at Title 6, Division 1 of the County Code, are

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

incorporated into this Code by reference.

**8.36.506 Department of Environmental Health Fees.**

All persons and businesses required to obtain a health-related permit or related service from the County of San Diego, Department of Environmental Health (DEH) pursuant to this code shall pay the County the fee established in the County Code for that permit or service, including delinquent payment fees.

**8.36.507 Penalty for Activities Without a Permit.**

When DEH initiates an enforcement action against a person operating a food facility without a permit required by the California Retail Food Code (Health & Saf. Code section 113700 et seq.) (CRFC) the department may recover its enforcement costs from the violator, up to a maximum of three times the cost of the permit. After the enforcement activity has been completed, DEH may send the violator a penalty assessment for its enforcement costs. The violator shall pay the assessment within 15 days from the date of the assessment or at the time the violator applies for the permit, whichever occurs first.

**8.36.508 Notice of Closure of Food Facility.**

(a) If the Director determines that a food facility is operating without a permit required by the CRFC the Director may order the person who owns or operates the facility to close immediately. In addition to taking any legal action authorized by law to compel a facility owner or operator to cease operating without a permit, the Director may post a notice of closure at or on a food facility operating without a permit, advising the public that the facility does not have a permit to sell food.

(b) The Director may also post a notice of closure on a food facility:

(1) When the Director orders the facility to close due to an imminent health hazard that the food facility does not immediately correct.

(2) When the Director suspends or revokes the facility's permit.

(c) No person other than the Director shall remove a notice posted by the Director pursuant to this section.

**SECTION 3: Severability.** 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.

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

**SECTION 4:** This Ordinance shall become effective thirty (30) days after its passage.

**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 held on the 9<sup>th</sup> day of January 2013, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 23<sup>rd</sup> of January, 2013, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

City of Santee  
**COUNCIL AGENDA STATEMENT**

2B

**MEETING DATE** January 9, 2013

**AGENDA ITEM NO.**

**ITEM TITLE** PUBLIC HEARING TO AMEND THE CITY OF SANTEE GENERAL PLAN (GPA2012-1) AND THE TOWN CENTER SPECIFIC PLAN (TCSP2012-1) TO CHANGE THE LAND USE DESIGNATIONS OF CERTAIN PROPERTIES BY RESOLUTION, AND CONCURRENT AMENDMENT TO THE ZONING DISTRICT BASE MAP, TITLE 17 OF THE MUNICIPAL CODE TO RE-CLASSIFY SAID PROPERTIES BY ORDINANCE (RELATED CASE FILES: GPA2012-1, TCSPA2012-1, R2012-1, AEIS2012-5)

**DIRECTOR/DEPARTMENT** Melanie Kush, Development Services 

**SUMMARY** At the November 14, 2012 meeting the City Council received a staff report on the City's inventory of residentially-zoned land sufficient to meet its share of the regional housing need through 2020 (3,660 units). To ensure that there is enough land appropriately zoned to accommodate this housing staff requested and received authorization from the City Council to examine five "sites" comprised of 12 assessor's parcels (roughly 26 acres). A strategy that: 1) applies incremental increases in existing multiple-family residential densities (Town Center parcels, Buena Vista parcels, Simeon Drive/Bushy Hill parcels); and 2) changes underutilized commercially-zoned land to accommodate residential development (Mission Gorge Road/West Hills Parkway area), allows the City to increase capacity without dramatic land use changes. Moreover, almost 15 of the 26 acres consist of properties within Town Center, where higher residential densities close to transit, employment, services and recreation represent an increase in land use efficiency consistent with smart growth. Staff has prepared the necessary General Plan Amendment (GPA2012-1), Town Center Specific Plan Amendment (TCSPA2012-1) and Rezone Ordinance (R2012-1) to include all site presented at the November workshop. Property owners have been notified and to date no objections have been received.

**ENVIRONMENTAL REVIEW** A Negative Declaration (AEIS 2012-5) was prepared for this project and was available for public comment from December 20, 2012 to January 9, 2013.

**FINANCIAL STATEMENT** This City-initiated project is required by state law in order to achieve Housing Element certification. A state-certified Housing Element improves the City of Santee's ability to compete successfully for grants administered through SANDAG.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** 

1. Conduct and close the Public Hearing; and
2. Approve the Negative Declaration (AEIS 2012-5) pursuant to CEQA; and
3. Approve the General Plan Amendment (GPA2012-1); and
4. Introduce Ordinance (R2012-1) for First Reading and set Second Reading for January 23, 2013; and
5. Approve the Town Center Specific Plan Amendment (TCSP2012-1)

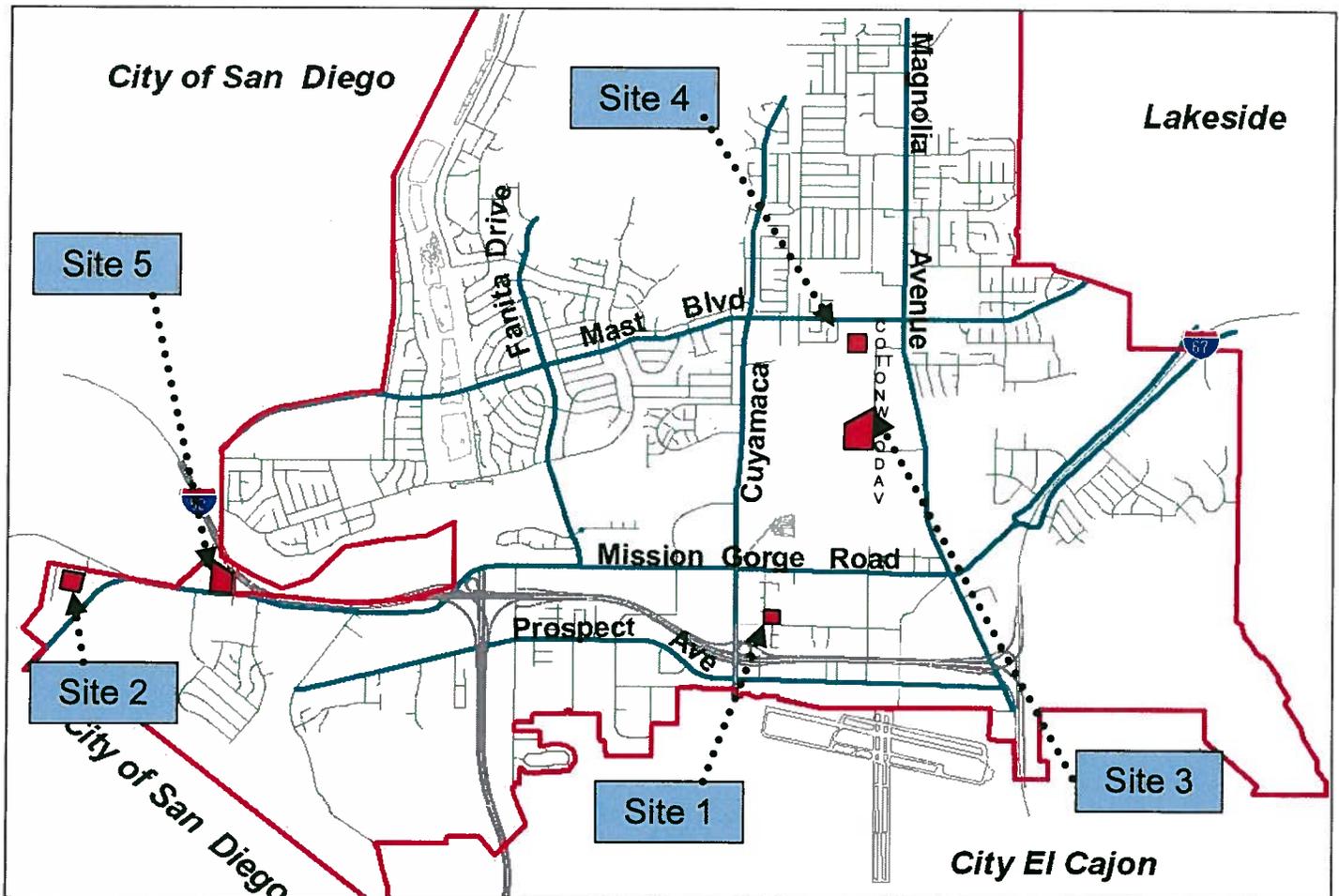
**ATTACHMENTS** Staff Report; GPA Resolution; Ordinance; Town Center Specific Plan Resolution; Negative Declaration and Initial Study.

**STAFF REPORT  
CITY COUNCIL MEETING JANUARY 9, 2013**

**PUBLIC HEARING TO AMEND THE CITY OF SANTEE GENERAL PLAN (GPA2012-1) AND THE TOWN CENTER SPECIFIC PLAN (TCSP2012-1) TO CHANGE THE LAND USE DESIGNATIONS OF CERTAIN PROPERTIES BY RESOLUTION, AND CONCURRENT AMENDMENT TO THE ZONING DISTRICT BASE MAP, TITLE 17 OF THE MUNICIPAL CODE TO RE-CLASSIFY SAID PROPERTIES BY ORDINANCE (RELATED CASE FILES: GPA2012-1, TCSPA2012-1, R2012-1, AEIS2012-5)**

Notice of the availability of the Negative Declaration and a Notice of the Public Hearing was published in the East County Californian on December 20, 2012. Affected property owners of sites identified below were notified of the Public Hearing by certified mail on December 28, 2012. Other interested parties, stakeholders and agencies were notified by U.S. Mail on December 28, 2012 in compliance with Government Code Section 65352.

**FIGURE 1: SITES UNDER CONSIDERATION FOR NEW LAND USE DESIGNATION**



**A. BACKGROUND AND LEGISLATIVE PROCESS**

At the November 14, 2012 City Council workshop/meeting staff was given authorization to analyze the effect/merit of changing the land use designations of five sites throughout the

City, representing approximately 26 acres. The request pertains to the identification of adequate sites through residential zoning that may accommodate the need of all household income levels pursuant to Government Code Section 65584, in conjunction with the next Housing Element (Fifth Revision 2013-2020). With these changes the City would be in an improved position to demonstrate to the State Department of Housing and Community Development (HCD) that the City's General Plan and Town Center Specific Plan area provide adequate sites to meet its share of the region's housing need through 2020.

A change to a property's land use designation requires an amendment to the City's General Plan Land Use Plan found in the Land Use Element (Figure 1-1). A change to a land use designation of property within the Town Center Specific Plan area is also made by Resolution, and amends the Town Center Land Use Plan found in Section C, "Land Use Element".

Staff has prepared a General Plan Amendment Resolution (GPA2012-1) and a Town Center Specific Plan Amendment Resolution (TCSPA2012-1) to change the land use designations of nine parcels outside the Town center Specific Plan area and three parcels within the Town Center Specific Plan area, for a total of twelve parcels.

In order to achieve consistency between the General Plan's Land Use Plan and the Municipal Code's Title 17 zone map, the Zoning District Base Map must also be amended. This is done by Ordinance. As such, staff has prepared for introduction and first reading a Rezone Amendment (R2012-1) for those nine parcels outside the Town Center Specific Plan area. Land use changes in the Specific Plan area are completed with the adoption of the Resolution (i.e. not subject to Ordinance).

On November 1, 2012 staff submitted the project to the San Diego County Regional Airport Authority (SDCRAA) for a Consistency Determination. That review determined that Sites 2, 3, 4, and 5 were outside Review Area 1 of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP), and that review by the Airport Land Use Commission (ALUC) was not required for those sites. Site 1's location in Safety Zone 6 subjected it to ALUC review. On December 13, 2012 the ALUC found Site 1 conditionally consistent with the Gillespie Field ALUCP (Resolution 2012-0009 ALUC) provided that any future development on the site include construction measures that attenuate indoor noise levels to 45 dB CNEL and include aircraft overflight notification.

## **B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS**

An Environmental Initial Study was conducted for the proposed "project". Issues discussed and determined to be insignificant pertain to water supply, population/housing and net effects of increased traffic on City streets. Other effects, such as aesthetics, biology, and cultural resources, have been deemed "no impact" as development is not proposed with this project. Refer to the attached Initial Study and Negative Declaration for the environmental analysis.

The Project is calculated to represent an increase of 348 units and a population increase of 946 residents. To place this in context, the Environmental Impact Report for the 2020 General Plan identified 18,383 housing units in January 2001, and, using the *Preliminary*

SANDAG growth forecast available at that time, estimated 22,969 housing units by the year 2020. The General Plan anticipates a population of 67,703 by 2020.

Currently (2012) the San Diego Association of Government (SANDAG) estimates the number of Santee's housing units at 20,124, and a population of 54,643. These numbers are within the anticipated growth forecast in the existing General Plan.

**C. GENERAL PLAN AMENDMENT AND REZONE**

Nine parcels are shown in Table 1 below, numbered as shown in Figure 1.

Table 1 – Site Information					
Site	APNs	Acres	Address	Current Designation	Proposed Designation
1	384-042-22	0.48	9914 Buena Vista Ave	R-7 (Residential, 7-14 du/ac)	R-14 (Residential, 14-22 du/ac)
	384-042-23	1.51	9936 Buena Vista Ave	R-7 (Residential, 7-14 du/ac)	R-14 (Residential, 14-22 du/ac)
2	383-021-03	1.26	7427 Simeon Drive	R-7 (Residential, 7-14 du/ac)	R-14 (Residential, 14-22 du/ac)
	383-021-04	1.01	8746 Bushy Hill Drive	R-7 (Residential, 7-14 du/ac)	R-14 (Residential, 14-22 du/ac)
	383-021-06	0.56	8758 Bushy Hill Drive	R-7 (Residential, 7-14 du/ac)	R-14 (Residential, 14-22 du/ac)
	383-021-07	1.01	7439 Simeon Drive	R-7 (Residential, 7-14 du/ac)	R-14 (Residential, 14-22 du/ac)
5	383-061-01	0.95	7950 Mission Gorge Road	GC (General Commercial)	R-22 (Residential, 22-30 du/ac)
	383-061-02	2.83	7970 Mission Gorge Road	GC (General Commercial)	R-22 (Residential, 22-30 du/ac)
	383-061-03	2.4	7980 Mission Gorge Road	GC (General Commercial)	R-22 (Residential, 22-30 du/ac)

**SITE 1:** Site 1 is an underutilized 1.99-acre site comprised of two assessor's parcels, APNs 384-042-22 and -33. The site is located at 9914 and 9936 Buena Vista Avenue, at the northeast corner of Buena Vista Avenue and Mission Greens Road. It is currently occupied by one single family home, and one auto repair business. The site is bordered on the north and east by a mobile home park in the R-2 zone, to the west across Mission Greens Road by condominiums in the R-7 zone, and to the south across Buena Vista Avenue by single family homes in the R-2 zone.

The site is currently zoned R-7 (Residential, 7-14 du/ac), which could allow up to 27 residential units. The project proposes to apply the R-14 zone (Residential, 14-22 du/ac), which could allow up to 43 residential units. This is an increase of 16 residential units.

**SITE 2:** Site 2 is an underutilized 3.84-acre site comprised of four assessor's parcels, APNs 383-021-03 through -07. The site is located at 7427-7439 Simeon Drive and 8746-8758 Bushy Hill Drive at the southwest corner of Simeon Drive and Bushy Hill Drive. It is currently occupied by four single family homes. The site is bordered to the north across Simeon Drive by undeveloped land zoned RS-1-1 in the City of San Diego, to the east (across Bushy Hill Drive), south, and west by condominiums in the R-7 zone.

The site is currently zoned R-7 (Residential, 7-14 du/ac), which could allow up to 53 residential units. The project proposes to apply the R-14 zone (Residential, 14-22 du/ac), which could allow up to 84 residential units. This is an increase of 31 residential units.

**SITE 5:** Site 5 is a developed 6.18 acre site. The site consists of three assessor's parcels, 383-061-01, -02, and -03 that are developed with single family homes, outbuildings, a horse corral, and operable vehicle storage. To the west of the site is the Treviso multiple-family development, which is zoned R-22 (Residential, 22-30 units per acre), to the north is the State Route 52 Freeway, to the east is land within the City of San Diego jurisdiction that is zoned RS-1-8, and to the south is Mission Gorge Road. The surrounding area is generally of a commercial character.

The site is currently zoned GC (General Commercial, no new residential). Under the proposed R-22 (Residential, 22-30 du/ac) zone the site could allow up to approximately 185 residential units.

### **General Plan Consistency Analysis**

The Amendment promotes the goals and objectives of the General Plan and establishes a compatible, integrated, and internally consistent statement of policies. Higher residential densities in appropriate locations will: 1) promote housing in proximity to services, public transit and employment consistent with Land Use Element objectives that promote a wide range of housing types (Objective 2.0) and Policy 2.2 which encourages the development of higher density residential developments in areas close to the multi-modal transit station and along major road corridors where transit and other convenient services are available; and 2) allow residential densities that are affordable to lower income households consistent with Housing Element objectives that include the provision of adequate housing sites and a wide range of housing types to meet all economic segments of the community (Housing Element Objectives 3.0 and 5.0)

### **D. TOWN CENTER SPECIFIC PLAN AMENDMENT**

Two of the sites (three parcels of land) proposed for the new designations are located within the Town Center Specific Plan. These sites are shown in Table 2 below, numbered as shown in Figure 1.

