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**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**

**August 27, 2014
7:00 PM**

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

LEGISLATIVE INVOCATION \ PLEDGE OF ALLEGIANCE:

PROCLAMATION: Deputy Michael King Day

PROCLAMATION: World Mission Society Church of God

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 7-23-14 and 8-13-14 Regular Meetings**
 - **CDC Successor Agency 7-23-14 and 8-13-14 Regular Meetings**
 - **Public Financing Authority 7-23-14 and 8-13-14 Regular Meetings**
- (C) Approval of Payment of Demands as presented.**

- (D) Approval of the expenditure of \$63,604.11 for July 2014 Legal Services and related costs.
- (E) Rejection of a claim against the City by Mitchell Gallagher per Government Code Section 913.
- (F) Adoption of a Resolution accepting the Mission Gorge Road Median at Magnolia Avenue project as complete and authorizing the City Clerk to file a Notice of Completion.
- (G) Adoption of a Resolution accepting the FY 2013-2014 contract work for the maintenance of traffic signals by Siemens Industry Incorporated as complete and authorizing the City Clerk to file a Notice of Completion.
- (H) Adoption of a Resolution accepting the FY 2013-2014 contract work for the maintenance of streetlights by CTE Incorporated as complete and authorizing the City Clerk to file a Notice of Completion.
- (I) Adoption of a Resolution accepting the FY 2013-2014 contract work for citywide roadway striping and marking by Payco Specialties Incorporated as complete and authorizing the City Clerk to file a Notice of Completion.
- (J) Adoption of a Resolution approving subdivision improvement agreement and final map for Conejo Subdivision (TM2007-02). Location: 9907 Conejo Road & 10121 Conejo Lane.

2. PUBLIC HEARINGS:

- (A) Public Hearing for a Development Review Permit (DR2013-2) and Negative Declaration (AEIS2013-13) pursuant to the California Environmental Quality Act for a 128-unit apartment complex within the Riverview Corporate Office Park in Town Center. Applicant: San Diego Christian College

Recommendation:

1. Conduct and close the Public Hearing; and
2. Approve the Negative Declaration as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA); and
3. Adopt the Resolution approving Development Review Permit DR2013-2.

3. ORDINANCES (First Reading): None

4. CITY COUNCIL ITEMS AND REPORTS: None

5. CONTINUED BUSINESS: None

6. NEW BUSINESS:

- (A) Resolution authorizing the City of Santee to join the California Hero Pace Program, consenting to the inclusion of properties within the City's jurisdiction in the program and approving an amendment to the Joint Powers Agreement related thereto adding the City of Santee as an Associate Member of the Western Riverside Council of Governments.

Recommendation:

Adopt Resolution authorizing the City of Santee to join the California HERO PACE program, consenting to the inclusion of properties within the City's jurisdiction in the program and approving an amendment to the Joint Powers Agreement.

- (B) Request for authorization to consider an application (PA 2014-9) for a General Plan Amendment to change the land use designation and zone base district from the "Park/Open Space" land use designation and the "Park/Open Space" zone to the "General Commercial" land use designation and zone over a five-acre property located at the southeast corner of Mission Gorge Road and Cottonwood Avenue. Applicant: Santee School District (Relates to Item 6C)

Recommendation:

Provide direction as to whether staff should proceed with processing an application requesting a General Plan Amendment and change to the Zoning Base District Map.

- (C) Request for authorization to consider an application for a general plan amendment to change the land use designation from the "Public" to the "R-7 Medium Density Residential" land use designation and to change the "Park/Open Space" zone to the "Medium Density Residential (R-7)" zone over an underdeveloped 11.39-acre property located on the north side of Prospect Avenue, East of Fanita Drive. Applicant: M. Grant Real Estate Incorporated, Case File PA 2014-08. (Relates to Item 6B)

Recommendation:

Provide direction as to whether staff should proceed with processing an application requesting a General Plan Amendment and change to the Zoning Base District Map, as requested by the Applicant.

- (D) **Approval of expenditures related to the Carlton Oaks Fire on April 29, April 30 and May 1, 2014, at an estimated cost of \$27,808 and the appropriation of funds.**

Recommendation:

Approve expenditures for the Carlton Oaks Fire in the amount of the estimated \$27,808 and appropriate \$9,400 from the General Fund Reserve.

- (E) **Resolution authorizing the purchase of one new 2014 Ford F-150 pickup and one new 2015 F-350 cab and chassis with utility body per State of California Contract #1-14-23-20A-G and declaring two vehicles as surplus property.**

Recommendation:

1. Adopt Resolution authorizing the purchase of one new 2014 Ford F-150 regular cab 4x2 pickup truck and one new 2015 Ford F-350 regular cab 4x2 cab and chassis with added utility body from Wondries Fleet Group for an amount not to exceed \$62,733.67; and
2. Declare vehicles V-102 and V-103, two 1998 Ford F-250 pickups, surplus on receipt and acceptance of the two new vehicles and direct sale of surplus vehicles at public auction; and
3. Authorize the City Manager to execute all necessary documents.

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:

(A) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Gov. Code section 54956.8)

Property: Parcel 3 of Parcel Map 20177, Assessor Parcel No. 381-050-66

Real Property Negotiator: Acting City Manager

Negotiating Parties: County of San Diego, Ryan Companies US, Inc., 8484
Wilshire, LLC

Under Negotiation: Price and Terms of Payment

(B) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Gov. Code section 54956.8)

Property: Parcel 4 of Parcel Map 18857, APN: 381-052-04

Real Property Negotiator: Acting City Manager

Negotiating Parties: Vestar Development II, LLC, Ryan Companies US, Inc.,
8484 Wilshire, LLC

(C) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Gov. Code section 54956.9(d)(1))

Name of Case: Santee Firefighters Association v. City of Santee, Case No.
LA-CE-919-M

(D) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

(Gov. Code section 54956.9(d)(2))

Significant Exposure to Litigation: Two cases

(E) PUBLIC EMPLOYMENT

(Gov. Code section 54957)

Title: City Manager

13. ADJOURNMENT:



Aug	07	Santee Park & Recreation Committee	Town Center Community Park East
Aug	11	Community Oriented Policing Committee	Council Chamber
Aug	13	City Council Meeting – CANCELLED	Council Chamber
Aug	27	City Council Meeting	Council Chamber
Sep	04	Santee Park & Recreation Committee	Bldg. 6 Conf. Rm.
Sep	08	Community Oriented Policing Committee	Council Chamber
Sep	10	City Council Meeting	Council Chamber
Sep	18	Manufactured Home Fair Practices Commission	Council Chamber
Sep	24	City Council Meeting	Council Chamber

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

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

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 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	}	AFFIDAVIT OF POSTING AGENDA
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 August 22, 2014 at 4:30 p.m.

_____	8/22/14
Signature	Date

City of Santee
COUNCIL AGENDA STATEMENT

PROC

MEETING DATE August 27, 2014

AGENDA ITEM NO.

ITEM TITLE PROCLAMATION: DEPUTY MICHAEL KING DAY

DIRECTOR/DEPARTMENT Randy Voepel, Mayor

SUMMARY

Tonight the City is honoring one of its finest in law enforcement. Deputy Michael King has served the citizens of San Diego County for over 29 years with the Sheriff's Department. Approximately 25 of those years he provided outstanding leadership and exemplary service to the City of Santee.

Throughout his distinguished career, Deputy King received numerous awards, including a report of exemplary performance in 1996 and for his involvement in the 2001 Santana High School shooting where he received the Sheriff's Unit Citation including two life saving medals and the Medal of Valor.

Deputy King's dedicated service will be missed by the citizens of Santee, but he will be missed even more by his peers. Deputy King has been described as dedicated, honorable and loyal, and has proven to be an effective trainer and role model. His dedication and years of patrol expertise have directly enhanced the safety and quality of life for the citizens of Santee. We wish him the best in his new assignment.

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION Present proclamation to Deputy King.

ATTACHMENTS (Listed Below)

None.

City of Santee
COUNCIL AGENDA STATEMENT

PROC

MEETING DATE August 27, 2014

AGENDA ITEM NO.

ITEM TITLE PROCLAMATION: WORLD MISSION SOCIETY CHURCH OF GOD

DIRECTOR/DEPARTMENT Randy Voepel, Mayor

SUMMARY

The World Mission Society Church of God in Santee is one of over 2,700 branches located in over 170 countries and they are very active all over the world hosting community service events.

On June 29 they worked with the San Diego River Park Foundation to clean up along Forrester Creek in Santee. The event was a huge success helping the Foundation with its goal to restore the river from its headwaters in the Laguna Mountains to the sea creating a natural riparian setting and park environment.

Representatives of the Church of God in Santee will accept the proclamation at the Council meeting.

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION Present proclamation to Church of God representatives.

ATTACHMENTS (Listed Below)

None.

City of Santee
COUNCIL AGENDA STATEMENT

1B

MEETING DATE August 27, 2014

AGENDA ITEM NO.

ITEM TITLE APPROVAL OF MEETING MINUTES: SANTEE CITY COUNCIL,
CDC SUCCESSOR AGENCY AND SANTEE PUBLIC FINANCING
AUTHORITY REGULAR MEETINGS OF JULY 23, 2014 AND
AUGUST 13, 2014

DIRECTOR/DEPARTMENT Patsy Bell, CMC, City Clerk

PB

SUMMARY

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

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Approve Minutes as presented.

ATTACHMENTS (Listed Below)

July 23, 2014 and August 13, 2014 Minutes

Minutes

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

Draft

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

July 23, 2014

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 7:03 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: Acting City Manager/Authority Secretary Pedro Orso-Delgado, City/Authority Attorney Shawn Hagerty, Director of Community Services Bill Maertz, Acting Director of Development Services Melanie Kush, Finance Director/Treasurer Tim McDermott, Director of Fire and Life Safety Richard Mattick, Director of Human Resources Jodene Dunphy, Assistant to the City Manager Kathy Valverde, Senior Economic Development Coordinator Pamela White, Santee Sheriff's Captain James Bovet, City Clerk Patsy Bell, and Administrative Secretary Pam Coleman.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, and City Attorney shall be used to indicate Mayor/Chair, Vice Mayor/Vice Chair, Council/Authority Member, City Manager/Authority Secretary, and City/Authority Attorney)

LEGISLATIVE INVOCATION: Pastor Gary Lawton, Calvary Chapel Santee

PLEDGE OF ALLEGIANCE: John Olsen, Santee Chamber of Commerce

PROCLAMATION: Sandy Pugliese

Council Member Dale presented the Proclamation to Sandy Pugliese.

Draft

PRESENTATION: Dedication of 2014 Pierce Fire Engine

Mayor Vopel recessed the meeting at 7:15 p.m. and invited everyone to go outside for the presentation of the new fire truck.

The meeting was called back to order at 7:25 p.m. with all Members present, except Council Member Ryan who was absent.

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 7-9-14 Regular Meeting
 - CDC Successor Agency 7-9-14 Regular Meeting
 - Public Financing Authority 7-9-14 Regular Meeting
- (C) Approval of Payment of Demands as presented.
- (D) Approval of the expenditure of \$73,368.74 for June 2014 Legal Services and related costs and the appropriation of funds.
- (E) Adoption of a Resolution levying charges for Fire Suppression Service for FY 2014-2015. (Reso 52-2014)

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:

- (A) Public Hearing for the FY 2014-2015 Santee Landscape Maintenance District annual levy of assessments. (Reso 53-2014)

The Public Hearing opened at 7:27 p.m. Vice Mayor McNelis announced an abstention due to a conflict of interest and left the dais at 7:27 p.m.

Director of Finance McDermott presented a brief staff report. Director of Community Services Maertz and Director of Finance McDermott answered Council's questions.

PUBLIC SPEAKERS: None

Draft

ACTION: On motion Council Member Minto, seconded by Mayor Voepel, the Public Hearing was closed at 7:30 p.m. and the Resolution was adopted with all voting aye, except Vice Mayor McNelis who abstained and Council Member Ryan who was absent.

Vice Mayor McNelis returned to the dais at 7:31 p.m.

(B) Public Hearing for the FY 2014-2015 Town Center Landscape Maintenance District annual levy of assessments. (Reso 54-2014)

The Public Hearing opened at 7:31 p.m.

PUBLIC SPEAKERS: None

ACTION: On motion of Council Member Minto, seconded by Vice Mayor McNelis, the Public Hearing was closed at 7:31 p.m. and the Resolution was adopted with all voting aye, except Council Member Ryan who was absent.

(C) Public Hearing for the FY 2014-2015 Santee Roadway Lighting District annual levy of assessments. (Reso 55-2014)

The Public Hearing opened at 7:32 p.m.

PUBLIC SPEAKERS: None

ACTION: On motion of Council Member Minto, seconded by Vice Mayor McNelis, the Public Hearing was closed at 7:32 p.m. and the Resolution was adopted with all voting aye, except Council Member Ryan who was absent.

3. ORDINANCES (First Reading): None

4. CITY COUNCIL REPORTS:

Council Member Dale announced that SANDAG received a "AAA" bond rating from Standard & Poor.

5. CONTINUED BUSINESS:

(A) Review of sight distance at intersection of Magnolia Avenue and Kenny Street. (Continued from 6/11/14)

Entered Into the Record: A letter from San Diego Gas & Electric (SDG&E) received in the City Clerk's Office on July 22, 2014.

Draft

Principal Traffic Engineer Minjie Mei presented the staff report utilizing a PowerPoint Presentation and answered Council's questions. He reported that after the agenda was issued, staff received a response from SDG&E stating that they are willing to relocate the two electrical boxes at their expense by the beginning of next year.

PUBLIC SPEAKER:

- Roger Daniel spoke in support and was appreciative of SDG&E moving its electrical boxes.

Council thanked staff for their work on this item.

6. NEW BUSINESS:

(A) Resolution approving a minor reorganization of the Community Services Department. (Reso 56-2014)

Director of Community Services Maertz presented the staff report utilizing a PowerPoint Presentation and answered Council's questions.

ACTION: On motion of Vice Mayor McNelis, seconded by Council Member Minto, the Resolution authorizing the minor reorganization of the Community Services Department was adopted with all voting aye, except Council Member Ryan who was absent.

(B) Resolution authorizing execution of a professional services agreement with ICF Jones & Stokes Incorporated for preparation of environmental analysis related to the circulation element update. (Reso 57-2014)

Acting Director of Development Services Kush and Principal Traffic Engineer Mei answered Council's questions.

ACTION: On motion of Council Member Minto, seconded by Vice Mayor McNelis, the Resolution authorizing the City Manager to execute a professional services agreement with ICF Jones & Stokes Incorporated in the amount of \$89,990 and to approve contract amendments in a total amount not to exceed \$9,000 was adopted with all voting aye, except Council Member Ryan who was absent.

Draft

(C) Regional Task Force on the Homeless annual population count and fair share funding request.

Mayor Voepel introduced the item and announced that he was not in favor of staff's recommendation to approve the payment of \$2,000 because he did not feel that the data compiled by the Task Force was useful to the City. He then asked staff to proceed with the staff report. Acting Director of Development Services Kush presented a brief staff report and answered Council's questions. She noted that the Task Force is hoping to receive more private donations in the future.

ACTION: On motion of Council Member Dale, seconded by Council Member Minto, the payment of the fair share fee of \$2,000 was approved with all voting aye, except Mayor Voepel who voted no and Council Member Ryan who was absent.

7. COMMUNICATION FROM THE PUBLIC: None

8. CITY MANAGER REPORTS:

Acting City Manager Orso-Delgado provided Council with a monthly update report, and reported that he had visited a potential new brewery, Pacific Islander.

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

Draft

Council Members recessed at 8:05 p.m. and convened in Closed Session at 8:10 p.m. with all Members present, except Council Member Ryan who was absent.

12. CLOSED SESSION:

(A) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

(Gov. Code section 54956.9)

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: One case

(B) PUBLIC EMPLOYMENT

(Gov. Code section 54957)

Title: City Manager

Council Members reconvened in Open Session at 8:48 p.m. with all Members present, except Council Member Ryan who was absent. Mayor Voepel reported that direction was given to staff on Item 12(A). Item 12(B) was continued to the August 27, 2014 City Council meeting.

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:48 p.m.

Date Approved: _____

Patsy Bell, City Clerk and for
Acting Authority Secretary Pedro Orso-Delgado

Draft

Minutes

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

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

August 13, 2014

This Regular Meeting of the Santee City Council, the CDC Successor Agency, and the Santee Public Financing Authority was cancelled by action taken at the Regular Meeting held on May 28, 2014.

Date Approved:

Patsy Bell, City Clerk and for
Acting Authority Secretary Pedro Orso-Delgado

City of Santee
COUNCIL AGENDA STATEMENT

1C

MEETING DATE August 27, 2014

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 Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
07/14/14	Accounts Payable	\$ 91,387.67
07/16/14	Accounts Payable	228,272.62
07/16/14	Accounts Payable	5,684.66
07/16/14	Accounts Payable	468,176.07
07/17/14	Accounts Payable	6,369.39
07/23/14	Accounts Payable	1,987,048.70
07/23/14	Accounts Payable	169,521.33
07/24/14	Payroll	308,052.49
07/25/14	Accounts Payable	3,965,054.06
07/28/14	Accounts Payable	93,692.49
07/31/14	Accounts Payable	547,284.04
07/31/14	Accounts Payable	104.00
07/31/14	Retiree Medical	4,732.00
08/06/14	Accounts Payable	1,175,012.15
08/06/14	Accounts Payable	335,253.18
08/07/14	Payroll	298,091.66
08/12/14	Accounts Payable	36,067.61
08/13/14	Accounts Payable	166,893.01
08/13/14	Accounts Payable	175,698.76
08/15/14	Accounts Payable	<u>15,131.43</u>
	TOTAL	<u>\$ 10,077,527.32</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

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
45050	7/14/2014	10955 DEPARTMENT OF THE TREASURY	PPE 07/02/14		FEDERAL WITHHOLDING TAX	71,008.12
45094	7/14/2014	10956 FRANCHISE TAX BOARD	PPE 07/02/14		CA STATE TAX WITHHELD	20,379.55

Total :

71,008.12

Total :

20,379.55

2 Vouchers for bank code : ubgen

Bank total :

91,387.67

2 Vouchers in this report

Total vouchers :

91,387.67

Prepared by: 
Date: 07/16/2014

Approved by: 
Date: 7-16-14

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher 106161 Date 7/16/2014 Vendor 10001 US BANK

Invoice	PO #	Description/Account	Amount
000114		EMPLOYEE MEAL	14.29
0005		MEETING SUPPLIES	37.00
0010		MEETING	37.00
001163		TECHNICAL TRAINING MEAL	10.72
033		MEETING SUPPLIES	7.32
05141221		PEN ENGRAVING	20.18
061855		TECHNICAL TRAINING MEAL	6.47
062314		USB CHARGER	8.04
0861DD		CREDIT FROM AMTRAK	-112.00
130642		EMPLOYEE MEAL	17.77
140239		ACRYLIC SHEET	243.00
14709		LUNCH MEAL	6.50
1499		NOTARY STAMP	32.35
166		RETIREMENT GIFT	29.15
1735180		EMPLOYEE MEAL	12.64
1959998.00		BOOTH REGISTRATION	470.00
20-3219590		EXCEL TRAINING CLASSES	128.00
3119		MEETING SUPPLIES	36.00
3131675819-A		EMPLOYEE LODGING	146.90
3131675819-B		EMPLOYEE LODGING	146.90
3131675819-C		EMPLOYEE LODGING	146.90
3252		MEETING	27.00
339717759		EMPLOYEE LODGING	504.00
363671		EMPLOYEE MEAL	4.18
3774647		OFFICE AIDE JOB POSTING	318.00
3781759		ACCOUNTANT JOB POSTING	318.00
4553		ACCOUNTANT JOB POSTING	225.00
45668		EMPLOYEE MEALS	33.94
472		EMPLOYEE MEAL	7.86
5229380749		EQUIPMENT RECALIBRATION	600.00
5812		PRE-SPARC MEETING BREAKFAST	43.10
640545915		SEMINAR	75.00
801		EMPLOYEE MEALS	41.76
82592056		TECHNICAL TRAINING HOTEL	359.73
8393		RETIREMENT BOUQUET	24.83
8894		MEETING SUPPLIES	2.01

Bank code : ubgen

Voucher 106161 Date 7/16/2014 Vendor 10001 US BANK

Invoice	PO #	Description/Account	Amount
(Continued)			
C039950661		RECREATION EQUIPMENT	546.91
F-0124		MEETING SUPPLIES	6.68
MZA5BF		FLIGHT RESERVATION	484.00
w276389070		RECREATION EQUIPMENT	-144.83
w276389070		RECREATION EQUIPMENT	-132.59
W276389070		RECREATION EQUIPMENT	289.66
W278545152-A		STATION SUPPLIES	95.00
W278545152-B		STATION SUPPLIES	136.08
W278545152-C		STATION SUPPLIES	356.69
W278545152-D		STATION SUPPLIES	17.52
Total :			5,684.66

1 Vouchers for bank code : ubgen

1 Vouchers in this report

Bank total : 5,684.66

Total vouchers : 5,684.66

Prepared by: 
Date: 07/16/2014

Approved by: 
Date: 7-16-14

Voucher	Bank code :	Date	Vendor	Invoice	PO #	Description/Account	Amount
106104	ubgen	7/16/2014	10013 ALL GOOD DRIVING SCHOOL INC	MARCH2014		INSTRUCTOR PAYMENT	105.00
						Total :	105.00
106105		7/16/2014	10010 ALLIANT INSURANCE SERVICES INC	04/01/14-06/30/14		2ND QTR EVENT INSURANCE	1,247.00
						Total :	1,247.00
106106		7/16/2014	11419 ANALYTICAL CHEMISTS INC	34405-A 34427-A		EQUIPMENT TESTING EQUIPMENT TESTING	85.00 85.00
						Total :	170.00
106107		7/16/2014	10399 ASCAP	500578769		MUSICAL LICENSING FEE	660.00
						Total :	660.00
106108		7/16/2014	10018 BENCHMARK LANDSCAPE SVCS INC	112034 112045	50537 50505	LANDSCAPE SERVICES LANDSCAPE SERVICES	1,305.00 1,900.00
						Total :	3,205.00
106109		7/16/2014	10021 BOUND TREE MEDICAL LLC	81462597 81465266	50586 50586	EMS SUPPLIES EMS SUPPLIES	0.52 879.79
						Total :	880.31
106110		7/16/2014	11160 BROADCAST MUSIC INC	25152460		MUSICAL LICENSE FEE	657.00
						Total :	657.00
106111		7/16/2014	11649 BYRNE, PATRICIA	2003058.001		RECREATION REFUND	116.25
						Total :	116.25
106112		7/16/2014	11169 CALIFORNIA WATERS LLC	8852	50436	FOUNTAIN SERVICES	1,525.00
						Total :	1,525.00
106113		7/16/2014	10876 CANON SOLUTIONS AMERICA INC	988251589	50437	PLOTTER MAINT & USAGE	23.87
						Total :	23.87
106114		7/16/2014	10345 CAPRCBM	07/01/14-06/30/15		AGENCY MEMBERSHIP	225.00
						Total :	225.00
106115		7/16/2014	10958 CATERPILLAR FINANCIAL SERVICES	670844-CR		PAYMENT MADE IN ERROR	-1,542.12