Table 2 – Town Center Site Information					
Site	APN	Acres	Address	Current Town Center Specific Plan Designation	Proposed Town Center Specific Plan Designation
3	381-051-12	12.23	No address	TC, R-14 (Residential, 14-22 du/ac)	TC, R-22 (Residential, 22-30 du/ac)
4	381-032-07	1.17	No address	TC, R-14 (Residential, 14-22 du/ac)	TC, R-22 (Residential, 22-30 du/ac)
	381-032-08	1.18	No address	TC, R-14 (Residential, 14-22 du/ac)	TC, R-22 (Residential, 22-30 du/ac)

**SITE 3:** Site 3 is an undeveloped 12.23-acre site comprised of one assessor’s parcel, 381-051-12. The site has no address. It is located in the City’s Town Center Specific Plan. To the west is Town Center Community Park, to the north is the County’s Edgemoor Skilled Nursing Facility, to the south is undeveloped land zoned R-30, and to the east across Cottonwood Avenue are condominiums zoned R-7.

The site is currently zoned R-14 (Residential, 14-22 du/ac) within the Town Center Specific Plan, which could allow up to 269 residential units. Under the proposed R-22 zone (Residential, 22-30 du/ac), the site could allow up to 366 residential units. This is an increase of 97 residential units.

**SITE 4:** Site 4 is an undeveloped 2.35-acre site comprised of two assessor’s parcels, APNs 381-032-07 and -08. The site has no address. It is located in the City’s urbanized Town Center Specific Plan. The site is bordered on the west by Park Center Drive, on the north by existing commercial development in the GC zone, on the east by single family homes within the R-14 zone, and on the south by the Edgemoor Skilled Nursing facility.

The site is currently zoned R-14 (Residential, 14-22 du/ac) within the Town Center Specific Plan, which could allow 51 residential units. Under the proposed R-22 zone (Residential, 22-30 du/ac), the site could allow up to 70 residential units. This is an increase of 19 residential units.

**Town Center Specific Plan Analysis:** Because the Town Center is a master-planned focal point in the City, designed to create a people-oriented commercial, business, civic and residential hub along the San Diego River, the amendment must be found compatible with this vision. The overarching goal is to further the balance of development with conservation while creating opportunities for people to live, work and play. The proposed re-designation of land in Town Center will further the goals of the Town Center Specific Plan which include: 1) providing for a variety of housing types and sizes and a mixture of ownership and rental housing (Residential Goal); and 2) locating residential sites close to services, public transit and employment centers in conjunction with pedestrian corridors and amenities (Residential Objective 6.1).

### **C. STAFF RECOMMENDATION**

Staff recommends that all five sites (26.59 acres) be re-designated/re-zoned at this time. This recommendation is based on State housing element law which requires that the City provide an inventory of sites that can be developed for housing within the planning period and that are sufficient to provide for the City's share of the regional housing need for all income levels. Staff has determined that the re-designation of all five sites is necessary to obtain adequate land inventory to achieve Housing Element compliance in the 2013-2020 Housing Element cycle, and that the properties chosen will satisfy Housing Element needs until the year 2020. The mix of R-14 and R-22 zoning ensures that land is available at neighborhood-appropriate densities that can accommodate housing affordable to lower income households.

Therefore, the recommendation is to:

1. Conduct and close the Public Hearing
2. Approve the Negative Declaration (AEIS 2012-5) as complete and in compliance with CEQA
3. Approve the General Plan Amendment (GPA2012-1)
4. Approve and conduct the first reading of the Rezone Ordinance (R2012-1)
5. Approve the Town Center Specific Plan Amendment (TCSP2012-1)

#### Attachments:

1. Resolution GPA2012-1 to designate General Plan land uses on Sites 1, 2, and 5
2. Ordinance R2012-1 to rezone Sites 1, 2, and 5 to match GPA2012-1
3. Resolution TCSPA2012-1 to amend the Town Center Specific Plan to change land uses on Sites 3 and 4
4. Negative Declaration and Initial Study AEIS2012-5

**RESOLUTION \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT GPA2012-1 TO  
AMEND THE LAND USE ELEMENT OF THE SANTEE GENERAL PLAN TO  
CHANGE THE LAND USE DESIGNATIONS OF NINE PARCELS OF LAND**

**(RELATED CASE FILES: R2012-1, TCSPA2012-1, and AEIS2012-1)**

**WHEREAS**, on November 14, 2012, the City Council authorized staff to initiate General Plan Amendment and Rezone on nine parcels of land outside the Town Center Specific Plan Area in connection with the 2013-2020 Housing Element Update; and

**WHEREAS**, two of the parcels are located within Review Area 1 of the Gillespie Field Airport Influence Area, and the proposed redesignations were found conditionally consistent with the Gillespie Field Airport Land Use Compatibility Plan at the December 13, 2012 meeting of the San Diego County Airport Land Use Commission; and

**WHEREAS**, consultation with the Native American Heritage Commission and local tribal representatives did not identify impacts to cultural resources; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for General Plan Amendment GPA2012-1, Rezone R2012, and Town Center Specific Plan Amendment TCSPA2012-1 that identified no significant impacts resulting from the land use changes proposed at the nine parcels, and a Negative Declaration (AEIS2012-5) was prepared and advertised for public review from December 20, 2012 to January 9, 2013; and

**WHEREAS**, on January 9, 2013, the City Council held a duly advertised public hearing on General Plan Amendment GPA2012-1, Zone Reclassification R2012-1, and Town Center Specific Plan Amendment TCSPA2012-1; and

**WHEREAS**, the City Council considered the Staff Report, considered all recommendations by staff and public testimony.

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

**SECTION 1:** The requested amendment to change the land use designation of approximately 5.83 acres of land currently designated R-7 (Medium Density Residential) and approximately 6.18 acres of land currently designated GC (General Commercial) to approximately 5.83 acres of R-14 (Medium-High Density Residential) and approximately 6.18 acres of R-22 (High Density Residential) at multiple locations citywide as depicted in Exhibits A-1, A-2, B-1, B-2, C-1 and C-2 attached hereto and incorporated herein, is compatible with surrounding residential uses and development in keeping with the "Adjacent Land Use Compatibility Guide" of the Land Use Element, and furthers the goals and objectives of the General Plan by 1) promoting housing in proximity to services, public transit and employment consistent with Land Use Element objectives

**RESOLUTION \_\_\_\_\_**

that promote a wide range of housing types (Objective 2.0) and Policy 2.2 which encourages the development of higher density residential developments in areas close to the multi-modal transit station and along major road corridors where transit and other convenient services are available; and 2) allowing residential densities that are affordable to lower income households consistent with Housing Element objectives that include the provision of adequate housing sites and a wide range of housing types to meet all economic segments of the community (Housing Element Objectives 3.0 and 5.0), and is hereby approved.

**SECTION 2:** The General Plan Amendment GPA2012-1 will not result in a significant adverse impact upon the environment and the Negative Declaration dated December 20, 2012 is hereby approved.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of January, 2012, by the following roll call vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

**ATTACHMENTS**

- Exhibits A-1 and A-2 – Buena Vista
- Exhibits B-1 and B-2 – Bushy Hill/Simeon
- Exhibits C-1 and C-2 – Mission Gorge Road



**City of Santee**  
**GPA2012-1 and Z2012-1**  
**Existing R-7 Land Use and Zoning**

*City of Santee, Department of Development Services*

**Related Cases: TCSPA2012-1,**  
**AEIS2012-5**

**Exhibit A-1**





**City of Santee**  
**GPA2012-1 and Z2012-1**  
**Proposed R-14 Land Use and Zoning**

**Related Cases: TCSPA2012-1,**  
**AEIS2012-5**

**Exhibit A-2**

City of Santee, Department of Development Services



Mission Trails Regional Park

Father Junipero Serra Trail

Simeon Dr

R-7

Wahl St

Mission Gorge Road

San Carlos

**City of Santee**  
**GPA2012-1 and Z2012-1**  
**Existing R-7 Land Use and Zoning**

City of Santee, Department of Development Services

**Related Cases: TCSPA2012-1,**  
**AEIS2012-5**

**Exhibit B-1**



Mission Trails Regional Park



**City of Santee**  
**GPA2012-1 and Z2012-1**  
**Proposed R-14 Land Use and Zoning**

City of Santee, Department of Development Services

**Related Cases: TCSPA2012-1,**  
**AEIS2012-5**

**Exhibit B-2**





**City of Santee**  
**GPA2012-1 and Z2012-1**  
**Existing GC Land Use and Zoning**

City of Santee, Department of Development Services

**Related Cases: TCSPA2012-1,**  
**AEIS2012-5**

**Exhibit C-1**





**City of Santee**  
**GPA2012-1 and Z2012-1**  
**Proposed R-22 Land Use and Zoning**  
City of Santee, Department of Development Services

**Related Cases: TCSPA2012-1,**  
**AEIS2012-5**

**Exhibit C-2**



**ORDINANCE \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA, TO AMEND THE ZONE DISTRICT MAP R2012-01 TO RECLASSIFY  
ASSESSOR PARCEL NUMBERS 384-042-22, 384-042-23, 383-021-03,  
383-021-04, 383-021-06, 383-021-07 TO THE R-14 (MEDIUM-HIGH RESIDENTIAL)  
DISTRICT AND TO RECLASSIFY ASSESSOR PARCEL NUMBERS 383-061-01,  
383-061-02, 383-061-03 TO THE R-22 (HIGH DENSITY RESIDENTIAL)  
DISTRICT IN CONJUNCTION WITH THE 2013-2020 HOUSING ELEMENT  
OF THE GENERAL PLAN**

**(RELATED CASE FILES: GPA2012-1 AND TCSPA2012-1)**

**WHEREAS**, on November 14, 2012, the City Council authorized staff to initiate a General Plan Amendment and Rezone on nine parcels of land outside the Town Center Specific Plan Area in connection with the 2013-2020 Housing Element Update; and

**WHEREAS**, two of the parcels are located within Review Area 1 of the Gillespie Field Airport Influence Area, and the proposed rezone action was found conditionally consistent with the Gillespie Field Airport Land Use Compatibility Plan at the December 13, 2012 meeting of the San Diego County Airport Land Use Commission; and

**WHEREAS**, consultation with the Native American Heritage Commission and local tribal representatives did not identify impacts to cultural resources; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for General Plan Amendment GPA2012-1, Rezone R2012-1, and Town Center Specific Plan Amendment TCSPA2012-1 that identified no significant impacts resulting from the land use changes proposed at the nine parcels, and a Negative Declaration (AEIS2012-5) was prepared and advertised for public review from December 20, 2012 to January 9, 2013; and

**WHEREAS**, on January 9, 2013, the City Council held a duly advertised public hearing on General Plan Amendment GPA2012-1, Zone Reclassification R2012-1, and Town Center Specific Plan Amendment TCSPA2012-1; and

**WHEREAS**, the City Council considered the Staff Report, considered all recommendations by staff and public testimony.

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

**SECTION 1:** The request to change the zoning classification of approximately 5.83 acres of land from R-7 (Medium Density Residential) to R-14 (Medium-High Density Residential) and approximately 6.18 acres of land from GC (General Commercial) to R-22 (High Density Residential) at multiple locations citywide as depicted in Exhibits A-1, A-2, B-1, B-2, C-1 and C-2 attached hereto and incorporated

## ORDINANCE \_\_\_\_\_

herein, is consistent with and designed to implement the land use designations applied by General Plan Amendment GPA2012-1, and furthers the goals and objectives of the General Plan by 1) promoting housing in proximity to services, public transit and employment consistent with Land Use Element objectives that promote a wide range of housing types (Objective 2.0) and Policy 2.2 which encourages the development of higher density residential developments in areas close to the multi-modal transit station and along major road corridors where transit and other convenient services are available; and 2) allowing residential densities that are affordable to lower income households consistent with Housing Element objectives that include the provision of adequate housing sites and a wide range of housing types to meet all economic segments of the community (Housing Element Objectives 3.0 and 5.0).

**SECTION 2:** The requested zone reclassification to change the Zone District Map as depicted in Exhibits A-1, A-2, B-1, B-2, C-1 and C-2, attached hereto and incorporated herein, is compatible with surrounding residential uses and development in keeping with the "Adjacent Land Use Compatibility Guide" of the Land Use Element.

**SECTION 3:** The Zone Reclassification R2012-1 will not result in a significant adverse impact upon the environment and the Mitigated Negative Declaration dated December 20, 2012 is approved.

**SECTION 4:** The Zoning District Map is hereby amended to reflect zone classifications consistent with General Plan Amendment GPA2012-1.

**SECTION 5:** This Ordinance shall become effective thirty (30) days after its passage.

**SECTION 6:** 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 9<sup>th</sup> day of January, 2012, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 24<sup>th</sup> day of January, 2010, by the following vote to wit:

**ORDINANCE \_\_\_\_\_**

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

**ATTACHMENTS**

Exhibits A-1 and A-2 – Buena Vista  
Exhibits B-1 and B-2 – Bushy Hill/Simeon  
Exhibits C-1 and C-2 – Mission Gorge Road



**City of Santee**  
**GPA2012-1 and Z2012-1**  
**Existing R-7 Land Use and Zoning**

*City of Santee, Department of Development Services*

**Related Cases: TCSPA2012-1,**  
**AEIS2012-5**

**Exhibit A-1**





**City of Santee**  
**GPA2012-1 and Z2012-1**  
**Proposed R-14 Land Use and Zoning**

**Related Cases: TCSPA2012-1,**  
**AEIS2012-5**

**Exhibit A-2**

*City of Santee, Department of Development Services*



Mission Trails Regional Park



**City of Santee**  
**GPA2012-1 and Z2012-1**  
**Existing R-7 Land Use and Zoning**

City of Santee, Department of Development Services

**Related Cases: TCSPA2012-1,**  
**AEIS2012-5**

**Exhibit B-1**



Mission Trails Regional Park



**City of Santee**  
**GPA2012-1 and Z2012-1**  
**Proposed R-14 Land Use and Zoning**

City of Santee, Department of Development Services

**Related Cases: TCSPA2012-1,**  
**AEIS2012-5**

**Exhibit B-2**





**City of Santee**  
**GPA2012-1 and Z2012-1**  
**Existing GC Land Use and Zoning**  
*City of Santee, Department of Development Services*

**Related Cases: TCSPA2012-1,**  
**AEIS2012-5**

**Exhibit C-1**





**City of Santee**  
**GPA2012-1 and Z2012-1**  
**Proposed R-22 Land Use and Zoning**

**Related Cases: TCSPA2012-1,**  
**AEIS2012-5**

**Exhibit C-2**

*City of Santee, Department of Development Services*



RESOLUTION \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SANTEE, CALIFORNIA APPROVING A TOWN CENTER SPECIFIC PLAN  
AMENDMENT TCSPA2012-1 TO CHANGE THE LAND USE DESIGNATIONS  
OF THREE PARCELS OF LAND**

**(RELATED CASE FILES: R2012-1, GPA2012-1, and AEIS2012-5)**

**WHEREAS**, on November 14, 2012, the City Council authorized staff to initiate a Town Center Specific Plan Amendment to change the land use designation on three parcels of land in the Town Center Specific Plan Area in connection with the 2013-2020 Housing Element Update; and

**WHEREAS**, the parcels are located outside Review Area 1 of the Gillespie Field Airport Influence Area and are therefore not subject to review by the San Diego County Regional Airport Authority for consistency with the Gillespie Field Comprehensive Land Use Plan; and

**WHEREAS**, consultation with the Native American Heritage Commission and local tribal representatives did not identify impacts to cultural resources; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for General Plan Amendment GPA2012-1, Rezone R2012, and Town Center Specific Plan Amendment TCSPA2012-1 that identified no significant impacts resulting from the land use changes proposed at the three parcels, and a Negative Declaration (AEIS2012-5) was prepared and advertised for public review from December 20, 2012 to January 9, 2013; and

**WHEREAS**, on January 9, 2013, the City Council held a duly advertised public hearing on General Plan Amendment GPA2012-1, Zone Reclassification R2012-1, and Town Center Specific Plan Amendment TCSPA2012-1; and

**WHEREAS**, the City Council considered the Staff Report and considered all recommendations by staff and public testimony.

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

**SECTION 1:** The requested amendment to change the land use designation of approximately 14.58 acres of land currently designated R-14 (Medium-High Density Residential) to R-22 (High Density Residential) as depicted in Exhibits A and B, attached hereto and incorporated herein, is compatible with adjacent land uses and the overall goal of the Town Center Specific Plan, which is to further the balance of development with conservation while creating opportunities for people to live, work and play. The re-designation of land in Town Center, which will further the land use goals and objectives of the Town Center Specific Plan, including: 1) providing for a variety of

**RESOLUTION \_\_\_\_\_**

housing types and sizes and a mixture of ownership and rental housing (Residential Goal); and 2) locating residential sites close to services, public transit and employment centers in conjunction with pedestrian corridors and amenities (Residential Objective 6.1) is hereby approved.