Bank code :	ubgen			Invoice	PO #	Description/Account	Amount
Voucher	Date	Vendor					
106115	7/16/2014	10958 CATERPILLAR FINANCIAL SERVICES	(Continued)	685459		LEASE PAYMENT #2 - VACTOR	19,276.50
						Total :	17,734.38
106116	7/16/2014	10050 CITY OF EL CAJON	0000012508			HFTA FEES-1ST QUARTER	18,944.00
						Total :	18,944.00
106117	7/16/2014	10358 COUNTY OF SAN DIEGO	14CTOFSASN12	50558		800 MHZ ACCESS (FIRE/PS)	1,272.00
						Total :	1,272.00
106118	7/16/2014	10839 COUNTY OF SAN DIEGO	DEH2002-HUPFP-105554			HAZ MAT PERMIT FLEET SHOP	883.00
			DEH2004-HUPFP-203484			HAZMAT PERMIT - STATION 5	685.00
						Total :	1,568.00
106119	7/16/2014	10040 COUNTYWIDE MECHANICAL SYSTEMS	14061996	50559		HVAC FILTER CHANGE	1,890.00
			14062634	50559		HVAC REPAIRS	195.00
			14062766	50559		HVAC REPAIRS	824.99
						Total :	2,909.99
106120	7/16/2014	10333 COX COMMUNICATIONS	038997401			10601 N MAGNOLIA AVE	102.51
			501 3110 094486701			CITY HALL GROUP BILL	2,867.21
						Total :	2,969.72
106121	7/16/2014	10142 CSA SAN DIEGO COUNTY	225	50576		CDBG SUBRECIPIENT REIMB	757.91
						Total :	757.91
106122	7/16/2014	11168 CTE INC CLARK TELECOM AND	00001981	50515		STREET LIGHT MAINTENANCE	475.80
			00001982	50515		STREET LIGHT REPAIRS	309.67
			00001983	50515		DIG ALERT MARKOUTS	157.50
			00001984	50515		STREET LIGHT REPAIRS	1,825.00
						Total :	2,767.97
106123	7/16/2014	10043 D & D SERVICES INC	52936	50508		ANIMAL DISPOSAL	1,235.00
						Total :	1,235.00
106124	7/16/2014	11652 D'ADAMO, JOSEPHINE	2003055.001			RECREATION REFUND	230.00
						Total :	230.00

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
Bank code :	ubgen					
106125	7/16/2014	10200 DELGADO, PEDRO ORSO	7/14/14		CELL PHONE REIMBURSEMENT	102.49
					Total :	102.49
106126	7/16/2014	10045 DIAMOND ENVIRONMENTAL SERVICES	0000222306	50475	PORTABLE TOILET SERVICE	118.00
			0000222307	50475	PORTABLE TOILET SERVICE	118.00
					Total :	236.00
106127	7/16/2014	10054 ELDERHELP OF SAN DIEGO	06302014	50573	CDBG SUBRECIPIENT REIMB	750.00
					Total :	750.00
106128	7/16/2014	11509 ENV PRODUCTIONS INC	RAM072014		SUMMER CONCERT SERIES	500.00
					Total :	500.00
106129	7/16/2014	10056 EPIC PEST CONTROL & LANDSCAPE	1EPC9065	50541	PEST CONTROL SERVICES	1,685.88
					Total :	1,685.88
106130	7/16/2014	10057 ESGIL CORPORATION	06/30/14		SHARE OF FEES	2,602.84
			07/01/14-07/04/14		SHARE OF FEES	5,544.50
					Total :	8,147.34
106131	7/16/2014	10251 FEDERAL EXPRESS	2-706-41282		SHIPPING CHARGES	20.35
					Total :	20.35
106132	7/16/2014	10628 FINELINE GRAFIX	1372	50542	BANNER SERVICES	582.40
			1373	50542	1ST QTR BANNER STORAGE	110.00
			1375	50542	2ND QTR BANNER STORAGE	110.00
					Total :	802.40
106133	7/16/2014	10065 GLOBAL POWER GROUP INC	33637	50550	ELECTRICAL REPAIRS	1,505.00
			34001	50550	ELECTRICAL REPAIRS	140.00
			34445	50550	ELECTRICAL REPAIRS	1,158.24
					Total :	2,803.24
106134	7/16/2014	11661 H.MORENO ROOFING INC	14-661		SMIP FEE REFUND	1.53
					Total :	1.53
106135	7/16/2014	10490 HARRIS & ASSOCIATES INC	24300	50122	BUENA VISTA/RAILROAD AVE	22,648.25

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106135	7/16/2014	10490 HARRIS & ASSOCIATES INC	(Continued)			22,648.25
106136	7/16/2014	10151 KONICA MINOLTA BUSINESS	9000692534	50476	COPIES 6/3-7/2, 2014	32.21
106137	7/16/2014	10174 LN CURTIS AND SONS	6046434-00		EQUIPMENT REPAIR	32.21
106138	7/16/2014	10207 LOCKHART TRAINING	993		INSTRUCTOR PAYMENT	301.58
106139	7/16/2014	10078 LUTHERAN SOCIAL SVCS OF SO CAL	06302014	50578	CDBG SUBRECIPIENT REIMB	318.50
106140	7/16/2014	11650 MORENO, LIZETT	2003057.001		RECREATION REFUND	318.50
106141	7/16/2014	10082 MUELLER'S TRUCK & EQUIP SVC	12338 12378 12387	50697 50697 50697	VEHICLE REPAIR VEHICLE REPAIR VEHICLE REPAIR	1,396.00
106142	7/16/2014	10083 MUNICIPAL EMERGENCY SERVICES	00534578_SNV		EQUIPMENT TESTING	1,396.00
106143	7/16/2014	10084 NALCO CAL-WATER LLC	53855 54309	50412 50412	DEIONIZED WATER SERVICE DEIONIZED WATER SERVICE	85.00
106145	7/16/2014	10344 PADRE DAM MUNICIPAL WATER DIST	20122553 20123122 20123238 20124957 20126680 20126706 20127372 20129488 20157657		10118 MAGNOLIA AVE MAGNOLIA AVE - RW MAGNOLIA AVE - RW MAGNOLIA AVE 10131 MAST BLVD SAN REMO ESTATES - RW CONEJO RD BILTEER DR CUYAMACA ST	25.00
						25.00
						90.00
						90.00
						180.00
						27.10
						32.49
						27.10
						102.56
						136.12
						400.56
						91.24
						77.62
						753.31

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106145	7/16/2014	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued)			
			20157659		CUYAMACA ST	540.70
			20158652		CUYAMACA @ WOODGLEN	1,298.51
			20158731		NW CUYAMACA/ WOODGLEN	1,442.03
			20300090		MAGNOLIA (NORTH EL NOPAL)	27.10
			20302742		10601 MAGNOLIA AVE #1	133.30
			20302746		10605 MAGNOLIA AVE #2	157.78
			20302752		10609 MAGNOLIA AVE #3	271.66
			20302928		MAGNOLIA AVE VLLG	443.37
			20302930		MAGNOLIA (NORTH KERRIGAN)	395.53
			20303048		10629 MAGNOLIA AVE #6	198.12
			20303136		10625 MAGNOLIA AVE #7	198.12
			20303146		10613 MAGNOLIA AVE #4	271.66
			20303156		10617 MAGNOLIA AVE #5	217.45
			20303166		10621 MAGNOLIA AVE #8	189.40
			20303202		MAGNOLIA AVE 7&8	33.20
			20303628		MAGNOLIA AVE	65.66
			20303846		MAGNOLIA AVE	269.95
			20316111		EL NOPAL JULIO	66.06
			20352468		EUCALYPTUS CT	47.72
			20402775		10210 WOODGLEN VISTA - RW	2,971.59
			20402857		WOODGLEN VISTA DR - RW	3,710.02
			20403145		WOODLGEN VISTA DR	176.10
			20434525		PRINCESS JOANN RD	239.08
			20903888		CUYAMACA ST FLD	4,618.74
			20903892		CUYAMACA ST	1,758.84
			20903954		S FIELDS # 1 TWN CENTER	4,637.10
			20903956		S FIELDS # 2 TWN CENTER	4,184.34
			20903958		S FIELDS # 3 TWN CENTER	4,647.88
			20904454		RIVERWALK DR	2,712.87
			20905700		550 PARK CENTER DR	350.63
			20905720		550 PARK CENTER DR	96.53
			20905730		550 PARK CENTER DR	96.53
			20906564		MAST BLVD	87.61
			20930458		MAGNOLIA AVE - RW	289.77
			20931659		MAGNOLIA AVE - RW	32.49
			20931731		MAGNOLIA AVE & S BRAVERMAN	32.49

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106145	7/16/2014	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued)			
			20960110		MISSION CREEK DR	1,119.83
			20962784		MISSION CREEK TOWNHOMES	446.08
			20964110		99 WILLOW POND RD - RW	392.18
			20965043		102 RIVER PARK DR - RW	381.40
			20971810		RIVER PARK DR	1,236.01
			20971812		RIVER PARK DR	446.08
			20972190		RIVER PARK DR	623.95
			20972390		RIVER PARK DR - RW	726.36
			20972985		RIVER PARK DR - RW	376.01
			23037089		9518 MAST BLVD	86.39
			23037565		9557 MAST BLVD	206.19
			23038028		9643 MAST BLVD	257.43
			23106288		9721 MAST BLVD	70.22
			23106864		9793 MAST BLVD	208.92
			24200549		8950 COTTONWOOD AVE	363.26
			24202225		MAGNOLIA @ MISSION GORGE	37.88
			24213058		10355 MISSION GORGE RD	107.46
			24301350		CALA LILY ST	2,116.05
			26007501		WOODSIDE @ NORTHCOTE	161.34
			26012480		9161 SHADOW HILL RD	2,177.24
			26508965		DIAMONDBACK DR	29.78
			29701296		SANTEE AREA - FLOATER	202.89
					Total :	50,330.98
106146	7/16/2014	10443 SANDPIPA	SLI1415		LIABILITY INSURANCE RENEWAL	227,095.00
			SPNS1415		INSURANCE RENEWAL	68,765.32
					Total :	295,860.32
106147	7/16/2014	10110 SECTRAN SECURITY INC	14070322	50797	TRANSPORT SERVICES	116.81
					Total :	116.81
106148	7/16/2014	10487 SIEMENS INDUSTRY INC	5610002309	50518	TRAFFIC SIGNAL MAINT	2,634.54
			5610003173	50518	TRAFFIC SIGNAL MAINT	2,634.54
			5620002071	50518	TRAFFIC SIGNAL SUPPLIES	21.60
			5620002715	50518	TRAFFIC SIGNAL CALL OUTS	1,417.40
			5620002930	50518	TRAFFIC SIGNAL CALL OUTS	1,966.19

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106148	7/16/2014	10487 SIEMENS INDUSTRY INC	(Continued)			
106149	7/16/2014	11520 SIGNS & WONDERS	2019C		PAINTING OF UTILITY BOXES	725.00
					Total :	725.00
106150	7/16/2014	10534 STATE CONTROLLER'S OFFICE	40094	50461	FY 12/13 ANNUAL STREET REPT	2,000.00
					Total :	2,000.00
106151	7/16/2014	10579 DEPARTMENT OF TOXIC SUBSTANCES	013604		EPA ID NUMBER VERIFICATION	150.00
					Total :	150.00
106152	7/16/2014	10119 STEVEN SMITH LANDSCAPE INC	28169	50495	LANDSCAPE SERVICES	75.00
					Total :	75.00
106153	7/16/2014	10158 THE SOCO GROUP INC	0033579-IN	50460	PROPANE	75.22
					Total :	75.22
106154	7/16/2014	11651 WALLACE, ROSALIE	2003056.001		RECREATION REFUND	63.00
					Total :	63.00
106155	7/16/2014	10136 WEST COAST ARBORISTS INC	97377-A	50540	TREE TRIMMING SERVICES	3,516.00
					Total :	3,516.00
106156	7/16/2014	10148 WESTAIR GASES & EQUIPMENT INC	520530	50402	EQUIPMENT TESTING	278.18
					Total :	278.18
106157	7/16/2014	11447 WHITE TIGER MARTIAL ARTS	369854		INSTRUCTOR PAYMENT	624.00
					Total :	624.00
106158	7/16/2014	10317 WM HEALTHCARE SOLUTIONS INC	0261391-2793-6	50404	BIOMEDICAL WASTE DISPOSAL	97.90
			0261392-2793-3	50404	BIOMEDICAL WASTE DISPOSAL	97.87
					Total :	195.77
106159	7/16/2014	11648 WOOTEN KEITH, REBECCA	2003054.001		RECREATION REFUND	230.00
					Total :	230.00
106160	7/16/2014	10232 XEROX CORPORATION	074918164	50407	COPY CHARGES	20.52
			074918166	50405	COPY CHARGES & LEASE	177.61

Bank code :	ubgen						
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
106160	7/16/2014	10232 XEROX CORPORATION	(Continued) 074918167	50406	COPY CHARGES	17.75	
56 Vouchers for bank code : ubgen						Total :	215.88
56 Vouchers in this report						Bank total :	468,176.07
						Total vouchers :	468,176.07

Prepared by: 
 Date: 07/16/2014
 Approved by: 
 Date: 7-16-14

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106162	7/17/2014	10703 EAST COUNTY FAMILY YMCA	8123		YMCA SHADE STRUCTURE	6,369.39
Total :						6,369.39
Bank total :						6,369.39
Total vouchers :						6,369.39

1 Vouchers for bank code : ubgen

1 Vouchers in this report

Prepared by: 
Date: 07/17/2014

Approved by: 
Date: 7-17-14

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106163	7/23/2014	10168 ALBERT A WEBB ASSOCIATES	142506	50695	FIRE BENEFIT LEVY ADMIN	1,560.60
			142507	50695	SLMD ANNUAL ADMIN FY14-15	780.30
			142508	50695	SRLD ANNUAL ADMIN FY 14-15	2,601.00
			142609	50674	SRLD TRAFFIC ENGR STUDY	4,677.25
			143058	50695	TCLMD ANNUAL ADMIN FY 14-15	3,121.10
					Total :	12,740.25
106164	7/23/2014	11588 ATKINSON, ANDELSON,	454587		PROFESSIONAL SERVICES	3,753.75
					Total :	3,753.75
106165	7/23/2014	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS JUNE 2014		LEGAL SERVICES JUNE 2014	73,368.74
					Total :	73,368.74
106166	7/23/2014	10693 BOYS & GIRLS CLUB OF EAST	11052013	50570	CDBG SUBRECIPIENT	1,441.00
					Total :	1,441.00
106167	7/23/2014	10299 CARQUEST AUTO PARTS	11102-332160	50371	VEHICLE REPAIR PARTS	138.75
			11102-332170	50371	VEHICLE REPAIR PART	3.10
			11102-332205	50371	VEHICLE REPAIR PART	15.25
			11102-332245	50371	VEHICLE REPAIR PART	46.88
					Total :	203.98
106168	7/23/2014	10569 CHARLENE'S DANCE N CHEER	62514		INSTRUCTOR PAYMENT	2,693.60
					Total :	2,693.60
106169	7/23/2014	10801 CLAIMS MANAGEMENT ASSOC INC	521328		CLAIM SERVICES	269.80
					Total :	269.80
106170	7/23/2014	11658 COOPER, MARCIE	2003060.001		RECREATION REFUND	68.66
					Total :	68.66
106171	7/23/2014	10171 COUNTY OF SAN DIEGO AUDITOR &	06/2014 AGENCY REV		06/14 AGENCY PARK CITE REPT	110.00
			06/2014 DMV REVENUE		06/2014 DMV PARK CITE REPT	188.50
			06/2014 PHOENIX REV		06/14 PHOENIX CITE REV REPT	568.50
					Total :	867.00
106172	7/23/2014	10215 COUNTY OF SAN DIEGO	86189		TERMINATION IMPACT FEE	16.00

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
Bank code :	ubgen					
106172	7/23/2014	10215 COUNTY OF SAN DIEGO	(Continued)			Total : 16.00
106173	7/23/2014	10358 COUNTY OF SAN DIEGO	14CTOFSAN12		SHERIFF RADIOS	Total : 4,845.00 4,845.00
106174	7/23/2014	10333 COX COMMUNICATIONS	052335901		8950 COTTONWOOD AVE	Total : 232.98 232.98
106175	7/23/2014	11663 DANIELI, BONNIE	CD14005S		REFUNDABLE SECURITY	Total : 576.00 576.00
106176	7/23/2014	11660 DE MARIA, MARY SUSAN	2003061.001		RECREATION REFUND	Total : 68.66 68.66
106177	7/23/2014	11295 DOKKEN ENGINEERING	27886		ENGINEERING DESIGN SERVICES	Total : 16,661.64 16,661.64
106178	7/23/2014	11636 ESCONDIDO GOLF CART CENTER	5674		SANTEE SALUTES	Total : 638.00 638.00
106179	7/23/2014	10057 ESGIL CORPORATION	07/07/14-07/11/14		SHARE OF FEES	Total : 12,853.52 12,853.52
106180	7/23/2014	10009 FIRE ETC	61959	50376	SAFETY APPAREL	Total : 458.96 458.96
106181	7/23/2014	11655 GILLEON LAW FIRM TRUST ACCOUNT	7/22/14		CLAIM SETTLEMENT	Total : 410,000.00 410,000.00
106182	7/23/2014	10066 GLOBALSTAR USA LLC	100000005521018		SATELLITE PHONE SERVICE	Total : 43.44 43.44
106183	7/23/2014	11664 GOMEZ LAW GROUP	SUBPOENA REFUND		SUBPOENA REFUND	Total : 275.00 275.00
106184	7/23/2014	10152 HELIX ENVIRONMENTAL PLANNING	50214	23306	TCCP ENVIRON MONITORING	Total : 10,706.92 10,706.92
106185	7/23/2014	11618 HELP! BEATLES TRIBUTE BAND	0000		SUMMER CONCERT SERIES	Total : 650.00 650.00

Voucher List
CITY OF SANTEE

Bank code : ubgen		Invoice		PO #	Description/Account	Amount
Voucher	Date	Vendor	Invoice			
106185	7/23/2014	11618	11618 HELP! BEATLES TRIBUTE BAND (Continued)			
			7810477-00	50429	IRRIGATION PARTS	Total : 650.00
106186	7/23/2014	10198	HYDRO SCAPE PRODUCTS	50429	IRRIGATION PARTS	173.35
			8131753-00			201.65
						Total : 375.00
106187	7/23/2014	10075	IRON MOUNTAIN INFO MGMT INC	50430	OFF-SITE DATA STORAGE	175.04
						Total : 175.04
106188	7/23/2014	10413	LARSON, SCOTT		EMPLOYEE REIMBURSEMENT	217.00
			063014			Total : 217.00
106189	7/23/2014	10174	LN CURTIS AND SONS	50681	SAFETY APPAREL	150.62
			1310390-02			Total : 150.62
106190	7/23/2014	10793	MARKETING WORX INC	50690	STAFF POLO SHIRTS	293.76
			7310			Total : 293.76
106191	7/23/2014	10154	MCDUGAL LOVE ECKIS BOEHMER &		CLAIM SERVICES	59,380.00
			86305			Total : 59,380.00
106192	7/23/2014	10079	MEDICO PROFESSIONAL	50419	MEDICAL LINEN SERVICE	24.29
			1452759			26.29
			1452760	50419	MEDICAL LINEN SERVICE	Total : 50.58
106193	7/23/2014	10921	MEDLIN, RICHARD		EMPLOYEE REIMBURSEMENT	44.26
			061014			Total : 44.26
106194	7/23/2014	11666	MONTGOMERY, TREVIN		EMPLOYEE REIMBURSEMENT	217.00
			061614			Total : 217.00
106195	7/23/2014	11662	PACIFIC LIFE & ANNUITY		CLAIM SETTLEMENT	140,000.00
			07/22/14			Total : 140,000.00
106197	7/23/2014	10344	PADRE DAM MUNICIPAL WATER DIST	20902014	TOWN CENTER PKY - RW	492.19
				20902021	TOWN CENTER PKY - RW	287.37
				20902023	TOWN CENTER PKW - RW	206.52
				20902032	170 TOWN CENTER PKY - RW	1,038.98

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106197	7/23/2014	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued)			
			20902134		TOWN CENTER PKY - RW	459.85
			20902136		TOWN CENTER PKY - RW	184.96
			20902205		TOWN CENTER PKY - RW	704.80
			20902461		TOWN CENTER PKY - RW	767.08
			21000894		MISSION GORGE RD	305.94
			21002705		9534 VIA ZAPADOR	611.52
			21010397		MISSION GORGE RD	138.85
			21013462		MISSION GORGE & FANITA DR	43.27
			21015591		GLEN OAKS WAY	70.22
			21502414		PROSPECT/ CLIFFORD HGTS	378.67
			21503082		PROSPECT CT	29.78
			21506676		MISSION GORGE RD	1,879.82
			21509881		BIG ROCK RD	3,165.63
			22001782		MISSION GORGE RD	1,413.55
			22108500		8115 ARLETTE ST	79.15
			22108550		BIG ROCK RD	222.38
			22500472		8915 CARLTON HILLS BLVD	76.83
			23000004		CARLTON HILLS BLVD	2,386.93
			23000020		CARLTON HILLS BLVD	55.27
			23000231		9329 LAKE CANYON RD	48.66
			23000755		9413 CARLTON HILLS BLVD	144.24
			23001898		9555 CARLTON HILLS BLVD	146.90
			23003384		9457 MAST BLVD	119.95
			23036584		9496 MAST BLVD	48.66
			23048037		PENNYWOOD RD - RW	60.66
			23048315		9705 CARLTON HILLS BLVD	82.22
			23050931		9776 CARLTON HILLS BLVD	66.05
			23052603		9809 CARLTON HILLS BLVD	54.05
			23200646		9313 LAKE CANYON RD	27.10
			23201051		9231 LAKE CANYON RD	60.66
			23305937		9000 MAST BLVD NE	244.25
			23500006		CARLTON OAKS DR	63.39
			23500010		CALLE DEL LAGO - MED	502.60
			23500117		9310 FANITA PKY	66.55
			23500521		9310 CARLTON OAKS DR	1,215.49
			23607107		MAST BLVD EAST	497.58

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106197	7/23/2014	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued) 23607133 23607136 23607138 24204686 24204976 24204987 24205292 24215485 24215491 24216037		MAST BLVD WEST 8750 MAST BLVD MAST BLVD PROSPECT @ MAGNOLIA - RW MAGNOLIA @ PROSPECT - RW PROSPECT @ MAGNOLIA PROSPECT @ MAGNOLIA - RW PROSPECT AVE POC #4 MTR C PROSPECT AVE POC #4 MTR D PROSPECT AVE POC #4 MTR B	438.29 542.73 5,769.17 71.44 86.39 66.05 55.27 163.40 228.08 82.55 25,951.94
106198	7/23/2014	10228 QUESTYS SOLUTIONS	IN-36713		QUESTYS SUPPORT	2,999.00 2,999.00
106199	7/23/2014	11248 RAMONA PAVING & CONSTRUCTION	2273 2273R	50678	BUENA VISTA & RAILROAD AVE RETENTION	107,500.00 -5,375.00 102,125.00
106200	7/23/2014	10606 S.D. COUNTY SHERIFF'S DEPT.	SHERIFF MAY 2014		LAW ENFORCEMENT MAY 2014	990,091.22 990,091.22
106201	7/23/2014	10407 SAN DIEGO GAS & ELECTRIC	268156 268158 268159		BUENA VISTA/RAILROAD AVE BUENA VISTA/RAILROAD AVE BUENA VISTA/RAILROAD AVE	3,758.00 4,470.00 4,470.00 12,698.00
106202	7/23/2014	10407 SAN DIEGO GAS & ELECTRIC	268162 268176		TOWN CENTER PARKWAY TOWN CENTER PARKWAY	9,237.00 1,094.00 10,331.00
106203	7/23/2014	10677 SANTEE CHAMBER OF COMMERCE	2014-572		MISS SANTEE CONTRIBUTION	2,000.00 2,000.00
106204	7/23/2014	10346 SANTEE GIRLS ASA	10714		SANTEE SALUTES	700.00 700.00