**SECTION 2:** The Town Center Specific Plan Amendment TCSPA2012-1 will not result in a significant adverse impact upon the environment and the Negative Declaration dated December 20, 2012 is approved.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of January, 2012, by the following roll call vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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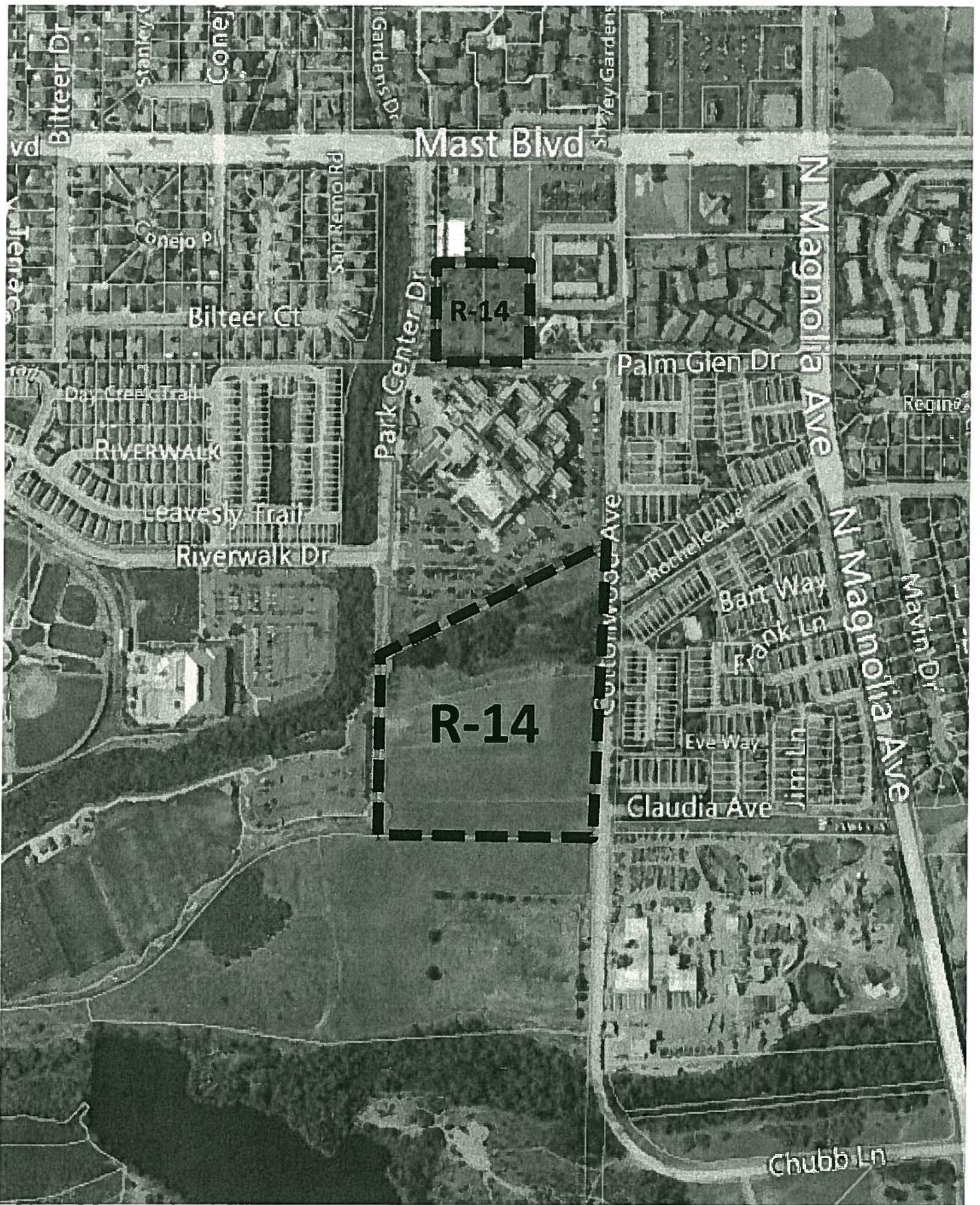
**RANDY VOEPEL, MAYOR**

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**PATSY BELL, CMC, CITY CLERK**

**ATTACHMENTS**

- Exhibit A – Existing Land Use Designations
- Exhibit B – Proposed Land Use Designations



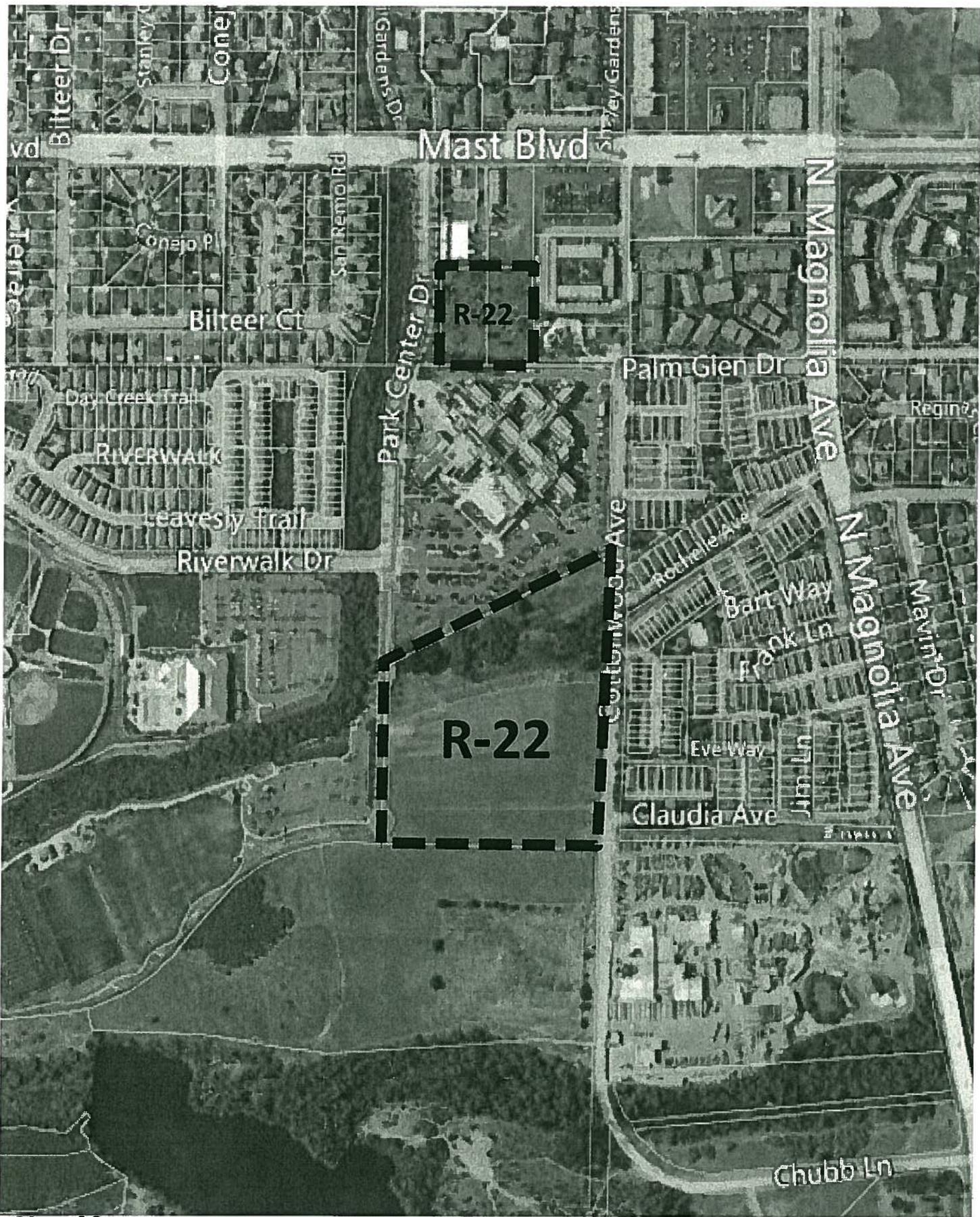
**City of Santee**  
**TCSPA2012-1**  
**Existing R-14 Land Use**

City of Santee, Department of Development Services

**Related Cases: GPA2012-1**  
**Z2012-1, AEIS2012-5**

**Exhibit A**





**City of Santee**  
**TCSPA2012-1**  
**Proposed R-22 Land Use**

City of Santee, Department of Development Services

**Related Cases: GPA2012-1**  
**Z2012-1, AEIS2012-5**

**Exhibit B**





# CITY OF SANTEE

MAYOR  
Randy Voepel

CITY COUNCIL  
Jack E. Dale  
Rob McNelis  
John W. Minto  
John Ryan

CITY MANAGER  
Keith Till

## DEPARTMENT OF DEVELOPMENT SERVICES NEGATIVE DECLARATION (AEIS2012-5)

### I. PROJECT DESCRIPTION

1. Entitlement: General Plan Amendment (GPA2012-1), Town Center Specific Plan Amendment (TCSPA2012-11), Rezone (R2012-1)
2. Applicant: City of Santee
3. Proposal: The project includes a General Plan Amendment (GPA2012-1), Town Center Specific Plan Amendment (TCSPA2012-1), and Rezone (R2012-1) to rezone properties to higher residential densities to accommodate Santee's share of the regional housing need through 2020 in conjunction with the 2013-2020 Housing Element.

The project will change the zoning and General Plan land use of 12 parcels of land at 5 sites from R-7 (7-14 du/ac), R-14 (14-22 du/ac) and GC (General Commercial) to R-14 (14-22 du/ac) and R-22 (22-30 du/ac). Two of the five sites (14.58 acres) are located within the Santee Town Center Specific Plan Area and will require an amendment to the Town Center Specific Plan. Taken together, land use changes at all five sites will allow 348 additional dwelling units throughout the city above the current General Plan.

4. Location: Citywide
5. Lead Agency: City of Santee
6. Responsible Agency: None identified

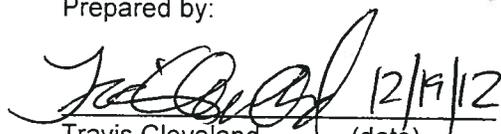
### II. STATEMENT OF ENVIRONMENTAL FINDINGS

An Initial Study was conducted by the Department of Development Services to evaluate the potential effects of this project upon the environment. Based upon the findings contained in the attached Initial Study, it has been determined that this project could not have a significant effect upon the environment.

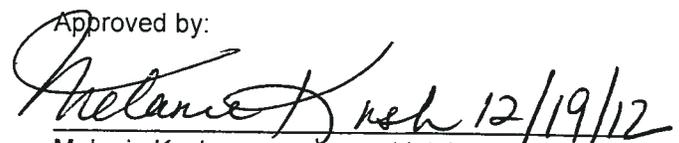
### III. PUBLIC REVIEW

1. Legal Notice Method: East County Californian, December 20, 2012
2. Document Posting Period: December 20, 2012 to January 9, 2012

Prepared by:

  
Travis Cleveland (date)  
Associate Planner

Approved by:

  
Melanie Kush (date)  
Planning Director

**CITY OF SANTEE  
ENVIRONMENTAL INITIAL STUDY AEIS2012-05**

1. PROJECT TITLE: .....2013-2020 Housing Element Rezones
2. LEAD AGENCY NAME AND ADDRESS: .....City of Santee, 10601 Magnolia Avenue, Santee, CA, 92071
3. CONTACT PERSON AND PHONE NUMBER:.....Melanie Kush, AICP (619) 258-4100, ext. 167
4. PROJECT LOCATION & (ASSESSOR NUMBER): See Table 1, page 2.
5. PROJECT SPONSOR'S NAME AND ADDRESS: ..City of Santee, 10601 Magnolia Avenue, Santee, CA 92071
6. GENERAL PLAN DESIGNATION: .....See Table 1.
7. ZONING:.....See Table 1.

**8. PROJECT DESCRIPTION:**

The project includes a General Plan Amendment (GPA2012-1), Town Center Specific Plan Amendment (TCSPA2012-1), and Rezone (R2012-1) to rezone properties to higher residential densities and change three commercial properties to a multiple-family designation to accommodate Santee's share of the regional housing need through 2020 in conjunction with the 2013-2020 Housing Element.

Specifically, the project will change the zoning and General Plan land use of 12 parcels of land at 5 sites from R-7 (7-14 du/ac), R-14 (14-22 du/ac) and GC (General Commercial) to R-14 (14-22 du/ac) and R-22 (22-30 du/ac). Two of the five sites (14.58 acres) are located within the Santee Town Center Specific Plan Area and will require an amendment to the Town Center Specific Plan. Taken together, land use changes at all five sites could accommodate 348 additional dwelling units throughout the city.

Table 1 provides more information on the project sites. Exhibit B (attached) is a map of the sites.

This Initial Study performs a "plan-to-plan" analysis, as no physical development is proposed. To the extent possible, known environmental effects are discussed in this Initial Study; however, there will be no physical impact to the environment. Future development projects on project sites will assess project-specific impacts in their environmental documents.

**Initial Study AEIS2012-5****GPA02012-1/TCSPA2012-1/R2012-1, 2013-2020 Housing Element Rezones**

Page 2 of 14

Table 1 – Site Information					
Site	APN	Acres	Address	Current Designation	Proposed Designation
1	384-042-22	0.48	9914 Buena Vista Ave	R-7 (Residential, 7-14 du/ac)	R-14 (Residential, 14-22 du/ac)
	384-042-23	1.51	9936 Buena Vista Ave	R-7 (Residential, 7-14 du/ac)	R-14 (Residential, 14-22 du/ac)
2	383-021-03	1.26	7427 Simeon Drive	R-7 (Residential, 7-14 du/ac)	R-14 (Residential, 14-22 du/ac)
	383-021-04	1.01	8746 Bushy Hill Drive	R-7 (Residential, 7-14 du/ac)	R-14 (Residential, 14-22 du/ac)
	383-021-06	0.56	8758 Bushy Hill Drive	R-7 (Residential, 7-14 du/ac)	R-14 (Residential, 14-22 du/ac)
	383-021-07	1.01	7439 Simeon Drive	R-7 (Residential, 7-14 du/ac)	R-14 (Residential, 14-22 du/ac)
3	381-051-12	12.23	No address	TC, R-14 (Residential, 14-22 du/ac)	TC, R-22 (Residential, 22-30 du/ac)
4	381-032-07	1.17	No address	TC, R-14 (Residential, 14-22 du/ac)	TC, R-22 (Residential, 22-30 du/ac)
	381-032-08	1.18	No address	TC, R-14 (Residential, 14-22 du/ac)	TC, R-22 (Residential, 22-30 du/ac)
5	383-061-01	0.95	7950 Mission Gorge Road	GC (General Commercial)	R-22 (Residential, 22-30 du/ac)
	383-061-02	2.83	7970 Mission Gorge Road	GC (General Commercial)	R-22 (Residential, 22-30 du/ac)
	383-061-03	2.4	7980 Mission Gorge Road	GC (General Commercial)	R-22 (Residential, 22-30 du/ac)

**REGIONAL SETTING**

Santee is located in San Diego County, approximately 20 miles due east of the Pacific Ocean and 15 miles northeast of downtown San Diego. The City encompasses approximately 16.5 square miles, and is generally characterized by rolling hills framing the City on the west, north and east, gradually leading to flatter land in the central and southern parts of the City. The San Diego River flows from east to west across the center of the City. Santee is bordered to the north and east by unincorporated land in the County of San Diego, to the west by the City of San Diego, and to the south by the City of El Cajon. Gillespie Field, a general aviation airport operated by the County of San Diego, is located in El Cajon directly across Santee's southern boundary. See Exhibit A (attached) for Santee's regional location.

## PROJECT SITES AND SURROUNDING LAND USES

See Exhibit B (attached) for the location of the 5 sites evaluated by this environmental document.

**SITE 1:** Site 1 is an underutilized 1.99-acre site comprised of two assessor's parcels, APNs 384-042-22 and -33. The site is located at 9914 and 9936 Buena Vista Avenue, at the northeast corner of Buena Vista Avenue and Mission Greens Road. It is currently occupied by one single family home, and one auto repair business. The site is bordered on the north and east by a mobile home park in the R-2 zone, to the west across Mission Greens Road by condominiums in the R-7 zone, and to the south across Buena Vista Avenue by single family homes in the R-2 zone.

The site is currently zoned R-7 (Residential, 7-14 du/ac), which could allow up to 27 residential units. The project proposes to apply the R-14 zone (Residential, 14-22 du/ac), which could allow up to 43 residential units. This is an increase of 16 residential units.

**SITE 2:** Site 2 is an underutilized 3.84-acre site comprised of four assessor's parcels, APNs 383-021-03 through -07. The site is located at 7427-7439 Simeon Drive and 8746-8758 Bushy Hill Drive at the southwest corner of Simeon Drive and Bushy Hill Drive. It is currently occupied by four single family homes. The site is bordered to the north across Simeon Drive by undeveloped land zoned RS-1-1 in the City of San Diego, to the east (across Bushy Hill Drive), south, and west by condominiums in the R-7 zone.

The site is currently zoned R-7 (Residential, 7-14 du/ac), which could allow up to 53 residential units. The project proposes to apply the R-14 zone (Residential, 14-22 du/ac), which could allow up to 84 residential units. This is an increase of 31 residential units.

**SITE 3:** Site 3 is an undeveloped 12.23-acre site comprised of one assessor's parcel, 381-051-12. The site has no address. It is located in the City's Town Center Specific Plan. To the west is Town Center Community Park, to the north is the County's Edgemoor Skilled Nursing Facility, to the south is undeveloped land zoned R-30, and to the east across Cottonwood Avenue are condominiums zoned R-7.

The site is currently zoned R-14 (Residential, 14-22 du/ac) within the Town Center Specific Plan, which could allow up to 269 residential units. Under the proposed R-22 zone (Residential, 22-30 du/ac), the site could allow up to 366 residential units. This is an increase of 97 residential units.

**SITE 4:** Site 4 is an undeveloped 2.35-acre site comprised of two assessor's parcels, APNs 381-032-07 and -08. The site has no address. It is located in the City's

urbanized Town Center Specific Plan. The site is bordered on the west by Park Center Drive, on the north by existing commercial development in the GC zone, on the east by single family homes within the R-14 zone, and on the south by the Edgemoor Skilled Nursing facility.

The site is currently zoned R-14 (Residential, 14-22 du/ac) within the Town Center Specific Plan, which could allow 51 residential units. Under the proposed R-22 zone (Residential, 22-30 du/ac), the site could allow up to 70 residential units. This is an increase of 19 residential units.

**SITE 5:** Site 5 is a developed 6.18 acre site. The site consists of three assessor's parcels, 383-061-01, -02, and -03 that are developed with single family homes, outbuildings, a horse corral, and operable vehicle storage. To the west of the site is the Treviso multiple-family development, which is zoned R-22 (Residential, 22-30 units per acre), to the north is the State Route 52 Freeway, to the east is land within the City of San Diego jurisdiction that is zoned RS-1-8, and to the south is Mission Gorge Road. The surrounding area is generally of a commercial character.

The site is currently zoned GC (General Commercial, no new residential). Under the proposed R-22 (Residential, 22-30 du/ac) zone the site could allow up to approximately 185 residential units.

## **ENVIRONMENTAL ANALYSIS**

**AESTHETICS** - The proposed land use changes locate development on infill sites already planned for development in areas of gentler topography outside major hillside areas. Implementation of the proposed General Plan Amendment would not result in a significant increase in negative impacts related to visual quality/aesthetics when compared to the existing General Plan. On Sites 1-4, the proposed zoning designations represent only an incremental increase in already allowable density, and the existing and proposed zones, although different, allow very similar uses and building types. There would be no substantial increase in developed area at buildout, and no major land use changes that would affect visual quality over what is anticipated in the current General Plan. On Site 5, a change from a commercial to a multi-family residential designation may result in a decrease in paved area/an increase in landscaped area, which could represent a positive aesthetic effect.

Potential impacts to visual quality would be minimized through implementation of General Plan Community Enhancement Element policies (Policy 2.3, 3.5, 7.2), at the time of physical development where site design features are made known and specific impacts may be evaluated.

**AGRICULTURE AND FOREST RESOURCES** - The General Plan does not have land use designations or zones exclusively for agricultural use. Limited agriculture is permitted as an interim use in certain residential zones where future development is

anticipated. There are no existing agricultural uses on Sites 1 through 5 and the sites are not planned or zoned for agricultural use. The sites are not mapped as an important agricultural resource by the State Department of Conservation. Therefore, this project will not have an impact on agricultural resources. Similarly, there are no federal, state, or local forest resources located on any of the subject parcels, and this project has no impact on forest resources.

**AIR QUALITY** - Air pollution is a general term used to describe undesirable amounts of particulate or gaseous matter in the atmosphere. Air pollution can be natural or human-made. It occurs naturally during volcanic eruptions, forest fires, and dust storms and has been an occasional problem for humans over time. However, during the past one hundred years, air pollution created by humans has become a major, persistent public health problem.

To determine whether a project would result in emissions that would violate any air quality standard or contribute substantially to an existing or projected air quality violation, project emissions may be evaluated based on the quantitative emission thresholds established by the San Diego Air Pollution Control District (APCD). As part of its air quality permitting process, the APCD has established construction emissions and operational emissions thresholds in Rule 20.2 for the preparation of Air Quality Impact Assessments. For CEQA purposes, these screening criteria can be used as numeric methods to demonstrate that a project's total emissions would not result in a significant impact to air quality. The screening thresholds are included in Table 2 below.

The Project's air quality impacts were calculated using the latest URBEMIS 2007 air quality model, which was developed by the California Air Resources Board. The URBEMIS 2007 model results are also shown in Table 2.

Table 2 - Project Air Quality								
Pollutant	Total Emissions						Project Total Emissions Pounds per Day (URBEMIS 2007)	Significant?
	Pounds per Day (APCD Rule 20.2)	Site 1	Site 2	Site 3	Site 4	Site 5		
<b>Construction Emissions</b>								
PM <sub>10</sub>	100	0.03	0.05	0.15	0.03	-0.48	-0.22	No
PM <sub>2.5</sub>	100	0.02	0.03	0.11	0.03	-0.47	-0.28	No
Nitrogen Oxide (NO <sub>x</sub> )	250	0.47	0.90	2.84	0.55	0.71	5.47	No
Sulfur Oxide (SO <sub>x</sub> )	250	0.00	0.00	0.01	0.00	0.01	0.02	No
Carbon Monoxide (CO)	550	1.63	3.17	9.90	1.94	10.84	27.48	No
<b>Operational Emissions</b>								
PM <sub>10</sub>	100	1.10	2.15	5.85	1.19	-34.37	-24.08	No
PM <sub>2.5</sub>	100	0.21	0.00	1.15	0.23	-6.64	-5.05	No
Nitrogen Oxide (NO <sub>x</sub> )	250	0.73	1.43	4.00	0.82	-18.93	-11.95	No
Sulfur Oxide (SO <sub>x</sub> )	250	0.01	0.01	0.04	0.01	-0.17	-0.17	No
Carbon Monoxide (CO)	550	5.24	10.24	27.98	5.70	-151.72	-5.05	No

Based on the model results, no significant air quality impacts would occur for short term construction activity and for long-term Project operations when compared to previous zoning. Future construction projects would be required to observe the following fugitive dust control measures, consistent with APCD Rule 55, during all phases of project construction:

- a. Multiple applications of water shall be applied during grading between grader/scrapper passes to control airborne dust beyond the property line.
- b. Paving, chip sealing or chemical stabilization of internal roadways shall be implemented after completion of grading.
- c. Sweepers or water trucks shall be used to remove "track-out" at any point of public street access.
- d. Track out/carry out shall be minimized with methods to control for visible dust and spillage at the project egress point and during material transport.
- e. Soil storage piles shall be stabilized by chemical binders, tarps, fencing or other erosion control measures.

As the proposed project does not propose construction at this time, there are no air quality impacts. Future construction projects would be required to comply with the Green Building Code and all applicable regulations related to air quality.

**BIOLOGICAL RESOURCES** - Future development in the City in accordance with the proposed General Plan Amendment would result in the development of approximately 26.59 acres of existing undeveloped and underdeveloped land. The selected parcels are not located with the City's draft Multiple Species Conservation Plan preserve, and with the exception of parcels within Town Center, the properties are developed and support ornamental landscaping. The parcels within Town Center are disturbed and subject to weed clearance on an annual basis.

No adverse impacts to biological resources are anticipated with future development. However, at the time of development, site specific biological surveys would be conducted to ensure no significant impacts occur, with mitigation measures as required. Any impacts would be minimized through implementation of existing regulations (such as the State and Federal Endangered Species Acts, the State Fish and Game Code and Section 404 of the Clean Water Act), consultation with the Resources Agencies including California Department of Fish and Game, United States Fish and Wildlife Service and the United States Army Corps of Engineers, and implementation of the goals and policies of the Conservation Element.

Because of these existing protections and the goals and policies of the proposed Conservation Element (Policies 7.1, 7.2, 7.3) which establish additional biologically sensitive development guidelines and criteria, the proposed General Plan Amendment would not significantly impact any sensitive species or their habitats.

**CULTURAL RESOURCES** – In conjunction with the proposed project, local Native American Tribes were contacted. One response was received, and no significant impacts were identified. Implementation of the proposed General Plan Amendment would not result in a significant increase in impacts to cultural resources when compared with the adopted General Plan. Specifically, the proposed changes to the Land Use Element would not increase the potential developable area over that of the existing General Plan or allow development of areas not contemplated for development in the existing General Plan.

Though the project does not include physical development, further development is subject to the Conservation Element (Policies 8.1, 8.2), which will reduce potential impacts to prehistoric and historic resources.

**HYDROLOGY/WATER QUALITY** - A comparison of the existing and proposed General Plan Amendment revealed that the overall change in residential and commercial development would be minimal. Therefore, the amount of impervious surfaces would not significantly change with implementation of the proposed General Plan Amendment. Though the project does not include physical development, further development is subject to the Conservation Element (Policies 9.1, 9.2, 9.3, 9.4, 9.5,) which will reduce potential impacts to related to water quality.

In addition, construction activities would be subject to specific conformance requirements of the State Water Quality Control Board's General Construction and Industrial NPDES Permits, including the implementation of an approved Storm Water Pollution Prevention Plan (SWPPP) and monitoring/testing program, with pollution control measures involving the use of best available technology (BAT), best conventional pollutant control technology (BCT), and/or best management practices (BMPs) pursuant to direction by the SWRCB and the applicable RWQCB office. Compliance with the above-listed plans would reduce potential water quality impacts from implementation of the proposed General Plan Amendment to below a level of significance.

**LAND USE** – Due to the incremental increase in zoning densities, buildout at Sites 1-4 under the proposed General Plan Amendment will be similar in building type and size to buildout as contemplated in the City's existing General Plan. In analyzing candidate sites for this project, staff specifically selected sites that: 1) were unconstrained by airport land use restrictions, 2) were infill sites located within or adjacent to existing residential areas, 3) represented incremental increases in residential density (Sites 1-4) or were located adjacent to sites of similar residential density (Site 5).

At Site 5, an analysis of the conversion from a General Commercial designation (GC) to High Density Residential (R-22) took the decrease in commercial viability of the site in conjunction with both the completion of State Route 52 and the installation of medians on Mission Gorge Road that prevent turning left into and out of the site into account. These two factors serve to reduce the commercial viability of the site and make a transition to residential appropriate at this location, with the Treviso development to the immediate west. Over 15 acres of existing undeveloped commercial acreage remains in the City in more suitable locations.

General Plan Table 1-4 (Adjacent Land Use Compatibility Guide) does not identify any significant land use incompatibilities that will result from this project, and the General Plan and the Town Center Specific Plan both contain objectives and policies related to the type of development enabled by the project. Though the proposed General Plan Amendment and Town Center Specific Plan amendment does not include physical development, future development would be subject to the Land Use Element and Town Center Specific Plan, which will reduce impacts to land use.

**NOISE** - The General Plan Noise Element has the stated goal of reducing harmful and annoying noise for existing and future residents, and requires the analysis of noise effects both on and off project sites. Pursuant to the Noise Element (Policies 1.1, 1.2, 1.3, 1.4, 1.5, 2.1, 2.2) future physical development must conform to the Noise Element policies to reduce any potential impacts related to noise. Although the General Plan Amendment does not include physical development, compliance with the Noise Element would reduce potential noise impacts from implementation of the proposed General Plan Amendment to below a level of significance.

**POPULATION/HOUSING** - The General Plan Amendment therefore represents a gain of 348 housing units, or a net gain of 946 residents over the existing General Plan using SANDAG 2012 estimates of 2.72 people per household. The difference is not considered to be significant as it is offset by the loss of 657 housing units due to the construction of State Route 52. During the more recent construction eastward from State Route 125 to State Route 67 alone (Unit 4 to Cuyamaca Street, and Unit 5 from Cuyamaca Street to SR 67), Caltrans reported a total loss of 407 units. These units were centrally located, and the project sites, when developed, would help replace these lost units in similarly convenient central locations.

**PUBLIC FACILITIES, SERVICES AND UTILITIES** - Implementation of the proposed General Plan Amendment would not result in a significant increase in need for public facilities, services, and utilities when compared to the existing General Plan based on the minimal change in population and land uses.

**Schools** – Pursuant to Government Code Section 53080, new development may be assessed by school districts to offset demands for services, with limits on the assessment set by state law. The assessment is divided between the Santee Elementary School District and the Grossmont Union High School District where their service areas overlap. The school fees are collected when building permits are issued.

**Fire Protection/Emergency Medical** – Although the General Plan Amendment does not include physical development, future physical development is subject to the Safety Element (Policies 4.1, 4.2, 4.8, 4.9, 4.11), which would reduce potential service impacts from implementation of the proposed General Plan Amendment to below a level of significance.

**Law Enforcement** – Although the General Plan Amendment does not include physical development, future physical development is subject to the Safety Element (Policies 5.2, 5.4.), which would reduce potential service impacts from implementation of the proposed General Plan Amendment to below a level of significance.

**Water** – The City is served by the Padre Dam Municipal Water District (PDMWD), a multi-purpose public utility providing retail water, wastewater collection, disposal, treatment, water recycling, and recreation.

SB 610, passed in 2002, directs residential developments of 500 or more units to prepare a water supply assessment. This rezone does not generate 500 or more units. Therefore, a water supply assessment is not required. As such, this Initial Study relies on a previous Water Supply Assessment conducted in 2010 for the previous Housing Element.

That document, which was created to evaluate potential land use changes that represented a capacity increase of up to 2,381 residential units, found that PDMWD was prepared to manage the increase in water service. Of the 2,381 potential units, only 284 additional units were actually created when only one of the potential sites was selected for rezoning on March 10, 2010. The increase of 348 residential units proposed can be accommodated by the remaining 2,097 units that PDMWD was prepared to accommodate. Therefore, effects on water and sewer availability are not determined to be significant. Water service exists at or is located near to all five sites.

**Wastewater** - Wastewater collection and treatment for the City is provided by the PDMWD. A portion of the wastewater is sent to the District's water reclamation facility (WRF) for tertiary treatment and recycling. The balance is sent to the City of San Diego's Point Loma Wastewater Treatment Plant (WTP).

The PDMWD WRF is located adjacent to and just north of the Santee Lakes Park and services the City of Santee, along with parts of El Cajon and parts of the County of San Diego. The WRF treats wastewater to the State of California Title 22 standards, which means the water is safe for full human body contact, but is not permitted for drinking. The treatment process used removes biological nutrients such as organic material and nitrogen, without the use of chemicals.

PDMWD WRF currently has a treatment capacity of approximately two mgd. In addition, PDMWD owns approximately 6.7 mgd capacity in the San Diego Metropolitan Wastewater System; therefore PDMWD has the ability to treat approximately eight mgd of wastewater. The Point Loma WTP services an area of approximately 450 square miles and treats up to 240 mgd. The treatment process involves the removal of materials such as plastics, coffee grounds, and oil, and then chemicals such as ferric chloride and organic polymers are used to remove even smaller materials. After this process approximately 80 percent of suspended solids have been removed, and the treated effluent is discharged through the Ocean Outfall into the ocean.

Approximately 5.6 mgd of wastewater is presently generated in the City. Of this total, approximately two mgd of wastewater is treated at the PDMWD WRF; the remaining 3.6 mgd is sent to the Point Loma Sewage WTP. One mgd of the tertiary-treated effluent produced each day is used to fill the seven lakes at the District's Santee Lakes Regional Park and Campground, the remaining one mgd is used to irrigate over 140 sites including City parks, streetscape landscaping, the SR 52 right-of-way, school sites, office structures and residential common landscape areas. If use of the recycled irrigation water used by customers is low due to seasonal rainfall, the recycled water is de-chlorinated and discharged through the Santee Lakes to the San Diego River.

PDMWD's Master Plan also projects 2020 demands on the wastewater system. This projection also used SANDAG's 2020 Cities/County population forecast, which estimated the population of the City in the year 2020 at 74,856 residents. Taking into account the City's population in 2020 as well as the populations of other areas they serve, PDMWD projects the 2020 daily wastewater generation rate to be 7.5 mgd, which it is prepared to manage.

**RECREATION** - Implementation of the proposed General Plan Amendment would not result in a significant increase in impacts related to parks and recreation when compared to the adopted General Plan. The Recreation Element policies in combination with the City's Park Land Dedication Ordinance would require the same level of parks and recreation opportunities per capita as the adopted General Plan. In addition, the Recreation Element provides proactive policies (Policies 1.1, 2.2) to assure that sufficient parks and recreation opportunities would be provided concurrent with need.

**TRAFFIC/CIRCULATION** - Implementation of the proposed General Plan Amendment would not result in a significant increase in impacts related to transportation and circulation when compared to the existing General Plan.

Site	Size and Location	Existing Zoning	Proposed Zoning	Additional Dwelling unit	Additional daily trip generation (ADT)
1	1.99 acres on two parcels at NE corner of Mission Greens Rd and Buena Vista Ave	R-7	R-14	16	96
2	3.65 acres on four parcels at SW corner of Bushy Hill Drive and Simeon Drive	R-7	R-14	31	174
3	12.23 acres on one parcel directly south of the new Edgemoor Hospital	TC (R-14)	TC (R-22)	98	588
4	2.35 acres on two parcels on the east side of Park Center Dr near Mast Blvd	TC (R-14)	TC (R-22)	19	114
5	6.18 acres on three parcels on Mission Gorge Rd, west of Treviso	GC	R-22	185	1,110
Total Trip Generation at all sites					2,082
Trip Reduction in Town Center due to Las Colinas Jail expansion					-2,217
Trip Reduction due to change from commercial use at site 5					-1,362
Net effect of project as proposed					0

With the development of all five sites, traffic volumes on local roadways would be reduced when compared to development of these sites in conformance with the existing General Plan and Town Center Specific Plan designations. This is due to the reduced development potential in Town Center due to the recent Las Colinas Women's Detention Center expansion and the conversion of 6.18 acres from a commercial to residential designation. The project will not result in any significant impacts over that

which would occur under the existing General Plan. Site specific impacts that result from future projects will be analyzed in those projects' environmental documents

**CLIMATE CHANGE** - The California Climate Solutions Act of 2006 (AB32) expressed the view that global warming is generally the result of greenhouse gases (GHGs). GHGs include carbon dioxide, methane, halocarbons, and nitrous oxide, among others. The rise in global temperature associated with such warming is also associated with long-term changes in precipitation, temperature, global wind patterns, and other elements of the earth's climate system. These associated effects are collectively known as climate change. GHG emissions stem primarily from the burning of fossil fuels such as vehicle emissions or increased energy consumption.