Voucher List
CITY OF SANTEE

Bank code :	ubgen			Invoice	PO #	Description/Account	Amount
Voucher	Date	Vendor					
106205	7/23/2014	10768 SANTEE SCHOOL DISTRICT		7080		IRRIGATION/MOWING RIO SECO	396.52
						Total :	396.52
106206	7/23/2014	10487 SIEMENS INDUSTRY INC		5610004952	50518	STREET LIGHT MAINTENANCE	2,634.54
				5620000977	50518	TRAFFIC SIGNAL SUPPLIES	12.96
				5620003075	50518	TRAFFIC SIGNAL CALL OUTS	1,543.95
						Total :	4,191.45
106207	7/23/2014	10217 STAPLES ADVANTAGE		3234796575	50394	OFFICE SUPPLIES	39.68
				3234862170	50394	OFFICE SUPPLIES	50.07
						Total :	89.75
106208	7/23/2014	10478 STATE BOARD OF EQUALIZATION		STX APRIL-JUNE 2014		SALES TAX 2ND QTR	15.00
				UTX APRIL-JUNE 2014		USE TAX 2ND QTR	325.00
						Total :	340.00
106209	7/23/2014	10119 STEVEN SMITH LANDSCAPE INC		28217	50495	LANDSCAPE SERVICES	75.00
				28218	50495	LANDSCAPE SERVICES	37.50
				28219	50495	LANDSCAPE SERVICES	37.50
				28220	50495	LANDSCAPE SERVICES	300.00
				28225	50495	LANDSCAPE SERVICES	33,116.00
						Total :	33,566.00
106210	7/23/2014	11659 SUTER BELL, LEANA		2003062.001		RECREATION REFUND	84.55
						Total :	84.55
106211	7/23/2014	10467 THE EPOCH TIMES IN SAN DIEGO		SD056201407		NOTICE OF ELECTION 07/04/14	117.00
						Total :	117.00
106212	7/23/2014	10158 THE SOCO GROUP INC		0022987-IN	50421	DELIVERED FUEL	1,418.35
						Total :	1,418.35
106213	7/23/2014	11011 THOMPSON, CHRIS		07012014		EMPLOYEE REIMBURSEMENT	615.07
						Total :	615.07
106214	7/23/2014	10165 TRAD AM ENTERPRISES INC		0614SRP		INSTRUCTOR PAYMENT	685.50
						Total :	685.50

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106218	7/23/2014	10208 ANTHEM BLUE CROSS	000440567B		EMPLOYEE ASSISTANCE PROGRAM	250.86
					Total :	250.86
106219	7/23/2014	10844 FRANCHISE TAX BOARD	PPE 07/16/14		WITHHOLDING ORDER	110.00
106220	7/23/2014	10508 LIFE INSURANCE COMPANY OF	July 2014		LIFE INSURANCE	2,565.68
					Total :	2,565.68
106221	7/23/2014	10779 NATIONAL BENEFIT SERVICES LLC	PPE 07/16/14		FLEXIBLE SPENDING ACCOUNT	1,914.10
					Total :	1,914.10
106222	7/23/2014	10784 NATIONAL UNION FIRE INSURANCE	July 2014		VOLUNTARY AD&D	143.26
					Total :	143.26
106223	7/23/2014	10353 PERS	07 14 4		RETIREMENT PAYMENT	122,131.56
					Total :	122,131.56
106224	7/23/2014	10335 SAN DIEGO FIREFIGHTERS FEDERAL	July 2014		LONG TERM DISABILITY-SAFETY	877.50
					Total :	877.50
106225	7/23/2014	10424 SANTEE FIREFIGHTERS	PPE 07/16/14		SFFA DUES/PEC/BC STATION EXP	2,162.49
					Total :	2,162.49
106226	7/23/2014	10776 STATE OF CALIFORNIA	PPE 07/16/14		WITHHOLDING ORDER	693.07
					Total :	693.07
106227	7/23/2014	10783 UNITED WAY OF SAN DIEGO COUNTY	July 2014		UNITED WAY	115.40
					Total :	115.40
106228	7/23/2014	10001 US BANK	PPE 07/16/14		PARS RETIREMENT	991.06
					Total :	991.06
106229	7/23/2014	10959 VANTAGE TRANSFER AGENT/457	PPE 07/16/14		ICMA - 457	30,397.67
					Total :	30,397.67
106230	7/23/2014	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 07/16/14		RETIREE HEALTH SAVINGS ACCOUL	7,149.23

Voucher List
CITY OF SANTEE

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106230	7/23/2014	10782 VANTAGEPOINT TRNSFR AGT/801801	(Continued) PPE 07/16/14A		RETIREE HEALTH SAVINGS ACCOL	19.45
Total :						7,168.68
Bank total :						169,521.33
Total vouchers :						169,521.33

13 Vouchers for bank code : ubgen

13 Vouchers in this report

Prepared by: 
Date: 07/23/2014

Approved by: 
Date: 7-23-14

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
393	7/25/2014	10401 US BANK TRUST	146141000		DEBT SERVICE TAB 2011B	281,022.77
					Total :	281,022.77
394	7/25/2014	10401 US BANK TRUST	146140000		DEBT SERVICE TAB 2011A	1,352,955.53
					Total :	1,352,955.53
395	7/25/2014	10401 US BANK TRUST	788189001		DEBT SERVICE TAB 2005	995,511.73
					Total :	995,511.73
396	7/25/2014	10401 US BANK TRUST	788188005		DEBT SERVICE LRB 2005	16,426.03
					Total :	16,426.03
397	7/25/2014	11677 ALLISON-MCCLOSKEY ESCROW	132564A-RL		MAST PARK RESTORATION	1,169,905.00
					Total :	1,169,905.00
398	7/24/2014	10402 BANK OF NEW YORK MELLON	060568		DEBT SERVICE CDBG 108	149,233.00
					Total :	149,233.00

6 Vouchers for bank code : ubgen

6 Vouchers in this report

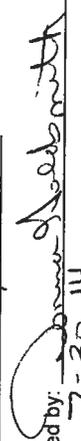
Bank total : 3,965,054.06
Total vouchers : 3,965,054.06

Prepared by: 
Date: 07/31/2014

Approved by: 
Date: 7-31-14

Bank code :	ubgen			Invoice	PO #	Description/Account	Amount	
Voucher	Date	Vendor						
82888	7/28/2014	10956	FRANCHISE TAX BOARD	PPE 07/16/14		CA STATE TAX WITHHELD	21,023.00	
						Total :	21,023.00	
83010	7/28/2014	10955	DEPARTMENT OF THE TREASURY	PPE 07/16/14		FEDERAL WITHHOLDING TAX	72,529.33	
						Total :	72,529.33	
830101	7/28/2014	10955	DEPARTMENT OF THE TREASURY	PPE 07/16/14A		FEDERAL WITHHOLDING TAX	140.16	
						Total :	140.16	
3 Vouchers for bank code : ubgen							Bank total :	93,692.49
3 Vouchers in this report							Total vouchers :	93,692.49

Prepared by: 
Date: 07/30/2014

Approved by: 
Date: 7-30-14

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106242	7/31/2014	10032 CINTAS CORPORATION #694	694722922	50815	UNIFORM/PARTS CLEANER RNTL	59.43
					Total :	59.43
106243	7/31/2014	11040 CIRCULATE SAN DIEGO	166-16R	50314	SAFE ROUTES TO SCHOOL PLAN	10,142.82
					Total :	10,142.82
106244	7/31/2014	10801 CLAIMS MANAGEMENT ASSOC INC	521329		CLAIM SERVICES	220.10
					Total :	220.10
106245	7/31/2014	11409 CLAYTON, SYLVIA	08012014-340		MEADOWBROOK HARDSHIP PGRM	21.41
					Total :	21.41
106246	7/31/2014	10038 COSTCO WHOLESale #403	0403020057285	50728	COFFEE	503.64
					Total :	503.64
106247	7/31/2014	10486 COUNTY OF SAN DIEGO	12531		ELECTRONIC ASSESSOR MAPS	6.72
					Total :	6.72
106248	7/31/2014	10333 COX COMMUNICATIONS	063453006 066401501		9534 VIA ZAPADOR 10601 N MAGNOLIA AVE	300.79 31.38
					Total :	332.17
106249	7/31/2014	11669 CREMEANS, ROBERTA	2003072.001		RECREATION REFUND	72.92
					Total :	72.92
106250	7/31/2014	11090 CSE SECURITY INC	1229		SANTEE SALUTES	646.25
					Total :	646.25
106251	7/31/2014	11295 DOKKEN ENGINEERING	27949	50583	BUENA VISTA SURVEY	1,420.00
					Total :	1,420.00
106252	7/31/2014	10250 EAST COUNTY CALIFORNIAN	00027069		NOTICE OF ELECTION	94.50
					Total :	94.50
106253	7/31/2014	10055 EMSAR INC	SI-41652		EQUIPMENT MAINTENANCE	986.22
					Total :	986.22
106254	7/31/2014	10291 ENVIRONMENTAL SYSTEMS RESEARCH	92825783	50833	ARC-GIS MAINT AGREEMENTS	4,704.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106254	7/31/2014	10291	10291 ENVIRONMENTAL SYSTEMS RESEAF (Continued)			
106255	7/31/2014	10057	ESGIL CORPORATION			
			05143871		FIRE PLAN REVIEW-05/2014	2,439.00
			06143905		FIRE PLAN REVIEW-06/2014	3,753.00
			07/14/14-07/18/14		SHARE OF FEES	14,861.90
					Total:	21,053.90
106256	7/31/2014	10251	FEDERAL EXPRESS		SHIPPING CHARGES	57.49
			2-720-61313			
					Total:	57.49
106257	7/31/2014	10009	FIRE ETC		EQUIPMENT SERVICE	230.04
			63487	50737		
					Total:	230.04
106258	7/31/2014	10196	FIRE PREVENTION SERVICES INC		WEED ABATEMENT	966.24
			07242014			
					Total:	966.24
106259	7/31/2014	10540	HCFA		1ST QTR MEMBER ASSESSMENT	107,257.00
			HCA0000033			
					Total:	107,257.00
106260	7/31/2014	11196	HD SUPPLY FACILITIES		HD SUPPLY FYE FEB 2014	251,172.25
			07302014 CITY PYMT			
					Total:	251,172.25
106261	7/31/2014	10198	HYDRO SCAPE PRODUCTS		IRRIGATION PARTS	32.00
			8089308-00	50429		
					Total:	32.00
106262	7/31/2014	10075	IRON MOUNTAIN INFO MGMT INC		OFF-SITE STORAGE	624.42
			KLN5792	50842		
					Total:	624.42
106263	7/31/2014	10406	LA PRENSA SAN DIEGO		NOTICE OF ELECTION	192.00
			24573			
					Total:	192.00
106264	7/31/2014	10984	LEONARD, TIM		EMPLOYEE REIMBURSEMENT	1,012.72
			071614			
					Total:	1,012.72
106265	7/31/2014	11292	LIEBERT CASSIDY WHITMORE		PROFESSIONAL SERVICES	106.00
			1389806			
					Total:	106.00
106266	7/31/2014	10793	MARKETING WORX INC		JR LEADER SHIRTS	108.00
			7298			