Climate change is a cumulative impact. A project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of greenhouse gases; however, an individual project does not generate enough greenhouse gas emissions to significantly influence global climate change. Future Projects would incorporate the following project design features that could further reduce GHG emissions:

- Providing additional shade trees throughout the project site that reduce the urban heat island effect (Santee is a Tree City USA);
- Complying with Title 24 energy efficient standards;
- Use of recycled water for landscaping.
- Facilities to recharge electric vehicles.

There are currently no published thresholds for measuring the significance of a project's cumulative contribution to climate change. SB 375 requires each metropolitan planning organization to prepare a Sustainable Communities Strategy (SCS) as an integrated element of the Regional Transportation Plan. The San Diego area 2050 RTP was adopted for the metropolitan region in November 2011 by SANDAG. The 2050 RTP SCS is anticipated to meet or exceed targets set by the California Air Resources Board to lower greenhouse gas (GHG) emissions from autos, and light trucks. The region will meet or exceed these targets by, among other means, using land in ways to conserve open space.

Sites for rezoning in conjunction with this project were chosen in to reduce vehicle miles traveled when compared to more conventional types of development. While any development has the potential to increase the production of greenhouse gases, this project is planning and zoning for increased densities within existing urban areas, near to shopping centers, employment, recreation, and transit service. This represents "Smart Growth" type development which provides the opportunity to reduce vehicle miles traveled by increasing people's ability to walk, ride a bicycle, or take transit within the project area.

This type of development helps to reduce the region's long-term greenhouse gas emissions by enabling people to use alternative forms of transportation, and to make shorter trips when using conventional transportation. The project, although it may increase greenhouse gas emissions in the short term, will be a part of a local and regional strategy to reduce greenhouse gas emissions in the long term by adapting land use patterns to meet the challenge of climate change.

The URBEMIS 2007 model was used consistent with the California Office of Planning and Research proposed amendments to CEQA (Section 15064.4) to quantify GHG emissions for the Project (see Table 2 on Page 6 above, under Air Quality). The URBEMIS 2007 model estimated that the proposed project would generate a non-significant amount of GHG temporarily during construction, but would actually result in an ongoing operational reduction of GHG compared to existing zoning (due to conversion of Site 5 from commercial to residential use).

Although thresholds of determining the significance of climate change impacts have not been finalized and adopted by the California Air Resources Board (ARB), the State has established a goal under AB32 to reduce GHG emissions to the 1990 level by the year 2020. The ARB estimates that, at reaching this 2020 goal, the level of GHG emissions would be 427 MMT. Executive Order S-3-05 on June 1, 2005 that established a year 2050 emissions target of 80 percent of the year 2020 emissions target (or 341 MMT). Given that the project would reduce operational GHG emissions when compared to existing zoning, the Project would contribute toward these reduction goals; therefore, it is not expected to have a significant climate change impact nor work to frustrate the intent of state policy direction to reduce greenhouse gas effects.

**9. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project:

Aesthetics	Agricultural Resources	Air Quality
Biological Resources	Cultural Resources	Geology/Soils
Hazards and Hazardous Materials	Hydrology/Water Quality	Land Use/Planning
Mineral Resources	Noise	Population/Housing
Public Services	Recreation	Transportation/Traffic
Utilities/Service Systems	Climate Change	Mandatory Findings of Significance

**10. DETERMINATION - ON THE BASIS OF THIS INITIAL EVALUATION:\***

I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.	
I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.	

**Initial Study AEIS2012-5**

**GPA02012-1/TCSPA2012-1/R2012-1, 2013-2020 Housing Element Rezones**

Page 14 of 14

<p>I find that the proposed project <b>MAY</b> have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." A <b>SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.</p>	
<p>I find that although the proposed project could have a significant effect on the environment, there <b>WILL NOT</b> be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier <b>EIR</b> or <b>NEGATIVE DECLARATION</b> pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier <b>EIR</b> or <b>NEGATIVE DECLARATION</b>, including revisions or mitigation measures that are imposed upon the proposed project, and nothing further is required</p>	

\*(To be completed by the Lead Agency)

  
Signature

12/19/2012  
Date

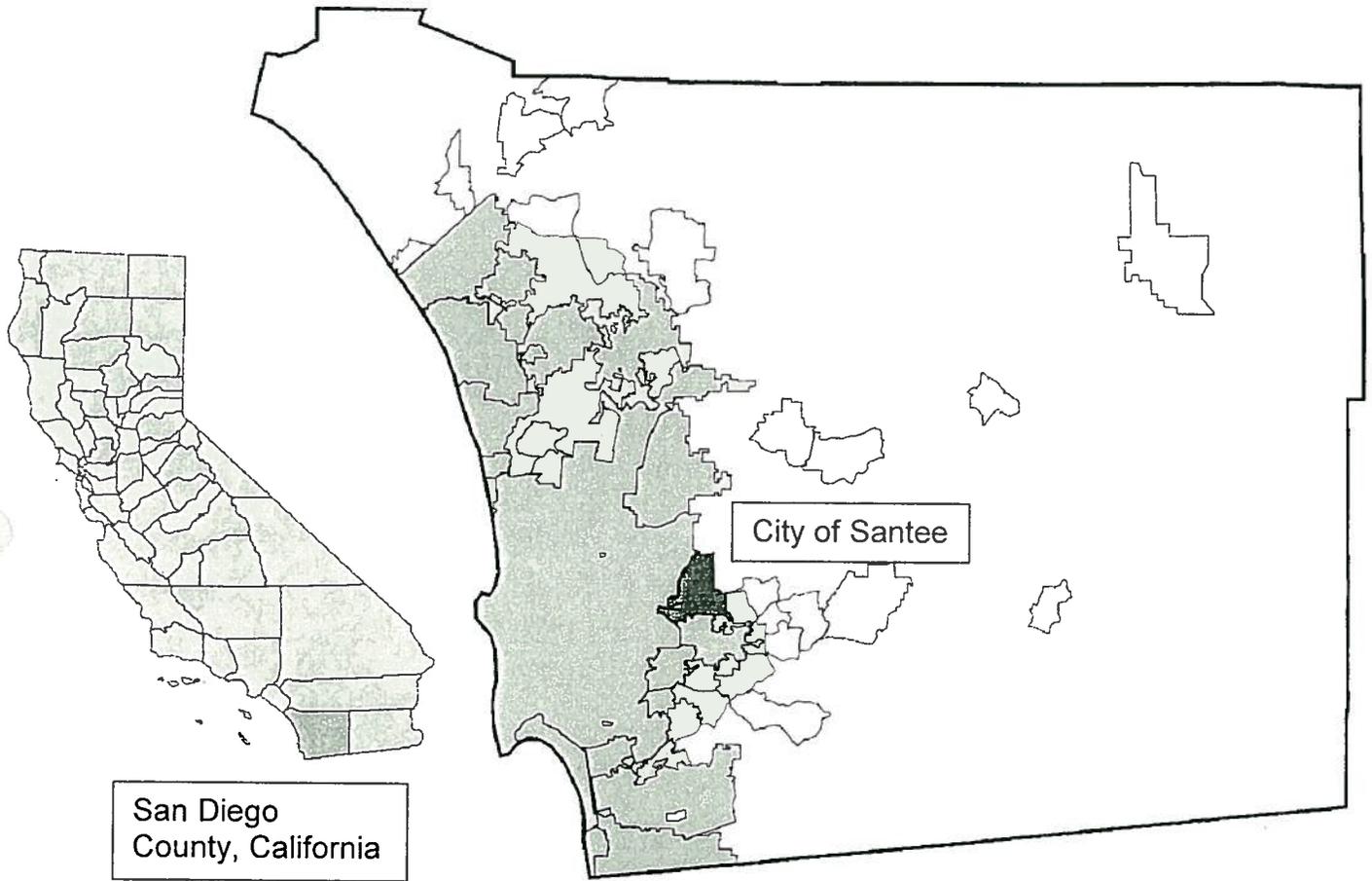
Travis Cleveland, Associate Planner  
Printed Name and Title

City of Santee

**ATTACHED EXHIBITS:**

- Exhibit A: Regional Location
- Exhibit B: Project Aerial
- Exhibit C: AEIS2012-5 Environmental Checklist

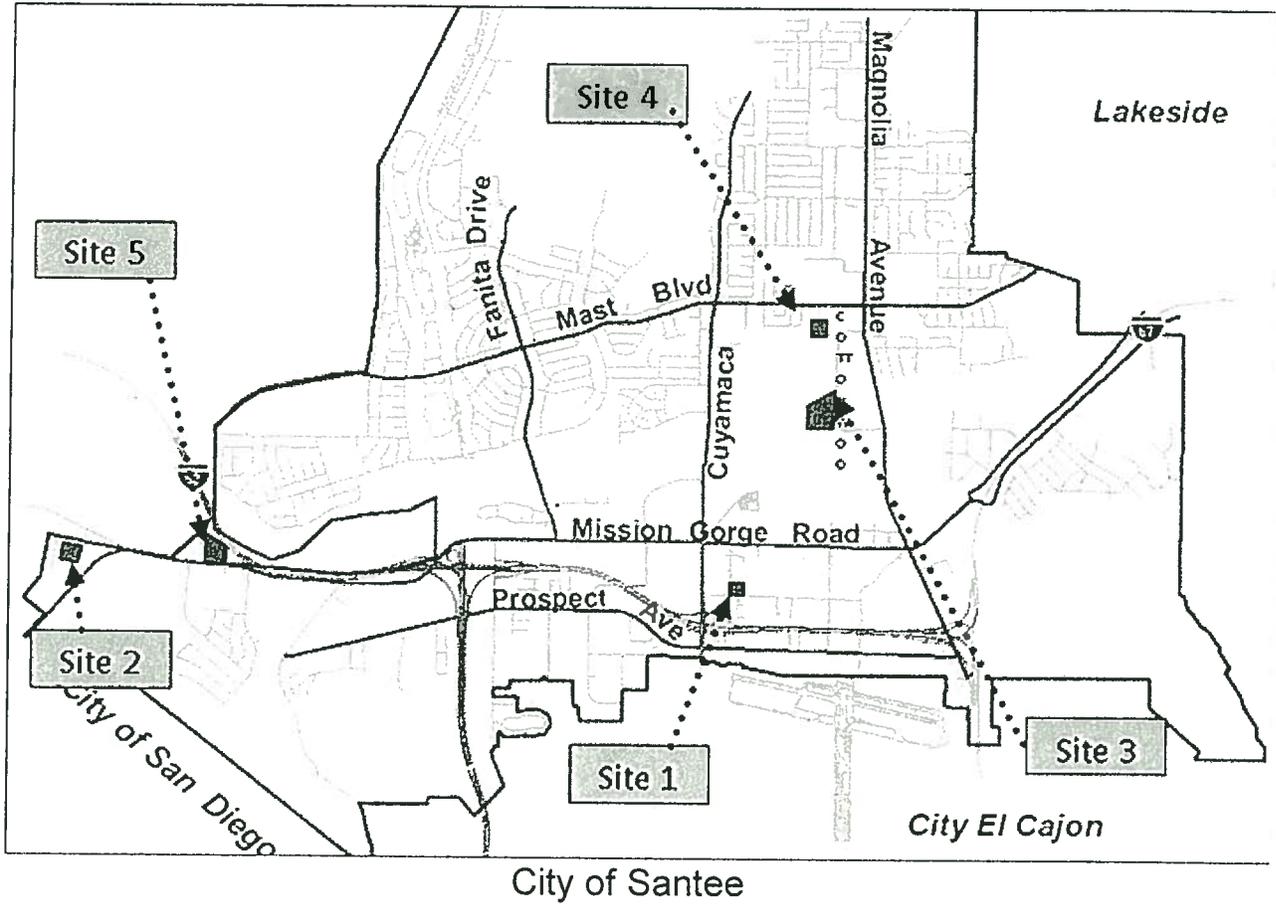
Exhibit A – Regional Setting



**GPA2012-1, TCSPA2012-1, R2012-1:**  
2013-2020 Housing Element Rezones



Exhibit B – Project Site Locations



City of Santee  
**COUNCIL AGENDA STATEMENT**

2C

**MEETING DATE** January 9, 2013

**AGENDA ITEM NO.**

**ITEM TITLE** A PUBLIC HEARING FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING VARIOUS SECTIONS OF TITLE 17 "ZONING" OF THE CITY OF SANTEE MUNICIPAL CODE TO ADDRESS COMPLIANCE WITH STATE LAWS GOVERNING SUPPORTIVE RESIDENTIAL USES, AS DEFINED IN CHAPTER 17.04 "ADMINISTRATION," AND FOUND IN CHAPTER 17.06 "PERMITS," CHAPTER 17.08 "DEVELOPMENT REVIEW," CHAPTER 17.10 "RESIDENTIAL DISTRICTS," AND CHAPTER 17.14 "INDUSTRIAL DISTRICTS" (RELATED CASE FILE ZA2012-1)

**DIRECTOR/DEPARTMENT** Melanie Kush, Development Services 

**SUMMARY**

This Zone Code Amendment proposes to revise various chapters of Title 17 "Zoning" to comply with state housing element law related to residential development, and entitlement requirements. Specifically, the amendment includes new and updated definitions for supportive housing types pursuant to the Health and Safety Code, and replaces ambiguous development review criteria with easily understood standards, including building height. The revisions address compliance with Government Code Sections 65583 and 65589.5, and respond to Program actions included in the last Housing Element (Fourth Revision). The Staff Report provides the detail on the proposed changes, and the Ordinance reflects all changes in strike-out/underline format.

If approved by the City Council for first reading, the changes would be reflected in the next Housing Element (Fifth Revision) under "Program Accomplishments." With these revisions, staff does not expect the Department of Housing and Community Development to withhold certification of the next Housing Element due March 2013.

**ENVIRONMENTAL REVIEW** Adoption of the Ordinance is not subject to the requirements of the California Environmental Quality Act pursuant to Section 15061(b)(3) of the Guidelines, and a Notice of Exemption will be filed.

**FINANCIAL STATEMENT**  A state-certified Housing Element improves the City of Santee's ability to compete favorably when applying for grants administered through SANDAG.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** 

1. Conduct and close the Public Hearing; and
2. Introduce for First Reading and set Second Reading for January 23, 2013.

**ATTACHMENTS**

Staff Report

Ordinance (clean version)

Ordinance (version showing strike-out and underlined text)

**STAFF REPORT  
CITY COUNCIL MEETING JANUARY 9, 2013**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
AMENDING VARIOUS SECTIONS OF TITLE 17 "ZONING" OF THE CITY OF SANTEE  
MUNICIPAL CODE TO ADDRESS COMPLIANCE WITH STATE LAWS GOVERNING  
SUPPORTIVE RESIDENTIAL USES, AS DEFINED IN CHAPTER 17.04  
"ADMINISTRATION", AND FOUND IN CHAPTER 17.06 "PERMITS", CHAPTER 17.08  
"DEVELOPMENT REVIEW", CHAPTER 17.10 "RESIDENTIAL DISTRICTS", AND  
CHAPTER 17.14 "INDUSTRIAL DISTRICTS"**

**ZA2012-1**

Notice of the Public Hearing was published in the East County Californian and posted on the City's website on December 27, 2012, and other interested parties were notified by U.S. Mail on December 28, 2012.

**A. Purpose of the Amendment (Project)**

To receive a state certified Housing Element, which is contingent upon compliance with housing element law.

One of the benefits of having a state-certified housing element is that the next Housing Element would be valid for eight years. It avoids having to prepare and adopt two four-year elements at added expense and more state involvement. A second benefit is that the City would remain eligible for state grant funds. For example the City received \$117,600 this year from the Housing Related Parks Program for park improvements. Without a state-certified Housing Element the City would not have qualified for the grant. A third benefit is that housing element compliance is included as rating and ranking criteria when the City applies for SANDAG funds. Specifically, the city would be ranked more highly and therefore would compete more successfully for Active Transportation Program funds. Earlier this year the City was awarded \$130,000 for new bike lane striping, and \$282,000 to construct a segment of the San Diego river trail.

**B. Compliance with State Housing Law: Government Code Sections 65583 and 65589.5**

Government Code Sections 65583 and 65589.5 require identification and analysis of the needs of homeless persons and families. Housing may range from emergency shelters to transitional and supportive housing and single-room occupancy dwellings. Under Government Code Section 65589.5, "The Housing Accountability Act", transitional and supportive housing must be considered a residential use and only subject to those residential restrictions that apply to other residential uses of the same type in the same zone. The Housing Accountability Act also requires predictability in the development of housing affordable to lower- and moderate-income households. Government Code Section 65589.5 also prohibits a city from disapproving a housing development project, or conditioning approval in a manner that renders the project infeasible. As such, having clear objective

design review standards for residential development improves predictability in the project review process. The amendment responds to these areas of the law.