Bank code :	ubgen			Invoice	PO #	Description/Account	Amount
Voucher	Date	Vendor					
106266	7/31/2014	10793	MARKETING WORX INC	(Continued)			
				7299		CAMP SHIRTS	256.50
				7300		STAFF SHIRTS	237.06
				7301		CAMPER TSHIRTS	236.25
						Total :	837.81
106267	7/31/2014	10079	MEDICO PROFESSIONAL	1456473		MEDICAL LINEN SERVICE	24.30
				1456474		MEDICAL LINEN SERVICE	26.29
						Total :	50.59
106268	7/31/2014	10084	NALCO CAL-WATER LLC	55324	50807	DEIONIZED WATER SERVICE	112.50
				55325	50807	DEIONIZED WATER SERVICE	75.00
						Total :	187.50
106269	7/31/2014	10451	NEOPOST USA INC	51641440	50486	POSTAGE METER RENTAL	162.00
						Total :	162.00
106270	7/31/2014	11442	PATTERSON, LUANNE	08012014-225		MEADOWBROOK HARDSHIP PGRM	19.74
						Total :	19.74
106271	7/31/2014	10092	PHOENIX GROUP INFO SYSTEMS	062014031	50641	PARKING CITE SVC JUNE 2014	76.10
						Total :	76.10
106272	7/31/2014	10161	PRIZM JANITORIAL SERVICES INC	7755	50465	JANITORIAL SERVICES	3,134.54
						Total :	3,134.54
106273	7/31/2014	10101	PROFESSIONAL MEDICAL AND	Z971069	50389	OXYGEN CYLINDERS & REFILLS	46.50
				Z971070	50389	OXYGEN CYLINDERS & REFILLS	69.75
				Z971071	50389	OXYGEN CYLINDERS & REFILLS	13.95
				Z971608	50389	OXYGEN CYLINDERS & REFILLS	101.45
				Z971609	50389	OXYGEN CYLINDERS & REFILLS	28.00
				Z971610	50389	OXYGEN CYLINDERS & REFILLS	61.20
				Z971611	50389	OXYGEN CYLINDERS & REFILLS	158.75
				Z971612	50389	OXYGEN CYLINDERS & REFILLS	114.40
						Total :	594.00
106274	7/31/2014	10109	SAN DIEGO COUNTY FIRE CHIEFS	2014-15-A		MEMBERSHIP DUES	100.00
				2014-15-B		MEMBERSHIP DUES	50.00

Bank code :	ubgen			Invoice	PO #	Description/Account	Amount
Voucher	Date	Vendor					
106274	7/31/2014	10109 SAN DIEGO COUNTY FIRE CHIEFS'		(Continued)			
				2014-15-C		MEMBERSHIP DUES	50.00
				2014-15-D		MEMBERSHIP DUES	50.00
				2014-15-E		MEMBERSHIP DUES	50.00
						Total :	300.00
106275	7/31/2014	10348 EAST COUNTY EDC		06/17/2014		MEMBERSHIP DUES	3,000.00
						Total :	3,000.00
106276	7/31/2014	10407 SAN DIEGO GAS & ELECTRIC		0422 970 321 8		STREET LIGHTS	30,122.62
				2237 358 004 2		TRAFFIC SIGNAL	4,358.28
				3422 380 562 8		GAS TAX	107.40
				4394 020 550 9		LMD	5,383.60
				7990 068 577 7		PARKS	14,036.78
				8509 742 169 4		CITY HALL GROUP BILL	9,587.11
						Total :	63,595.79
106277	7/31/2014	10443 SANDPIPA		SWC1415		WORKER'S COMP CLAIMS ADMIN	26,625.00
						Total :	26,625.00
106278	7/31/2014	11463 SANKS, ESTHER		08012014-66		MEADOWBROOK HARDSHIP PGRM	20.74
						Total :	20.74
106279	7/31/2014	10437 SANTEE RAVENS YOUTH FOOTBALL		0001		SANTEE SALUTES	700.00
						Total :	700.00
106280	7/31/2014	10768 SANTEE SCHOOL DISTRICT		7079	50463	SHARED WATER/SEWER COST	875.55
						Total :	875.55
106281	7/31/2014	10314 SOUTH COAST EMERGENCY VEHICLE		472374	50782	VEHICLE REPAIR PART	84.32
						Total :	84.32
106282	7/31/2014	10422 SOUTHERN CALIFORNIA SOILAND		368204		MISSION GORGE MEDIAN PROJEC	2,394.00
						Total :	2,394.00
106283	7/31/2014	11403 ST. JOHN, LYNNE		08012014-78		MEADOWBROOK HARDSHIP PGRM	20.51
						Total :	20.51

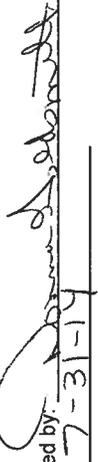
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106284	7/31/2014	11056 STANDARD ELECTRONICS	20345	50532	SECURITY ALARM REPAIRS	127.40
			20363	50757	SECURITY SYSTEM UPGRADE	9,433.52
					Total :	9,560.92
106285	7/31/2014	10158 THE SOCO GROUP INC	CL13525	50787	FLEET CARD FUELING	1,296.34
			CL13599	50787	FLEET CARD FUELING	1,706.74
			CL15471	50787	FLEET CARD FUELING	1,470.68
					Total :	4,473.76
106286	7/31/2014	10479 TIRE CENTERS LLC	8720150565	50801	VEHICLE SUPPLIES	414.34
					Total :	414.34
106287	7/31/2014	10431 TOWN & COUNTRY PRINTERS	51159		SANTEE SALUTES	108.51
					Total :	108.51
106288	7/31/2014	11321 TIP OF SAN DIEGO COUNTY	2014-020		TIP VOLUNTEER SERVICES	8,100.00
					Total :	8,100.00
106289	7/31/2014	10136 WEST COAST ARBORISTS INC	97938-A	50540	PALM TREE REMOVALS	3,999.60
					Total :	3,999.60
106290	7/31/2014	10232 XEROX CORPORATION	074842773	50498	COPY CHARGES	86.42
			075002184	50604	COPIER LEASE	174.53
					Total :	260.95
106291	7/31/2014	11042 ZW USA INC	55797		DOG WASTE BAGS	753.84
					Total :	753.84
61 Vouchers for bank code : ubgen						547,284.04
61 Vouchers in this report						547,284.04

Prepared by: 
 Date: 07/31/2014
 Approved by: 
 Date: 7-31-14

Voucher List
CITY OF SANTEE

Bank code :	ubgen	Vendor	Date	Invoice	PO #	Description/Account	Amount
106292	7/31/2014	11681 UNITED STATES TREASURY	PCORI 2013			PCORI ANNUAL FEE FOR 2013	104.00
						Total :	104.00
						Bank total :	104.00
						Total vouchers :	104.00

1 Vouchers for bank code : ubgen
 1 Vouchers in this report

Prepared by: 
 Date: 07/31/2014
 Approved by: 
 Date: 7-31-14

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106293	8/6/2014	11671 ABBOTT-DOWNEY, KARLA	2003073.001		RECREATION REFUND	91.03
					Total :	91.03
106294	8/6/2014	10916 AIS SPECIALTY PRODUCTS INC	12178.1		PARK MAINTENANCE SUPPLIES	1,215.46
					Total :	1,215.46
106295	8/6/2014	10412 AT&T	000005596976		TELEPHONE	1,438.74
					Total :	1,438.74
106296	8/6/2014	10189 ATTENTION GETTERS DESIGN INC	35779	50721	APPARATUS ID MAGNETS	436.00
					Total :	436.00
106297	8/6/2014	10017 BAY CITY ELECTRIC WORKS	W128469 W128472	50840 50840	STATIONARY GENERATOR SVC STATIONARY GENERATOR SVC	187.60 187.60
					Total :	375.20
106298	8/6/2014	10021 BOUND TREE MEDICAL LLC	81430014 81476783 81477810 81477811 81477812 81479355-A 81479355-B	50586 50725 50724 50724 50724 50725 50724	MEDICAL SUPPLIES PHARMACEUTICALS EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES PHARMACEUTICALS EMS SUPPLIES	95.97 9.45 33.35 465.26 529.22 473.98 846.63
					Total :	2,453.86
106299	8/6/2014	11399 CABLE, PIPE, & LEAK DETECTION	475290		IRRIGATION LEAK DETECTION	770.00
					Total :	770.00
106300	8/6/2014	11675 CALIFORNIA MUNICIPAL TREASURES	CMTA MEMBERSHIP		MEMBERSHIP RENEWAL	155.00
					Total :	155.00
106301	8/6/2014	10260 CALIFORNIA PARKS & RECREATION	GPGF		FIELD TRIP ADMISSION	320.00
					Total :	320.00
106302	8/6/2014	10876 CANON SOLUTIONS AMERICA INC	988268112	50719	PLOTTER MAINT & USAGE	23.56
					Total :	23.56

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106303	8/6/2014	11674 CANTOR, MATT	2003076.001		RECREATION REFUND	176.00
106304	8/6/2014	10299 CARQUEST AUTO PARTS	11102-332232	50371	VEHICLE REPAIR PARTS	294.32
			11102-332763	50371	CREDIT - PARTS RETURNED	-46.88
			11102-333139	50727	VEHICLE REPAIR MATERIALS	42.96
			11102-333218	50371	CREDIT - PARTS RETURNED	-154.43
					Total :	135.97
106305	8/6/2014	10032 CINTAS CORPORATION #694	694725418	50815	UNIFORM/PARTS CLEANER RNTL	59.43
106306	8/6/2014	10033 CITY ELECTRIC SUPPLY COMPANY	STE/022109	50765	ELECTRICAL SUPPLIES	224.54
			STE/022168	50765	ELECTRICAL REPAIRS	42.45
			STE/022172	50765	ELECTRICAL SUPPLIES	17.98
					Total :	284.97
106307	8/6/2014	11330 CLEANSTREET	74934	50567	STREET SWEEPING	14,652.20
106308	8/6/2014	10333 COX COMMUNICATIONS	112256001		9130 CARLTON OAKS DR	161.68
106309	8/6/2014	10300 CTS LANGUAGE LINK	77882		NOTICE OF ELECTION	161.68
106310	8/6/2014	10449 DAY WIRELESS SYSTEMS	555869-02		SANTEE SALUTES	660.00
					Total :	660.00
106311	8/6/2014	10124 DEPENDABLE PLUMBING	676166		BACKFLOW TESTING	163.52
					Total :	163.52
106312	8/6/2014	10049 DREW AUTO CENTER	C13753	50732	VEHICLE REPAIR	165.00
					Total :	165.00
106313	8/6/2014	10250 EAST COUNTY CALIFORNIAN	00027190/91/86		LMD PUBLIC NOTICES	792.15
					Total :	792.15
					Total :	1,158.50
					Total :	1,158.50