Note: the following page references to the Ordinance are based on the strike-out/underline version attached to the Staff Report.

## **B. Proposed Amendment (Project)**

### **Definitions**

The amendment includes updated and/or new definitions for an emergency shelter, a single room occupancy dwelling (SRO), transitional and supportive housing. These definitions refer to the Health and Safety Code definitions where they exist. "Dwelling, single room occupancy" is similar to an efficiency unit, typically occupied by students, young professionals and seniors. By virtue of their size, they often represent affordable units and demonstrate the city's approach to meeting supportive housing requirements. Refer to Ordinance page 2 for revisions.

### **Reasonable Accommodation**

The "Reasonable Accommodation" subsection under "Minor Exception" has been deleted, and replaced with a new section that establishes a clear process by which a person may "request" reasonable accommodation in order to reside in the home. In Santee, these requests have typically been for limited building encroachments into yard setbacks to enlarge bedrooms, bathrooms or other rooms to accommodate disabled residents. Refer to Ordinance pages 3 and 4 for revisions.

### **Federal Exception Permit**

The "Federal Exception Permit" provisions have been removed entirely from the Code (refer to Ordinance pages 4 through 8). Only Group Care Facilities (seven or more) are currently subject to this Permit. To eliminate redundancy in the Code, staff proposes to replace the Federal Exception Permit requirement with the Conditional Use Permit requirement. Group Care Facilities, both "Limited" and "General", have been removed from the Table 17.10.030-A (Ordinance, page 11) and addressed separately in new section 17.10.030.F.10. Refer to Ordinance, page 12 for revisions.

### **Development Review Criteria**

Existing Section 17.08.070 contains development criteria for the review of development proposals. Redundancy is removed, subsections are consolidated and clarity added to the criteria. Among the key revisions are design measures to illustrate an objective (i.e. landscape buffers, decorative hardscape, wall plane offsets, building story setbacks), specificity has been added to the lighting standard, and minimum distances between multiple-family buildings on the same site have been clarified. Refer to Ordinance pages 8 through 10 for revisions.

### **Use Regulations for Residential Districts**

Secondary dwelling units are processed by staff, subject to established standards, but would no longer require a Development Review Permit Refer to Ordinance page 12 for revisions.

Table 17.10.030A. Supportive housing types – group care facilities and transitional housing have been removed from the Table and described separately under Section 17.10.030.F “Special Use Regulations”. Refer to Ordinance pages 11 and 12 for revisions.

### **Basic Development Standards – Residential – Table 17.10 040A.**

This table has been revised to correct the Urban Residential R-30 density, which establishes 30 dwelling units per acre. The Conditional Use Permit (CUP) requirement for an additional story for residential development in the R-14 and R-22 zones is proposed for deletion. In the past, the CUP served to discourage out-of-scale residential development. With the advent of “smart growth” and the focus on high density residential development close to employment, transit and services, height would be considered a building standard, and subject to design criteria set forth in the Code. Refer to Ordinance page 13 for revisions.

### **Industrial Districts**

Emergency shelters are allowed in the General Industrial zone on North Woodside Avenue. Proposed are corrections to the existing code structure to refer to the Housing Element Exhibit for location map, to establish the distance requirement between shelters per state law, and to add the requirement for a Shelter Management Plan. Refer to Ordinance page 14 for revisions.

## **D. STAFF RECOMMENDATION**

Staff recommends that Zone Code Amendment ZA2012-1 be approved, as it amends the Zoning Ordinance to be consistent with the Housing Element, and state law. Therefore, the recommendation is to:

1. Conduct and Close the Public Hearing; and
2. Introduce the Ordinance for First Reading and set Second Reading for January 23, 2013.

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING VARIOUS SECTIONS OF TITLE 17 "ZONING" OF THE CITY OF SANTEE MUNICIPAL CODE TO ADDRESS COMPLIANCE WITH STATE LAWS GOVERNING SUPPORTIVE RESIDENTIAL USES, AS DEFINED IN CHAPTER 17.04 "ADMINISTRATION", AND FOUND IN CHAPTER 17.06 "PERMITS", CHAPTER 17.08 "DEVELOPMENT REVIEW", CHAPTER 17.10 "RESIDENTIAL DISTRICTS", AND CHAPTER 17.14 "INDUSTRIAL DISTRICTS"**

**CASE FILE: ZONE CODE AMENDMENT ZA2012-1**

**WHEREAS**, it is the policy of the City, pursuant to the Federal Fair Housing Act Amendments (42 U.S.C. Section 3601) hereinafter "FHAA", the California Fair Employment and Housing Act, hereafter "Fair Housing Laws", and the Housing Element of the General Plan to facilitate housing for individuals with disabilities and those in need of emergency shelter, and to facilitate housing affordable to lower-income households, through reasonable and objective rules, policies, practices and procedures that ensure equal access to housing in accordance with applicable laws; and

**WHEREAS**, in accordance with Public Utilities Code Section 21676, the San Diego County Regional Airport Authority has been notified of the proposed Amendment to Title 17 to address Housing Element Programs; it has been determined that the Amendment would not materially affect implementation of the Gillespie Field Airport Land Use Compatibility Plan; future development proposals would continue to be subject to review by the San Diego County Regional Airport Authority and the Federal Aviation Administration as relevant; and

**WHEREAS**, the amendment to the Zone Code is not subject to the requirements of the California Environmental Quality Act pursuant to Section 15061(b)(3) because the changes reinforce existing General Plan policies and objectives contained in the Housing Element, and a Notice of Exemption will be filed by the City Clerk; and

**WHEREAS**, on January 9, 2013, the City Council held a duly advertised public hearing on the Zone Code Amendment (ZA2012-1); and

**WHEREAS**, the City Council considered the Staff Report, considered all recommendations by staff and public testimony, and all other information available and believes that the Zone Code Amendment is in the best interest of the public because it 1) establishes a one-step process for "reasonable accommodation" requests; 2) establishes objective standards and therefore more certainty in the residential development review process; and 3) addresses compliance with housing element law relative to transitional and supportive housing. The Amendment includes, but is not limited to, updated and/or new definitions for emergency shelters, single room occupancy dwellings (SROs), transitional and supportive housing; establishment of maximum building heights in the R-14 and R-22 zones without requiring "conditional use findings"; removal of the Development Review Permit requirement for secondary

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

dwelling units while retaining the objective criteria for approval; and addition of a requirement for a Facility Management Plan associated with an emergency shelter.

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

**SECTION 1:** Section 17.04.140 “Definitions” is hereby amended to remove and replace the definition of “Emergency Shelter” to be consistent with the Health & Safety Code; to add a definition “Dwelling, single room occupancy”; to replace the definitions of “Transitional Housing, General” and “Transitional Housing, Limited” with a single definition “Transitional Housing; and add a definition for “Supportive Housing”, as follows:

**“EMERGENCY SHELTER”** has the same meaning as defined in subdivision (e) of Section 50801 of the State Health and Safety Code.

**“DWELLING, SINGLE ROOM OCCUPANCY”** means a building providing single-room units for one or more persons with or without shared kitchen and bath facilities, including efficiency units per Health and Safety Code Section 17958.1.

**“SUPPORTIVE HOUSING”** has the same meaning as defined in subdivision (b) of Section 50675.14 of the State Health and Safety Code.

**“TRANSITIONAL HOUSING”** has the same meaning as defined in subdivision (h) of Section 50675.2 of the State Health and Safety Code.

**SECTION 2:** Chapter 17.06 “PERMITS”, Section 17.06.050 “Minor Exception” is hereby amended by deleting 17.06.050.8 and adding new Section 17.06.055 “Reasonable Accommodation – Residential Accessibility”, as follows:

**17.06.050 Minor Exception.**

**Section 17.06.055 Reasonable Accommodation – Residential Accessibility**

- A. **Purpose and Intent.** It is the policy of the City of Santee, pursuant to the Federal Fair Housing Act, the Federal Fair Housing Amendments Act of 1988, and the California Fair Employment and Housing Act, to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of these provisions is to provide a process for making requests for reasonable accommodation to land use and zoning decisions.
- B. **Authority.** The director of development services is authorized to grant a reasonable accommodation request in accordance with the procedures in this section in order to make specific housing available to individuals with disabilities.
- C. **Application.** Any individual with a disability or person acting on their behalf may submit a request in writing to the Department of Development Services for

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reasonable accommodation in the rules, policies, practices, and procedures regulating the siting, funding, development or use of housing. A reasonable accommodation request may include, but is not limited to yard area encroachments for ramps, handrails, or other such accessibility improvements; hardscape additions, such as widened driveways, parking area or walkways that would not otherwise comply with required landscaping or open space area provisions; and building addition(s) required strictly for accessibility accommodation. If an Applicant needs assistance in making the request or any appeals associated with the request, the Planning Division shall provide reasonable assistance necessary to ensure the process is accessible to the Applicant. No application fee shall be collected for reasonable accommodation requests filed pursuant to this section.

- D. **Review Process.** When a request for reasonable accommodation is filed with the Department of Development Services, it is referred to the Development Services Director for review and consideration. If necessary to reach a determination on the request for reasonable accommodation, the Development Services Director may request further information from the Applicant consistent with the Federal Fair Housing Amendments Act of 1988, specifying in detail what information is required. Not more than 30 days after receiving a written request for reasonable accommodation, the Development Services Director shall issue a written determination on the request. In the event that the Development Services Director requests further information pursuant to the paragraph above, this 30-day period shall be suspended. Once the Applicant provides a complete response to the request, a new 30-day period shall begin.
- E. **Findings.** The Development Services Director shall consider the following criteria when determining whether a requested accommodation is reasonable:
1. The Applicant making the request for reasonable accommodation is an individual protected under the Federal Fair Housing Amendments Act of 1988.
  2. The accommodation is necessary to make a specific dwelling unit(s) available to an individual protected under the Federal Fair Housing Amendments Act of 1988.
  3. The requested accommodation would not impose an undue financial or administrative burden on the City.
  4. The requested accommodation would not require a fundamental alteration in the nature of a program, policy, and/or procedure.
- F. **Written Determination.** The Development Services Director's written determination on the request for reasonable accommodation shall explain in detail the basis of the determination, including the findings on the criteria set forth Section 17.06.055(E). All written determinations shall give notice of the right to appeal as set forth in Section 17.06.055(G), and shall state whether removal of the improvements will be required if the need for which the accommodation was

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granted no longer exists and removal would not constitute an unreasonable financial burden.

**G. Appeals.**

1. Within thirty (30) days of the date of the Development Services Director's written decision, an applicant may appeal an adverse decision to the City Council. Appeals from the adverse decision shall be made in writing.
2. If an individual needs assistance in filing an appeal on an adverse decision, the City will provide assistance to ensure that the appeals process is accessible.
3. All appeals shall contain a statement of the grounds for the appeal. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.
4. Nothing in this procedure shall preclude an aggrieved individual from seeking any other state or federal remedy available.

**SECTION 3:** Chapter 17.06 "PERMITS", Sections 17.06.100 "Federal Exception Permit" is hereby deleted in its entirety.

**SECTION 4.** Chapter 17.08, titled "Development Review", is hereby amended as follows:

**17.08.070 Development review criteria.**

Development review plans shall be reviewed for compliance with the purposes of the development review procedure as stated in Section 17.08.010, with the following approval criteria:

A. Relationship of Building and Site to Surrounding Area. A development review plan shall be designed and developed in a manner compatible with existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter shall give consideration to protection of the property from adverse surrounding influences, as well as protection of the surrounding areas from potentially adverse influences within the development by such means as landscaping buffers, screens, site breaks, and use of compatible building colors and materials.

B. Relationship of Building to Site. Building designs shall include variations in rooflines and wall planes, and incorporate windows, doors, projections, recesses, arcades and/or other building details to avoid large wall surfaces.

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C. Landscaping. The removal of significant native vegetation shall be minimized and the replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area and shall harmonize with the natural landscaping. Landscaping and plantings shall be used to the maximum extent practicable to screen those features listed in subsections ED and FE of this section and shall not obstruct significant views, either when installed or when they reach mature growth.

D. Roads, Pedestrian Walkways, Parking, and Storage Areas. Any development involving more than one building, or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas, where permitted, shall be screened from view, to the extent feasible by existing topography, by the placement of buildings and structures, or by landscaping and plantings. The screening shall be designed in conformance with law enforcement community policing standards, by providing view corridors into the site from adjacent streets and properties to the satisfaction of the director. Surveillance cameras may also be required if deemed necessary for public safety.

E. Grading. Natural topography and scenic features of the site shall be retained and incorporated in to the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site.

F. Signs. The number, size, location and design of all signs shall comply with zoning regulations and shall not detract from the visual setting of the designated area or obstruct significant views.

G. Lighting. Light fixtures for walks, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to provide illumination and clear visibility to all outdoor areas, with minimal shadows or light leaving the property. The lighting shall be stationary, directed away from adjacent properties and shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

H. Additional Criteria for Commercial Developments. Buildings shall be sited and designed in a manner which visually and functionally best enhances their intended use for permitted office, retail or service commercial activities.

I. Additional Criteria for Multiple-Family Residential Developments.

1. Site Buildings to Avoid Crowding. Where multiple buildings are proposed, the minimum building separation shall be fifteen feet for multi-plex buildings in accordance with Section 17.10.040.F, and ten feet for detached units in accordance with Section 17.30.020.E.

2. Site and Design Buildings to Avoid Repetitions of Building or Roof Lines. This may be achieved through: variation in building setback; wall plane offsets; use of different colors and materials on exterior elevations for visual relief; and architectural projections above maximum permitted height in accordance with Section 17.10.050(C).

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3. In the Urban Residential (R-30) zone, for each five-foot increase in building height over forty-five feet, the wall plane shall be stepped back an additional five feet.

4. Where adjacent to a single-family residential zone, design buildings to ensure a transition in scale, form, and height with adjacent residential properties. Setbacks are required in accordance with Table 17.10.040A. Designs may incorporate elements such as building massing and orientation, location of windows, building story setbacks, building materials, deep roof overhangs, and other architectural features that serve to further transition the scale.

5. Projects shall be designed so that assigned parking spaces are located as close as practicable to the dwelling units they serve. Refer to Section 17.24.030(B) for additional parking standards.

6. The visual impact of surface parking areas adjacent to public streets shall be minimized through the use of mounded or dense landscape strips or low decorative masonry or stucco walls no more than three and one-half feet in height. Parking areas shall be treated with decorative surface elements to identify pedestrian paths, nodes and driveways.

7. In accordance with the "Crime Prevention through Environmental Design" program, site and building design shall incorporate at a minimum, the following additional elements:

a. Access control by defining entrances to the site, buildings and parking areas with landscaping, architectural design, lighting, and symbolic gateways; dead-end spaces shall be blocked with fences or gates or otherwise prohibited.

b. Natural surveillance by designing buildings and parking structures so that exterior entrances/exits are visible from the street or by neighbors, and are well lit; windows shall be installed on all building elevations; recreation areas, elevators and stairwells shall be clearly visible from as many of the units' windows and doors as possible; playgrounds shall be clearly visible from units and not located next to parking lots or streets.

c. Territorial reinforcement by defining property lines with landscaping and decorative fencing; individually locking mailboxes shall be located next to the appropriate units and common mailbox facilities shall be well lit. All buildings shall be clearly addressed and visible from the adjoining street(s). Architecturally designed wayfinding signs shall be installed on the premises.

d. Maintenance of the site and common areas by regular pruning of trees and shrubs back from windows, doors and walkways; exterior lighting shall be used and maintained and inappropriate outdoor storage shall be prohibited. (Ord. 495 § 2, 2010; Ord. 438 § 1 (part), 2003; Ord. 152 (part), 1985)

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**SECTION 5.** Chapter 17.10, titled "Residential Districts", is hereby amended to add or modify the following sections:

Section 17.10.030, "Residential Use Regulations", Table 17.10.030-A, Section A "Residential Uses", is hereby amended, including footnotes, and renumbered accordingly, with the remainder of the Table unchanged:

**TABLE 17.10.030A USE REGULATIONS FOR RESIDENTIAL DISTRICTS**

USE	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
A. Residential Uses								
1. Single-family dwellings	P	P	P	P	P	—	—	—
2. Multifamily dwellings (townhomes and detached condominiums)	—	—	—	—	P	P	P	P
3. Mobilehome parks	C	C	C	C	C	C	C	—
4. Day care home, family								
(a) Large family day care home (subject to provisions contained in Section 17.30.020(I))								
(i) Within a single-family dwelling unit	P	P	P	P	P	—	—	—
(ii) Within a multifamily residential development	—	—	—	—	C	C	C	C
(b) Small family day care home	P	P	P	P	P	P	P	P
5. Residential care facility								
Accessory—6 or less	P	P	P	P	P	P	P	P
Non-accessory—7 or more	—	—	—	C	C	C	C	C
6. Boarding house	—	—	—	C	C	C	C	C
7. Congregate care facilities	—	—	—	—	C	C	C	C

"P" = Permitted use

"C" = Conditional use permit required

"MC" = Minor conditional use permit required

"—" = Not permitted

Section 17.10.030, "Residential Use Regulations", Subsection F.6 "Secondary Dwelling Units", is hereby amended, with the remainder of the subsection unchanged, as follows:

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Section 17.10.030.F Special Use Regulations

Section 17.10.030, "Residential Use Regulations", Subsection F, is hereby amended to delete the Development Review Permit requirement for secondary dwelling units, and to add new subsections 17.10.030.F.9, 17.10.030.F.10, and 17.10.030.F.11, as follows:

6. Secondary Dwelling Units. Permitted subject to the following criteria:

9. **Single Room Occupancy (SRO) Dwellings.** Single room occupancy dwellings are allowed in multiple-family residential zones, subject to Government Code Sections 65589.5 and 65583(a)(1). SRO dwellings are subject to all Municipal Code and other standards applicable to any new multiple-family residential building, including, but not limited to, density, height, setback, on-site parking, lot coverage, development review, compliance with the California Building Code, building fees, charges and other requirements generally applicable to a proposed multiple-family development in the Zone District in which a property is located.

10. **Limited and General Group Care Facilities.** Limited Group Care Facilities are allowed in residential zones, subject to Government Code Section 65589.5. General Group Care Facilities are subject to approval of a Conditional Use Permit, to include a review of hours of operation, security, loading requirements, and site management. All Group Care Facilities shall be subject to regulations that apply to other residential dwellings of the same type in the same zoning, pursuant to Government Code Section 65589.5.

11. **Transitional and Supportive Housing.** This housing is allowed in residential zones pursuant to Government Code Section 65583(a)(5), and subject to regulations that apply to other residential dwellings of the same type in the same zone.

Section 17.10.040, "Site Development Criteria", Table 17.10.040-A, is hereby amended including footnotes, as follows:

17.10.040 Site Development Criteria

A. The site development criteria are intended to provide minimum standards for residential development. These site development standards should be used in conjunction with the design guidelines, which are set forth in the development review manual. This section shall not be construed to supersede more restrictive site development standards contained in the conditions, covenants and restrictions of any property or dwelling unit. However, in no cases shall private deed restrictions permit a lesser standard in the case of a minimum standard of this section or permit a greater standard in the case of a maximum standard of this section.

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**TABLE 17.10.040A  
BASIC DEVELOPMENT STANDARDS--RESIDENTIAL**

	<b>HL</b>	<b>R-1</b>	<b>R-1A</b>	<b>R-2</b>	<b>R-7</b>	<b>R-14</b>	<b>R-22</b>	<b>R-30</b>
1. Minimum Net Lot Area (in square feet)	Avg. 40,000 Min. 30,000	Avg. 20,000 Min. 15,000	Avg. 10,000 Min. 8,000	6,000	none	none	none	none
2. Density Ranges (in du/gross acre)	0-1	1-2	2-4	2-5	7-14	14-22	22-30	30
3. Minimum Lot Dimensions (width/depth)(feet)	150*/ 150	100*/100	80*/100	60/90	none	none	none	none
4. Minimum Flag Lot Frontage	20 feet	20 feet	20 feet	20 feet	36 feet	36 feet	36 feet	36 feet
5. Maximum Lot Coverage	25%	30%	35%	40%	55%	60%	70%	75%
6. Minimum Setbacks (in feet)								
Front	30	20	20	20	20	10	10	10
Exterior side yard	15	15	15	10	10	10	10	10
Interior side yard	10	10	8	5	10	10	10	10 or 15**
Rear	35	25	25	20	10	10	10	10 or 15**
7. Maximum Height (in feet)	35 (two stories)	35 (two stories)	35 (two stories)	35 (two stories)	35 (two stories)	45 (three stories)	55 (four stories)	55 (four stories)
8. Private Open Space (in sq. ft. per unit)	--	--	--	--	100	100	60	60

**Notes:**

\* For lots located on cul-de-sacs and knuckles, the minimum lot frontage shall be 60% of the above minimum lot width, measured at the front property line. All lots on cul-de-sacs and knuckles must meet the minimum lot width for the zoning district, as identified in the table above, at a distance from the property line equal to 50% of the minimum lot depth.

\*\*15 feet when abutting a Single-family Residential Zone and buildings exceed 35 feet (two stories).

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**SECTION 6.** Chapter 17.14, titled "Industrial Districts", is hereby amended to add or modify the following sections, as shown in underlined and strike-out text:

Chapter 17.14, "Industrial Districts", Table 17.14.030A "USE REGULATIONS FOR INDUSTRIAL DISTRICTS", Subsection D, "Public and Semi-public Uses" is hereby amended, as follows:

<b>USES</b>	<b>IL</b>	<b>IG</b>
7. Emergency shelter (subject to the provisions of Section 17.14.030.K)	—	P

Chapter 17.14, "Industrial Districts", Section 17.14.030.K "Emergency Shelters" is hereby amended as follows:

- K. Emergency Shelters are permitted on North Woodside Avenue, as depicted in the Housing Element, subject to a non-discretionary Development Review Permit pursuant to Government Code Section 65583(a)(4) and subject to compliance with the following:
1. An emergency shelter shall not be located within three hundred feet of another shelter, pursuant to Government Code Section 65583(a)(4)(A)(v).
  2. The agency or organization operating the shelter shall submit a Facility Management Plan containing facility information, including the number of persons who can be served nightly, the size and location of onsite waiting and intake areas, the provision of onsite management, exterior lighting details, and onsite security during hours of operation, as established in Government Code Section 65583(a)(4)(A).

**SECTION 7.** Severability. 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 8.** Upon adoption of the Ordinance, the added text shown in underlined format shall be incorporated and strike-out text removed from the Ordinance, as shown herein.

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**SECTION 9.** This Ordinance shall become effective thirty (30) days after its passage.

**SECTION 10.** The City Clerk is hereby directed to certify the adoption of this ordinance, to file a Notice of Exemption, 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 9<sup>th</sup> day of January 2013, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 23<sup>rd</sup> day of January 2013, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

\_\_\_\_\_  
RANDY VOEPEL, MAYOR

ATTEST:

\_\_\_\_\_  
PATSY BELL, CMC, CITY CLERK

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING VARIOUS SECTIONS OF TITLE 17 "ZONING" OF THE CITY OF SANTEE MUNICIPAL CODE TO ADDRESS COMPLIANCE WITH STATE LAWS GOVERNING SUPPORTIVE RESIDENTIAL USES, AS DEFINED IN CHAPTER 17.04 "ADMINISTRATION", AND FOUND IN CHAPTER 17.06 "PERMITS", CHAPTER 17.08 "DEVELOPMENT REVIEW", CHAPTER 17.10 "RESIDENTIAL DISTRICTS", AND CHAPTER 17.14 "INDUSTRIAL DISTRICTS"**

**CASE FILE: ZONE CODE AMENDMENT ZA2012-1**

**WHEREAS**, it is the policy of the City, pursuant to the Federal Fair Housing Act Amendments (42 U.S.C. Section 3601) hereinafter "FHAA", the California Fair Employment and Housing Act, hereafter "Fair Housing Laws", and the Housing Element of the General Plan to facilitate housing for individuals with disabilities and those in need of emergency shelter, and to facilitate housing affordable to lower-income households, through reasonable and objective rules, policies, practices and procedures that ensure equal access to housing in accordance with applicable laws; and

**WHEREAS**, in accordance with Public Utilities Code Section 21676, the San Diego County Regional Airport Authority has been notified of the proposed Amendment to Title 17 to address Housing Element Programs; it has been determined that the Amendment would not materially affect implementation of the Gillespie Field Airport Land Use Compatibility Plan; future development proposals would continue to be subject to review by the San Diego County Regional Airport Authority and the Federal Aviation Administration as relevant; and

**WHEREAS**, the amendment to the Zone Code is not subject to the requirements of the California Environmental Quality Act pursuant to Section 15061(b)(3) because the changes reinforce existing General Plan policies and objectives contained in the Housing Element, and a Notice of Exemption will be filed by the City Clerk; and

**WHEREAS**, on January 9, 2013, the City Council held a duly advertised public hearing on the Zone Code Amendment (ZA2012-1); and

**WHEREAS**, the City Council considered the Staff Report, considered all recommendations by staff and public testimony, and all other information available and believes that the Zone Code Amendment is in the best interest of the public because it 1) establishes a one-step process for "reasonable accommodation" requests; 2) establishes objective standards and therefore more certainty in the residential development review process; and 3) addresses compliance with housing element law relative to transitional and supportive housing. The Amendment includes, but is not limited to, updated and/or new definitions for emergency shelters, single room occupancy dwellings (SROs), transitional and supportive housing; establishment of maximum building heights in the R-14 and R-22 zones without requiring "conditional use findings"; removal of the Development Review Permit requirement for secondary

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dwelling units while retaining the objective criteria for approval; and addition of a requirement for a Facility Management Plan associated with an emergency shelter.

**NOW, THEREFORE**, the City Council of the City of Santee, California, does ordain, as follows, with added text shown in underline format, and deleted text shown in strike-through format:

**SECTION 1:** Section 17.04.140 “Definitions” is hereby amended to remove and replace the definition of “Emergency Shelter” to be consistent with the Health & Safety Code; to add a definition “Dwelling, single room occupancy”; to replace the definitions of “Transitional Housing, General” and “Transitional Housing, Limited” with a single definition “Transitional Housing; and add a definition for “Supportive Housing”, as follows:

“EMERGENCY SHELTER” has the same meaning as defined in subdivision (e) of Section 50801 of the State Health and Safety Code. ~~means overnight sleeping accommodations intended to provide temporary housing to homeless families and/or individuals. Such accommodations may include basic supportive services such as food, shower and restroom facilities, laundry room, storage areas, and limited administrative or intake offices.~~

“DWELLING, SINGLE ROOM OCCUPANCY” means a building providing single-room units for one or more persons with or without shared kitchen and bath facilities, including efficiency units per Health and Safety Code Section 17958.1.

“SUPPORTIVE HOUSING” has the same meaning as defined in subdivision (b) of Section 50675.14 of the State Health and Safety Code.

~~“TRANSITIONAL HOUSING, GENERAL” means nontransient housing and appropriate supportive services, for seven or more homeless individuals at any one time, designed to enable them to acquire a stable income and move to independent living within an eighteen-month period.~~

~~“TRANSITIONAL HOUSING, LIMITED” means nontransient housing and appropriate supportive services, for six or fewer homeless individuals at any one time, designed to enable them to acquire a stable income and move to independent living within an eighteen-month period.~~

“TRANSITIONAL HOUSING” has the same meaning as defined in subdivision (h) of Section 50675.2 of the State Health and Safety Code.

**SECTION 2:** Chapter 17.06 “PERMITS”, Section 17.06.050 “Minor Exception” is hereby amended by deleting 17.06.050.8 and adding new Section 17.06.055 “Reasonable Accommodation – Residential Accessibility”, as follows:

**17.06.050 Minor Exception.**

- ~~8. Reasonable Accommodation. In any residential district the director may waive or reduce any provision of this title within reason and as necessary to ensure accessibility of residential dwelling units for persons who may be considered handicapped or disabled under federal or state law.~~

**Section 17.06.055 Reasonable Accommodation – Residential Accessibility**

- A. Purpose and Intent. It is the policy of the City of Santee, pursuant to the Federal Fair Housing Act, the Federal Fair Housing Amendments Act of 1988, and the California Fair Employment and Housing Act, to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of these provisions is to provide a process for making requests for reasonable accommodation to land use and zoning decisions.
- B. Authority. The director of development services is authorized to grant a reasonable accommodation request in accordance with the procedures in this section in order to make specific housing available to individuals with disabilities.
- C. Application. Any individual with a disability or person acting on their behalf may submit a request in writing to the Department of Development Services for reasonable accommodation in the rules, policies, practices, and procedures regulating the siting, funding, development or use of housing. A reasonable accommodation request may include, but is not limited to yard area encroachments for ramps, handrails, or other such accessibility improvements; hardscape additions, such as widened driveways, parking area or walkways that would not otherwise comply with required landscaping or open space area provisions; and building addition(s) required strictly for accessibility accommodation. If an Applicant needs assistance in making the request or any appeals associated with the request, the Planning Division shall provide reasonable assistance necessary to ensure the process is accessible to the Applicant. No application fee shall be collected for reasonable accommodation requests filed pursuant to this section.
- D. Review Process. When a request for reasonable accommodation is filed with the Department of Development Services, it is referred to the Development Services Director for review and consideration. If necessary to reach a determination on the request for reasonable accommodation, the Development Services Director may request further information from the Applicant consistent with the Federal Fair Housing Amendments Act of 1988, specifying in detail what information is required. Not more than 30 days after receiving a written request for reasonable accommodation, the Development Services Director shall issue a written determination on the request. In the event that the Development Services Director requests further information pursuant to the paragraph above, this 30-

day period shall be suspended. Once the Applicant provides a complete response to the request, a new 30-day period shall begin.

**E. Findings.** The Development Services Director shall consider the following criteria when determining whether a requested accommodation is reasonable:

1. The Applicant making the request for reasonable accommodation is an individual protected under the Federal Fair Housing Amendments Act of 1988.
2. The accommodation is necessary to make a specific dwelling unit(s) available to an individual protected under the Federal Fair Housing Amendments Act of 1988.
3. The requested accommodation would not impose an undue financial or administrative burden on the City.
4. The requested accommodation would not require a fundamental alteration in the nature of a program, policy, and/or procedure.

**F. Written Determination.** The Development Services Director's written determination on the request for reasonable accommodation shall explain in detail the basis of the determination, including the findings on the criteria set forth Section 17.06.055(E). All written determinations shall give notice of the right to appeal as set forth in Section 17.06.055(G), and shall state whether removal of the improvements will be required if the need for which the accommodation was granted no longer exists and removal would not constitute an unreasonable financial burden.

**G. Appeals.**

1. Within thirty (30) days of the date of the Development Services Director's written decision, an applicant may appeal an adverse decision to the City Council. Appeals from the adverse decision shall be made in writing.
2. If an individual needs assistance in filing an appeal on an adverse decision, the City will provide assistance to ensure that the appeals process is accessible.
3. All appeals shall contain a statement of the grounds for the appeal. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.
4. Nothing in this procedure shall preclude an aggrieved individual from seeking any other state or federal remedy available.

**SECTION 3:** Chapter 17.06 "PERMITS", Sections 17.06.100 "Federal Exception Permit" is hereby deleted in its entirety, as shown in strike-out text, as follows:

**17.06.100 — Federal Exception Permit**

17.06.100 Federal exception permit.

~~—A.— Purpose and Intent. The purpose of this section is to provide for the reasonable accommodation of certain uses protected by federal law, including group care facilities for handicapped persons. Any federal exception permit shall be subject to such conditions as will assure that the use thereby authorized shall not be detrimental to the public health, safety, or welfare.~~

~~—B.— Authority. The planning commission shall approve, conditionally approve, or disapprove applications for federal exception permits, unless the planning commission specifically designates authority to the director to approve, conditionally, approve, or disapprove such applications, except that the city council shall have final decision-making authority on applications for federal exception permits filed concurrently with amendments to the general plan, zoning code, or a planned community development plan or with a development agreement.~~

~~—C.— Application. Any application for a federal exception permit shall be filed with the department in a manner prescribed by the director.~~

~~—D.— Notice and Public Hearing.~~

~~—1.— Public Hearings. The planning commission or the city council, as applicable, shall hold a public hearing on an application for a federal exception permit. Public hearings are not required for applications where the authority to grant a federal exception permit has been delegated to the director.~~

~~—2.— Timing and Notice. Any public hearing on an application for a federal exception permit shall be set and notice given as prescribed in Section 17.04.100, Public hearings.~~

~~—E.— Findings. The director, the planning commission, or the city council, as applicable, shall approve or conditionally approve an application for a federal exception permit if, on the basis of the application, plans, materials, and testimony submitted, the director, the planning commission, or the city council, as applicable, finds:~~

~~—1.— The federal exception permit sought is handicapped related; and~~

~~—2.— The federal exception permit sought, if approved, would not require a fundamental alteration in the nature of a municipal program nor impose an undue financial or administrative burden on the city; and~~

~~—3.— The granting of the federal exception permit sought will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. To the extent authorized by law, the factors the director, the planning commission, or the city council on review or appeal, as applicable, may consider in making this finding include, but are not limited to:~~

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~~—a. Whether the nature and/or extent of vehicular traffic, such as the frequency or duration of trips made by commercial vehicles, would be altered to such an extent that it would be contrary to, or violate, any relevant provision of the Santee Municipal Code if the federal exception permit was approved;~~

~~—b. Whether development or use standards established in the Santee Municipal Code and that are applicable to other residential uses in the neighborhood would be violated; or~~

~~—c. Whether the group care facility subject to the federal exception permit would be located on the same legal parcel as, or otherwise located within three hundred feet of any other group care facility, whether or not of the same type, size or function.~~

~~—F. Conditions of Approval. The director, the planning commission, or the city council, as applicable, may impose such conditions in connection with the granting of a federal exception permit as they deem necessary to secure the purposes of this code and may require such guarantees and evidence that such conditions are being or will be complied with. Such conditions may include but are not limited to requirements for off-street parking facilities. The following conditions shall be imposed upon the approval of any federal exception permit application:~~

~~—1. The permittee shall limit overnight occupancy of the group care facility to no more than the number of occupants permitted by the provisions of Title 15 of the Santee Municipal Code;~~

~~—2. The permittee shall use best efforts to ensure that the occupants do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any law pertaining to noise, disorderly conduct, the consumption or alcohol or the use of illegal drugs;~~