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106314	8/6/2014	10053 EL CAJON PLUMBING & HEATING	268567		PLUMBING SUPPLIES	72.85
					Total :	72.85
106315	8/6/2014	10057 ESGIL CORPORATION	7/21/14-7/25/14		SHARE OF FEES	10,354.02
					Total :	10,354.02
106316	8/6/2014	10058 ETS PRODUCTIONS INC	11626		SUMMER CONCERT SERIES	800.00
					Total :	800.00
106317	8/6/2014	10251 FEDERAL EXPRESS	2-728-10990		SHIPPING CHARGES	70.14
					Total :	70.14
106318	8/6/2014	10368 FIREWORKS & STAGE FX AMERICA	109117		JULY 4 FIREWORKS	11,250.00
					Total :	11,250.00
106319	8/6/2014	11672 HOLMSEN FORSTER, ANITA	2003071.001		RECREATION REFUND	90.00
					Total :	90.00
106320	8/6/2014	10256 HOME DEPOT CREDIT SERVICES	1150722	50818	REPAIR PARTS	20.74
			1150724	50818	STATION SUPPLIES	151.07
			5021701	50818	EQUIPMENT REPAIR PARTS	48.96
					Total :	220.77
106321	8/6/2014	10236 HURST, TONY	188403009		STEEL TOED BOOTS	196.54
					Total :	196.54
106322	8/6/2014	11102 INSIDE PROSPECTS INC	SD14-3035		SUBSCRIPTION	1,500.00
					Total :	1,500.00
106323	8/6/2014	11690 KTJT PROPERTIES LLC	GRD1187S		REFUNDABLE SECURITY	16,884.00
					Total :	16,884.00
106324	8/6/2014	10357 LAWCX	LAWCX 2015-019		EXCESS WORKERS' COMP	94,292.00
					Total :	94,292.00
106325	8/6/2014	10207 LOCKHART TRAINING	1003		STAFF TRAINING	380.00
					Total :	380.00

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106326	8/6/2014	10079 MEDICO PROFESSIONAL	1460667		MEDICAL LINEN SERVICE	24.30
			1460668		MEDICAL LINEN SERVICE	26.29
					Total :	50.59
106327	8/6/2014	10800 METTLER, DENNIS	00841024085		STEEL TOED BOOTS	183.59
106328	8/6/2014	11673 MILLS, MELISSA	2003074.001		RECREATION REFUND	183.59
106329	8/6/2014	10458 MIRACLE RECREATION EQUIPMENT	751487	50806	EQUIPMENT REPLACEMENT	160.25
					Total :	160.25
106330	8/6/2014	10084 NALCO CAL-WATER LLC	55604	50807	DEIONIZED WATER SERVICE	90.00
106331	8/6/2014	11665 NGUOI VIET TODAY NEWS	6742		NOTICE OF ELECTION	90.00
					Total :	30.00
106332	8/6/2014	11670 OGDEN, NICOLE	2003075.001		RECREATION REFUND	30.00
					Total :	59.08
106333	8/6/2014	10161 PRIZM JANITORIAL SERVICES INC	7754	50510	JANITORIAL SERVICES	2,235.75
			7759	50510	JANITORIAL SERVICES	360.00
					Total :	2,595.75
106334	8/6/2014	10221 QUALITY CODE PUBLISHING LLC	2014-259	50699	ORD CODIFICATIONS & PUB	856.65
106335	8/6/2014	10821 RIVERA, FELIX	188512857		SAFETY WORK BOOTS	856.65
106336	8/6/2014	11583 RIVERSAGE ENTERTAINMENT	61514		SUMMER CONCERT SERIES	168.46
					Total :	168.46
106337	8/6/2014	10983 ROBERTS, LARRY	072914		EMPLOYEE REIMBURSEMENT	1,000.00
					Total :	1,000.00
					Total :	217.00
					Total :	217.00

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106338	8/6/2014	10097 ROMAINE ELECTRIC CORPORATION	12-005627	50780	EQUIPMENT SUPPLIES	553.65
			12-005773	50780	VEHICLE SUPPLY	102.37
			12-007325		EMERGENCY REPAIR	2,476.13
					Total :	3,132.15
106339	8/6/2014	10408 RUTLEDGE, DONALD	1		INSTRUCTOR PAYMENT	3,136.00
					Total :	3,136.00
106340	8/6/2014	11068 SAN DIEGO COUNTY PARAMEDIC	070814		REFERENCE MATERIALS	797.04
					Total :	797.04
106341	8/6/2014	10606 S.D. COUNTY SHERIFF'S DEPT.	06/2014 SHERIFF		06/2014 LAW ENFORCEMENT	990,479.05
					Total :	990,479.05
106342	8/6/2014	10212 SANTEE SCHOOL DISTRICT	2013-20	50477	TEEN CENTER TRANSPORTATION	210.00
					Total :	210.00
106343	8/6/2014	11638 SAVMART PHARMACEUTICAL	583877		PHARMACEUTICALS	19.80
					Total :	19.80
106344	8/6/2014	10328 SIMPLEX GRINNELL	77142902	50519	ALARM MONITORING	1,738.00
					Total :	1,738.00
106345	8/6/2014	10314 SOUTH COAST EMERGENCY VEHICLE	472394	50782	VEHICLE REPAIR PARTS	186.47
			472427	50782	VEHICLE REPAIR PART	47.37
					Total :	233.84
106346	8/6/2014	10217 STAPLES ADVANTAGE	3229336343	50394	OFFICE SUPPLIES	84.23
			3229580267	50394	CR - OFFICE SUPPLIES	-84.23
			3236347350	50700	OFFICE SUPPLIES	17.05
			3236347351	50700	OFFICE SUPPLIES	22.23
			3236347352	50700	OFFICE SUPPLIES	10.36
			3236347353	50741	OFFICE SUPPLIES	539.41
			3236347354	50741	OFFICE SUPPLIES	11.22
			3236347355	50784	OFFICE SUPPLIES	59.62
			3236422536	50784	OFFICE SUPPLIES	15.38
			3236670458	50700	OFFICE SUPPLIES	-22.23

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106346	8/6/2014	10217 STAPLES ADVANTAGE				
106347	8/6/2014	10158 THE SOCO GROUP INC	0057912-IN	50786	DELIVERED FUEL	1,218.82
					Total :	1,218.82
106348	8/6/2014	10479 TIRE CENTERS LLC	8720150653	50801	VEHICLE SUPPLIES	330.40
					Total :	330.40
106349	8/6/2014	10131 TRI-CITY LOCKSMITH	00020	50812	LOCK REPAIRS	90.00
			00021	50812	LOCK REPAIRS	61.00
					Total :	151.00
106350	8/6/2014	10257 TYLER TECHNOLOGIES INC	045-115239	24171	INTEGRATED FIN MGMT SUPPORT	1,546.30
					Total :	1,546.30
106351	8/6/2014	10642 USPS-HASLER	08012014		POSTAGE REIMBURSEMENT	1,193.23
					Total :	1,193.23
106352	8/6/2014	10475 VERIZON WIRELESS	9728436470		CELL PHONE SERVICE	927.46
					Total :	927.46
106353	8/6/2014	10211 VISION INTERNET PROVIDERS INC	27867	50712	WEB HOSTING	200.00
					Total :	200.00
106354	8/6/2014	10799 VOSBURGH, TODD	188565		STEEL TOED BOOTS	200.00
					Total :	200.00
106355	8/6/2014	10232 XEROX CORPORATION	074936160	50742	COPY CHARGES & LEASE	203.63
					Total :	203.63
106356	8/6/2014	10318 ZOLL MEDICAL CORPORATION	2143225	50802	EMS SUPPLIES	319.95
			2143610	50802	EMS SUPPLIES	29.97
					Total :	349.92
106357	8/6/2014	10522 ZUMAR INDUSTRIES INC	0152855	50491	SPECIAL SIGNS	1,085.46
			0153560	50491	CREDIT - FREIGHT CHARGES	-118.00
					Total :	967.46

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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65 Vouchers for bank code : ubgen

65 Vouchers in this report

Bank total : 1,175,012.15

Total vouchers : 1,175,012.15

Prepared by: 
Date: 08/06/2014
Approved by: 
Date: 8-6-14

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106358	8/6/2014	10208 ANTHEM BLUE CROSS	000440568B		EMPLOYEE ASSISTANCE PROGRAI	250.86
					Total :	250.86
106359	8/6/2014	10350 ASSURANT EMPLOYEE BENEFITS	August 2014		DENTAL INSURANCE	7,694.85
					Total :	7,694.85
106360	8/6/2014	10334 CHLIC	August 2014		HEALTH INSURANCE	158,093.49
					Total :	158,093.49
106361	8/6/2014	10844 FRANCHISE TAX BOARD	PPE 07/30/14		WITHHOLDING ORDER	110.00
					Total :	110.00
106362	8/6/2014	10779 NATIONAL BENEFIT SERVICES LLC	PPE 07/30/14		FLEXIBLE SPENDING ACCOUNT	1,914.10
					Total :	1,914.10
106363	8/6/2014	10353 PERS	07 14 5		RETIREMENT PAYMENT	122,054.73
					Total :	122,054.73
106364	8/6/2014	10785 RELIANCE STANDARD LIFE	August 2014		VOLUNTARY LIFE INSURANCE	1,629.35
					Total :	1,629.35
106365	8/6/2014	10424 SANTEE FIREFIGHTERS	PPE 07/30/14		SFFA DUES/PEC/BC STATION EXP/	4,862.49
					Total :	4,862.49
106366	8/6/2014	10776 STATE OF CALIFORNIA	PPE 07/30/14		WITHHOLDING ORDER	693.07
					Total :	693.07
106367	8/6/2014	10001 US BANK	PPE 07/30/14		PARS RETIREMENT	1,018.92
					Total :	1,018.92
106368	8/6/2014	10959 VANTAGE TRANSFER AGENT/457	PPE 07/30/14		ICMA - 457	30,048.88
					Total :	30,048.88
106369	8/6/2014	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 07/30/14		RETIREE HEALTH SAVINGS ACCOL	6,882.44
					Total :	6,882.44
					Bank total :	335,253.18

12 Vouchers for bank code : ubgen

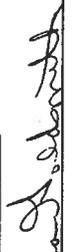
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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12 Vouchers in this report

Total vouchers : 335,253.18

Prepared by: 
Date: 08/04/2014

Approved by: 
Date: 8-6-14

Bank code :	ubgen	Vendor	Date	Invoice	PO #	Description/Account	Amount
404	8/13/2014	11485 SOURCEPOINT	AR169417		PROSPECT AVE ENHANCEMENTS	78,640.00	
					Total :	78,640.00	
74496	8/11/2014	10955 DEPARTMENT OF THE TREASURY	PPE 07/30/14		FEDERAL WITHHOLDING TAX	68,620.44	
					Total :	68,620.44	
74523	8/11/2014	10956 FRANCHISE TAX BOARD	PPE 07/30/14		CA STATE TAX WITHHELD	19,632.57	
					Total :	19,632.57	
3 Vouchers for bank code : ubgen						Bank total :	166,893.01
3 Vouchers in this report						Total vouchers :	166,893.01

Prepared by: 
Date: 08/13/2014

Approved by: 
Date: 8-13-14

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106370	8/13/2014	10017 BAY CITY ELECTRIC WORKS	W129004	50840	STATIONARY GENERATOR SVC	182.02
					Total :	182.02
106371	8/13/2014	10021 BOUND TREE MEDICAL LLC	81484929	50724	EMS SUPPLIES	251.88
			81486536-A	50724	EMS SUPPLIES	566.53
			81486536-B	50725	PHARMACEUTICALS	22.82
			81486537	50724	EMS SUPPLIES	15.43
			81487982	50724	EMS SUPPLIES	2.22
			81489379	50724	EMS SUPPLIES	58.03
			81490786	50725	PHARMACEUTICALS	38.70
			81490787-A	50725	PHARMACEUTICALS	11.97
			81490787-B	50724	EMS SUPPLIES	27.68
					Total :	995.26
106372	8/13/2014	10299 CARQUEST AUTO PARTS	11102-334164	50727	VEHICLE SUPPLIES	62.96
					Total :	62.96
106373	8/13/2014	10032 CINTAS CORPORATION #694	694727906	50815	UNIFORM/PARTS CLEANER RNTL	64.38
					Total :	64.38
106374	8/13/2014	10033 CITY ELECTRIC SUPPLY COMPANY	STE/022348	50765	ELECTRICAL SUPPLIES	93.10
			STE/022356	50765	ELECTRICAL SUPPLIES	51.33
					Total :	144.43
106375	8/13/2014	11584 CLAY COLTON BAND	82114		SUMMER CONCERT SERIES	800.00
					Total :	800.00
106376	8/13/2014	10405 CLEANTECH SAN DIEGO	695		MEMBERSHIP RENEWAL	5,000.00
					Total :	5,000.00
106377	8/13/2014	10038 COSTCO WHOLESALE #403	040307006720	50728	STATION SUPPLIES	132.93
					Total :	132.93
106378	8/13/2014	10039 COUNTY MOTOR PARTS COMPANY INC	798613		VEHICLE REPAIR PART	4.44
					Total :	4.44
106379	8/13/2014	10705 COUNTY OF SAN DIEGO TREASURER	HIRT-2014-019		HIRT ANNUAL MEMBERSHIP FEE	44,758.00