~~—3. The permittee shall, upon notification that occupants and/ or guests have created unreasonable noise or disturbances, engaged in disorderly conduct or committed violations of this code or any law pertaining to noise, disorderly conduct, the consumption of alcohol or the use or illegal drugs, promptly use best efforts to prevent a recurrence of such conduct;~~

~~—4. The permittee shall use best efforts to ensure compliance with all the provisions of Title 8 of the Santee Municipal Code relating to health and safety;~~

~~—5. The permittee shall post, in a conspicuous place within the group care facility, a copy of this permit and/ or the operational rules specified in this section.~~

~~—G. Effective Date. Any approved or conditionally approved federal exception permit shall not become effective for fourteen days after being granted, and in the event an appeal is filed or if the planning commission or the city council, as applicable, exercises its right to review any such decision under the provisions of this code, the permit shall not become effective unless and until a decision granting the federal exception permit is made by the planning commission or the city council, as applicable.~~

~~—H. Expiration and Time Extensions.~~

~~—1. Expiration. Any federal exception permit granted in accordance with the terms of this code shall expire within twenty-four months from the effective date of the federal exception permit, or at an alternative time specified as a condition of approval unless a time extension has been granted.~~

~~—2. Time Extensions. The director may grant one or more consecutive time extensions for a federal exception permit for a period or periods not to exceed three years. An application for a time extension shall be made in writing to the director, in such form as the director may prescribe, no less than thirty days or more than ninety days prior to the expiration date.~~

~~—I. Revisions or Modifications. Revisions or modifications to a federal exception permit can be requested by the applicant. Further, the planning commission or the director as authorized by the commission, may periodically review, modify or revoke a federal exception permit.~~

~~—1. Revisions or Modifications by Applicant. A revision or modification to an approved federal exception permit such as, but not limited to, change in conditions, expansions, intensification, location, hours of operation, or change of ownership, may be requested by an applicant. Such request shall be processed as described in subsections C through F of this section. The applicant shall supply necessary information as determined by the city, to indicate reasons for the requested change.~~

~~—2. Review by Planning Commission or Director. The planning commission or the director as authorized by the commission, may periodically review any federal exception permit to ensure that it is being operated in a manner consistent with conditions of approval or in a manner which is not detrimental to the public health, safety, or welfare, or materially injurious to properties in the vicinity. If, after review, the commission or the director deems that there is sufficient evidence to warrant a full examination, then a public hearing date shall be set.~~

~~—3. Modification or Revocation by the Planning Commission or the Director. After setting a date for public hearing as described in subsection (1)(2) of this section, the director shall notify the applicant and owners of the federal exception permit in question. Such notice shall be sent by certified mail and shall state that the commission or the director, as applicable, shall be reviewing the permit for possible modification or revocation. It shall also state the date, time and place of the hearing. The public hearing shall be conducted and notice given in accordance with Section 17.04.100.~~

~~—Upon conclusion of the public hearing, the commission or the director, as appropriate, shall render a decision to do one of the following measures:~~

~~—a. Find that the federal exception permit is being conducted in an appropriate manner and that no action to modify or revoke is necessary; or~~

~~—b. Find that the federal exception permit is not being conducted in an appropriate manner and that modifications to conditions are necessary; or~~

~~—c. Find that the federal exception permit is not being conducted in an appropriate manner and that modifications are not available to mitigate the impacts and therefore revoke the permit which requires the operation to cease and desist in the time allotted by the commission or the director. If the planning commission or the director either modifies or revokes a federal exception permit then the reasons for such action shall be stated within the resolution.~~

~~—J. Amendments and New Applications.~~

~~—1. Amendments. A request for changes in conditions of approval of a federal exception permit, or a change to plans that would affect a condition of approval shall be treated as a new application. The director may waive the requirement for a new application if the changes are minor, do not involve substantial alterations or additions to the plan or the conditions of approval, and are consistent with the intent of the original approval.~~

~~—2. New Applications. If an application for a federal exception permit is disapproved, no new application for the same, or substantially the same, federal exception permit shall be filed within one year of the date of denial of the initial application unless the denial is made without prejudice. (Ord. 469 § 6, 2007)~~

**SECTION 4.** Chapter 17.08, titled "Development Review", is hereby amended, as shown in underlined and strike-out text:

**17.08.070 Development review criteria.**

Development review plans shall be reviewed for compliance with the purposes of the development review procedure as stated in Section 17.08.010, with the following specific approval criteria:

A. Relationship of Building and Site to Surrounding Area. ~~Compatibility with Adjacent Land Uses.~~ A development review plan shall be designed and developed in a manner compatible with existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter shall give consideration to protection of the property from adverse surrounding influences, as well as protection of the surrounding areas from potentially adverse influences within the development by such means as landscaping buffers, screens, site breaks, and use of compatible building colors and materials.

B. Relationship of Building to Site. ~~Building Characteristics.~~ The dimensions, color, and architectural design of the proposed buildings and structures shall be compatible and in keeping with those existing on the same property and in the adjacent neighborhood. Building designs shall include variations in rooflines and wall planes, and incorporate windows, doors, projections, recesses, arcades and/or other building details to avoid large wall surfaces.

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~~C. Building and Structure Placement. Buildings and structures shall be so located on the site as to create a generally an attractive appearance and be agreeably related to surrounding development and the natural environment.~~

D.C. Landscaping. The removal of significant native vegetation shall be minimized and the replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area and shall harmonize with the natural landscaping. Landscaping and plantings shall be used to the maximum extent practicable to screen those features listed in subsections ED and FE of this section and shall not obstruct significant views, either when installed or when they reach mature growth.

E.D. Roads, Pedestrian Walkways, Parking, and Storage Areas. Any development involving more than one building, or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas, where permitted, shall be screened from view, to the extent feasible by existing topography, by the placement of buildings and structures, or by landscaping and plantings. The screening shall be designed in conformance with law enforcement community policing standards, by providing view corridors into the site from adjacent streets and properties to the satisfaction of the director. Surveillance cameras may also be required if deemed necessary for public safety.

F.E. Grading. ~~Insofar as is feasible,~~ Natural topography and scenic features of the site shall be retained and incorporated in to the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site.

G.F. Signs. The number, size, location and design of all signs shall comply with zoning regulations and shall not detract from the visual setting of the designated area or obstruct significant views.

H.G. Lighting. Light fixtures for walks, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to provide illumination and clear visibility to all outdoor areas, with minimal shadows or light leaving the property. The lighting shall be stationary, directed away from adjacent properties and assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

I.H. Additional Criteria for Commercial Developments. Buildings shall be sited and designed in a manner which visually and functionally best enhances their intended use for permitted office, retail or service commercial activities.

J.I. Additional Criteria for Multiple-Family Residential Developments.

1. Site Buildings to Avoid Crowding. Where multiple buildings are proposed, the minimum building separation shall be fifteen feet for multi-plex buildings in

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accordance with Section 17.10.040.F, and ten feet for detached units in accordance with Section ~~17.10.040(I)~~-17.30.020.E.

2. Site and Design Buildings to Avoid Repetitions of Building or Roof Lines. This may be achieved through: variation in building setback; wall plane offsets; use of different colors and materials on exterior elevations for visual relief; and architectural projections above maximum permitted height in accordance with Section 17.10.050(C).

3. In the Urban Residential (R-30) zone, for each five-foot increase in building height over forty-five feet, the wall plane shall be stepped back an additional five feet.

4. Where adjacent to a single-family residential zone, design buildings to ensure a transition in scale, form, and height with adjacent residential properties. Setbacks are required in accordance with Table 17.10.040A. Designs may incorporate elements such as building massing and orientation, location of windows, building story stepbacks, building materials, deep roof overhangs, and other architectural features that serve to further transition the scale.

5. Projects shall be designed so that Assigned parking spaces shall be are located ~~so as to be functional~~ as close as practicable to the dwelling units they serve. Refer to Section 17.24.030(B) for additional parking standards.

6. The visual impact of surface parking areas adjacent to public streets shall be minimized through the use of mounded or dense landscape strips or low decorative masonry or stucco walls no more than three and one-half feet in height. Parking areas shall be treated with decorative surface elements to identify pedestrian paths, nodes and driveways.

7. In accordance with the "Crime Prevention through Environmental Design" program, site and building design shall incorporate at a minimum, the following additional elements:

a. Access control by defining entrances to the site, buildings and parking areas with landscaping, architectural design, lighting, and symbolic gateways; dead-end spaces shall be blocked with fences or gates or otherwise prohibited.

b. Natural surveillance by designing buildings and parking structures so that exterior entrances/exits are visible from the street or by neighbors, and are well lit; windows shall be installed on all building elevations; recreation areas, elevators and stairwells shall be clearly visible from as many of the units' windows and doors as possible; playgrounds shall be clearly visible from units and not located next to parking lots or streets.

c. Territorial reinforcement by defining property lines with landscaping and decorative fencing; individually locking mailboxes shall be located next to the appropriate units and common mailbox facilities shall be well lit. All buildings shall be clearly

addressed and visible from the adjoining street(s). Architecturally designed wayfinding signs shall be installed on the premises.

d. Maintenance of the site and common areas by regular pruning of trees and shrubs back from windows, doors and walkways; exterior lighting shall be used and maintained and inappropriate outdoor storage shall be prohibited. (Ord. 495 § 2, 2010; Ord. 438 § 1 (part), 2003; Ord. 152 (part), 1985)

**SECTION 5.** Chapter 17.10, titled “Residential Districts”, is hereby amended to add or modify the following sections, as shown in underlined and strike-out text:

Section 17.10.030, “Residential Use Regulations”, Table 17.10.030-A, Section A “Residential Uses”, is hereby amended as shown in underlined and strike-out text, including footnotes, renumbered accordingly, with the remainder of the Table unchanged:

**TABLE 17.10.030A USE REGULATIONS FOR RESIDENTIAL DISTRICTS**

USE	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
A. Residential Uses								
1. Single-family dwellings	P	P	P	P	P	—	—	—
2. Multifamily dwellings (townhomes and detached condominiums)	—	—	—	—	P	P	P	P
3. Mobilehome parks	C	C	C	C	C	C	C	—
4. Day care home, family								
(a) Large family day care home (subject to provisions contained in Section 17.30.020(l))								
(i) Within a single-family dwelling unit	P	P	P	P	P	—	—	—
(ii) Within a multifamily residential development	—	—	—	—	C	C	C	C
(b) Small family day care home	P	P	P	P	P	P	P	P
5. Residential care facility								
Accessory—6 or less	P	P	P	P	P	P	P	<u>P</u>
Non-accessory—7 or more	—	—	—	C	C	C	C	<u>C</u>
6. Group care facility								
—Limited—6 or less	<u>P</u>							
General—7 or more	—	—	—	FEP	FEP	FEP	FEP	

USE	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
7. Transitional housing								
<del>Limited—6 or less</del>	<u>P</u>							
<del>General—7 or more</del>	<u>—</u>	<u>—</u>	<u>—</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
6 8. Boarding house	<u>—</u>	<u>—</u>	<u>—</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
7 9. Congregate care facilities	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

"P" = Permitted use

"C" = Conditional use permit required

"MC" = Minor conditional use permit required

"—" = Not permitted

~~"FEP" = Federal Exception Permit required~~

Section 17.10.030, "Residential Use Regulations", Subsection F.6 "Secondary Dwelling Units", is hereby amended as shown in underlined and strike-out text, with the remainder of the subsection unchanged:

Section 17.10.030.F Special Use Regulations

Section 17.10.030, "Residential Use Regulations", Subsection F, is hereby amended to delete the Development Review Permit requirement for secondary dwelling units, and to add new subsections 17.10.030.F.9, 17.10.030.F.10, and 17.10.030.F.11, as shown in underlined text as follows:

6. Secondary Dwelling Units. Permitted subject to approval of a Development Review Permit, and the following criteria:

9. Single Room Occupancy (SRO) Dwellings. Single room occupancy dwellings are allowed in multiple-family residential zones, subject to Government Code Sections 65589.5 and 65583(a)(1). SRO dwellings are subject to all Municipal Code and other standards applicable to any new multiple-family residential building, including, but not limited to, density, height, setback, on-site parking, lot coverage, development review, compliance with the California Building Code, building fees, charges and other requirements generally applicable to a proposed multiple-family development in the Zone District in which a property is located.

10. Limited and General Group Care Facilities. Limited Group Care Facilities are allowed in residential zones, subject to Government Code Section 65589.5. General Group Care Facilities are subject to approval of a Conditional Use Permit, to include a review of hours of operation, security, loading requirements, and site management. All Group Care Facilities shall be subject to regulations that apply to other residential dwellings of the same type in the same zoning, pursuant to Government Code Section 65589.5.

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11. Transitional and Supportive Housing. This housing is allowed in residential zones pursuant to Government Code Section 65583(a)(5), and subject to regulations that apply to other residential dwellings of the same type in the same zone.

Section 17.10.040, "Site Development Criteria", Table 17.10.040-A, is hereby amended as shown in underlined and strike-out text, including footnotes, as follows:

17.10.040 Site Development Criteria

A. The site development criteria are intended to provide minimum standards for residential development. These site development standards should be used in conjunction with the design guidelines, which are set forth in the development review manual. This section shall not be construed to supersede more restrictive site development standards contained in the conditions, covenants and restrictions of any property or dwelling unit. However, in no cases shall private deed restrictions permit a lesser standard in the case of a minimum standard of this section or permit a greater standard in the case of a maximum standard of this section.

**TABLE 17.10.040A  
BASIC DEVELOPMENT STANDARDS--RESIDENTIAL**

	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
1. Minimum Net Lot Area (in square feet)	Avg. 40,000 Min. 30,000	Avg. 20,000 Min. 15,000	Avg. 10,000 Min. 8,000	6,000	none	none	none	none
2. Density Ranges (in du/gross acre)	0-1	1-2	2-4	2-5	7-14	14-22	22-30	30- <del>40</del>
3. Minimum Lot Dimensions (width/depth)(feet)	150*/150	100*/100	80*/100	60/90	none	none	none	none
4. Minimum Flag Lot Frontage	20 feet	20 feet	20 feet	20 feet	36 feet	36 feet	36 feet	36 feet
5. Maximum Lot Coverage	25%	30%	35%	40%	55%	60%	70%	75%
6. Minimum Setbacks (in feet)								
Front	30	20	20	20	20	10	10	10
Exterior side yard	15	15	15	10	10	10	10	10
Interior side yard	10	10	8	5	10	10	10	10 or 15** ****
Rear	35	25	25	20	10	10	10	10 or 15** ****
7. Maximum Height (in feet)	35 (two stories)	35 (two stories)	35 (two stories)	35 (two stories)	35 (two stories)	<del>35</del> 45 (two three stories)**	45 55 (three four stories) ***	55 (four stories)

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8. Private Open Space (in sq. ft. per unit)	--	--	--	--	100	100	60	60
---	----	----	----	----	-----	-----	----	----

Notes:

\* For lots located on cul-de-sacs and knuckles, the minimum lot frontage shall be 60% of the above minimum lot width, measured at the front property line. All lots on cul-de-sacs and knuckles must meet the minimum lot width for the zoning district, as identified in the table above, at a distance from the property line equal to 50% of the minimum lot depth.

~~\*\* 45 feet (three stories) with a conditional use permit.~~

~~\*\*\* 55 feet (four stories) with a conditional use permit.~~

~~\*\*\*\* \*\*15 feet when abutting a Single-family Residential Zone and buildings exceed 35 feet (two stories).~~

**SECTION 6.** Chapter 17.14, titled “Industrial Districts”, is hereby amended to add or modify the following sections, as shown in underlined and strike-out text:

Chapter 17.14, “Industrial Districts”, Table 17.14.030A “USE REGULATIONS FOR INDUSTRIAL DISTRICTS”, Subsection D, “Public and Semi-public Uses” is hereby amended, as follows:

USES	IL	IG
7. Emergency shelter <u>(subject to the provisions of Section 17.14.030.K)</u>	—	P

Chapter 17.14, “Industrial Districts”, Section 17.14.030.K “Emergency Shelters” is hereby amended as follows:

K. Emergency Shelters are permitted on North Woodside Avenue, as depicted in the ~~general plan~~ Housing Element, subject to a non-discretionary Development Review Permit pursuant to Government Code Section 65583(a)(4) and subject to compliance with the following: ~~siting and spacing requirements as follows:~~

1. An emergency shelter shall not be located within ~~six~~ three hundred feet of another shelter, pursuant to Government Code Section 65583(a)(4)(A)(v).

~~2. An emergency shelter must not be located within six hundred feet of residentially zoned properties, public or private schools, playgrounds or public parks.~~

~~32.~~ The agency or organization operating the shelter shall submit a Facility Management Plan containing facility information, including the number of persons who can be served nightly, the size and location of onsite waiting and intake areas, the provision of onsite management, exterior lighting details, and onsite security during hours of operation, as established in Government Code Section 65583(a)(4)(A).

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**SECTION 7.** Severability. 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 8.** Upon adoption of the Ordinance, the added text shown in underlined format shall be incorporated and strike-out text removed from the Ordinance.

**SECTION 9.** This Ordinance shall become effective thirty (30) days after its passage.

**SECTION 10.** The City Clerk is hereby directed to certify the adoption of this ordinance, to file a Notice of Exemption, 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 9<sup>th</sup> day of January 2013, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 23<sup>rd</sup> day of January 2013, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

\_\_\_\_\_  
RANDY VOEPEL, MAYOR

ATTEST:

\_\_\_\_\_  
PATSY BELL, CMC, CITY CLERK