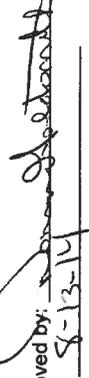
Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106379	8/13/2014	10705 COUNTY OF SAN DIEGO TREASURY (Continued)				44,758.00
106380	8/13/2014	10333 COX COMMUNICATIONS	038997401		10601 N MAGNOLIA AVE	102.52
106381	8/13/2014	11090 CSE SECURITY INC	1236		SECURITY SERVICES	102.52
106382	8/13/2014	11295 DOKKEN ENGINEERING	27950	50583	WALKER PRESERVE	80.75
106383	8/13/2014	10049 DREW AUTO CENTER	C14951	50732	VEHCILE REPAIR	80.75
106384	8/13/2014	10057 ESGIL CORPORATION	06143880 7/28/14-8/1/14		FIRE INSPECTIONS-6/2014 SHARE OF FEES	11,980.00
106385	8/13/2014	10580 FASTENAL COMPANY	CAS167441 CAS167506 CAS167557 MN01929794	50771 50771 50771	YARD SUPPLIES YARD SUPPLIES YARD SUPPLIES FAST PROGRAM FEE	11,980.00
106386	8/13/2014	10251 FEDERAL EXPRESS	2-734-68004		SHIPPING CHARGES	1,564.54
106387	8/13/2014	10196 FIRE PREVENTION SERVICES INC	08132014		WEED ABATEMENT	1,564.54
106388	8/13/2014	10066 GLOBALSTAR USA LLC	1000000005748355		SATELLITE PHONE SERVICE	1,369.50
106389	8/13/2014	10256 HOME DEPOT CREDIT SERVICES	2151028 3151000 4150974 4150976 8010885	50818 50818 50818 50818 50818	STATION SUPPLIES STATION SUPPLIES STATION SUPPLIES CREDIT - BILLING ERROR TRUCK SUPPLIES	8,558.89
					Total :	9,928.39
					Total :	6.03
					Total :	2.97
					Total :	0.51
					Total :	300.00
					Total :	309.51
					Total :	34.48
					Total :	34.48
					Total :	1,657.78
					Total :	1,657.78
					Total :	43.28
					Total :	43.28
					Total :	252.01
					Total :	21.57
					Total :	194.34
					Total :	-93.97
					Total :	741.46

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106389	8/13/2014	10256 HOME DEPOT CREDIT SERVICES	(Continued)			
106390	8/13/2014	10675 IAFC MEMBERSHIP	0005798		MEMBERSHIP DUES	304.00
106391	8/13/2014	10989 JOBS AVAILABLE INC	1414055		ACCOUNTANT AD	304.00
106392	8/13/2014	10120 KEARNY PEARSON FORD	1004151	50748	VEHICLE REPAIR PART	631.80
106393	8/13/2014	10151 KONICA MINOLTA BUSINESS	9000704376	50708	COPIER MAINT & USAGE	631.80
106394	8/13/2014	11694 LAW OFFICES OF ROBERT M MILLER	38425005-38425009		PROSPECT AVE	119.37
106395	8/13/2014	10410 MILLER, DAVID JOSEPH	071814		DJ SERVICES	119.37
106396	8/13/2014	10507 MITEL LEASING	1241893 1242577 1242883 1242924		MONTHLY RENTAL 124690 MONTHLY RENTAL 122670 MONTHLY RENTAL 130737 MONTHLY RENTAL 131413	128.10 128.10 8,600.00 8,600.00
106397	8/13/2014	10083 MUNICIPAL EMERGENCY SERVICES	00541027_SNV	50800	VEHICLE SUPPLIES	200.00 200.00
106398	8/13/2014	10308 O'REILLY AUTO PARTS	2968-355255	50752	VEHICLE REPAIR PARTS	146.90 1,757.78 89.64 97.47
106399	8/13/2014	10336 PADRE DAM MUNICIPAL WATER DIST	08072014		WATER METER INSTALLATION	2,091.79 70.20
106400	8/13/2014	11319 PAULEY EQUIPMENT COMPANY	31398	50803	KUBOTA REPAIRS	42.62 42.62 960.00 960.00
					Total :	2,099.35 2,099.35

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106401	8/13/2014	10161 PRIZM JANITORIAL SERVICES INC	7774	50867	JANITORIAL SERVICES	400.00
					Total :	400.00
106402	8/13/2014	11248 RAMONA PAVING & CONSTRUCTION	2300	50516	STORM DRAIN IMPROVEMENTS	48,900.00
					Total :	48,900.00
106403	8/13/2014	11679 REGIONAL TASK FORCE ON THE	1692		HOMELESS MGMT INFO	2,000.00
					Total :	2,000.00
106404	8/13/2014	10108 SAN DIEGO ASSOC OF GOVERNMENTS	AR169268		MEMBER AGENCY ASSESSMENT	12,079.00
					Total :	12,079.00
106405	8/13/2014	11705 SAUNDERS ELECTRICAL	CUP1304A		REFUNDABLE DEPOSIT	4,790.20
					Total :	4,790.20
106406	8/13/2014	10213 SOUTH BAY FOUNDRY INC	0143513-IN	50657	PARK BENCH ASSEMBLY	4,734.72
					Total :	4,734.72
106407	8/13/2014	10314 SOUTH COAST EMERGENCY VEHICLE	472492	50782	VEHICLE SUPPLIES	385.61
					Total :	385.61
106408	8/13/2014	10217 STAPLES ADVANTAGE	3235680032	50872	OFFICE SUPPLIES	83.76
			3236883474	50798	OFFICE SUPPLIES	32.39
			3236938092	50798	OFFICE SUPPLIES	81.96
			3236938093	50716	OFFICE SUPPLIES	223.77
					Total :	421.88
106409	8/13/2014	11165 SUMMERGRASS	2014		SANTEE BLUEGRASS FESTIVAL	50.00
					Total :	50.00
106410	8/13/2014	10158 THE SOCO GROUP INC	0061178-IN	50786	DELIVERED FUEL	1,499.77
					Total :	1,499.77
106411	8/13/2014	10475 VERIZON WIRELESS	9728965471		WIFI SERVICE	856.28
					Total :	856.28
106412	8/13/2014	10136 WEST COAST ARBORISTS INC	98443	50834	TREE REMOVAL SERVICES	4,985.00

Bank code : ubgen		Invoice		PO #	Description/Account	Amount
Voucher	Date	Vendor	Invoice			
106412	8/13/2014	10136 WEST COAST ARBORISTS INC	(Continued)		Total :	4,985.00
106413	8/13/2014	10318 ZOLL MEDICAL CORPORATION	2145146	50802	EMS SUPPLIES	387.99
44 Vouchers for bank code : ubgen						387.99
44 Vouchers in this report						175,698.76
Total vouchers :						175,698.76

Prepared by: 
 Date: 08/13/2014
 Approved by: 
 Date: 8-13-14

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106414	8/15/2014	10001 US BANK	000029		MEETING SUPPLIES	8.18
			000873		MEETING SUPPLIES	14.69
			0023303		SAFETY EQUIPMENT	35.64
			004932		CONCERT SERIES SUPPLIES	13.06
			015336		MEETING SUPPLIES	1.54
			029063		GENERAL SUPPLIES	26.67
			055315		SANTEE SALUTES SUPPLIES	21.49
			06/25/2014		COUNCIL MEETING SUPPLIES	37.42
			0673-483670		FIRE STATION #4 DISHWASHER	483.84
			07/09/14		COUNCIL MEETING SUPPLIES	10.98
			07/16/2014		COUNCIL MEETING SUPPLIES	8.96
			07/29/14		MEMBERSHIP RENEWAL	350.00
			071114		FITNESS EQUIPMENT	2.93
			071414		FITNESS EQUIPMENT	5.12
			071714		DAY CAMP SUPPLIES	100.00
			072775		DAY CAMP FIELD TRIP	120.00
			08152014		DISPUTED PY CHG	935.57
			093001		STATION SUPPLIES	28.02
			1042000314		SANTEE SALUTES SUPPLIES	39.32
			108-8639287-5921812		GENERAL SUPPLIES	27.55
			1097		OFFICE SUPPLIES	23.16
			115-8203258-4096216		FITNESS EQUIPMENT	531.35
			115-9568318-2008242		SPEAKERS & CABLE	497.72
			1189		MEETING	23.00
			138577		CITY HALL DANCE SUPPLIES	266.15
			13868561		SAFETY FENCING	179.40
			13897178		YARD SUPPLIES	88.05
			142		FIREFIGHTER MEALS	23.06
			14-799		EQUIPMENT REPAIR PART	12.28
			156306		GOVT ACCOUNTING TRAINING	75.00
			1864783		MEMBERSHIP RENEWAL	100.00
			1864783B		CALOSHA COMPLIANCE SOFTWAF	1,166.40
			200175		REGISTRATION	785.35
			2015400		YARD SUPPLIES	97.26
			225805		BAGGED ASPHALT	313.20
			321218820140623		NOTARY FEE	59.50

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106414	8/15/2014	10001 US BANK	(Continued)			
			323344963		SAFETY EQUIPMENT	72.80
			325799		MEETING	26.00
			33		DEL MAR RACE TRACK TOUR	400.00
			357		CONFERENCE REGISTRATION	500.00
			358136		HVAC SUPPLIES	56.41
			404		CONFERENCE REGISTRATION	500.00
			419100		PROGRAM SUPPLIES	144.61
			432		CONFERENCE REGISTRATION	500.00
			440776166109		CONFERENCE REGISTRATION	86.15
			4F3E9B		CITY HALL REPAIR SUPPLIES	90.00
			52665		TRAIN RESERVATION	15.00
			600		APWA LUNCHEON	40.88
			65101533		AIR HOSE ADAPTERS	414.40
			68814295		CORD REEL	25.38
			68814540		TURF SUPPLIES	204.89
			68838800		IRRIGATION SUPPLIES	216.89
			68838832		IRRIGATION PARTS	239.19
			68868154		IRRIGATION SUPPLIES	187.48
			68868194		IRRIGATION PARTS	115.99
			68964220		IRRIGATION SUPPLIES	248.05
			68964257		IRRIGATION SUPPLIES	112.19
			710153		IRRIGATION MATERIALS	16.19
			7120317547		TRUCK SUPPLIES	584.06
			7120946222		TRASH BAGS	1,460.16
			719690966001		TRASH BAGS	97.17
			7416633		FINANCE OFFICE SUPPLIES	50.00
			8053510		CODE COMPLIANCE WORKSHOP	257.00
			9580443		REFERENCE HANDBOOKS	17.07
			990		GENERAL SUPPLIES	35.35
			B01-018829		MEETING	70.00
			C05163		GLASS CUT FOR WORKSTATION	729.38
			F-0134		VACTOR EQUIPMENT	7.48
			LFRLBA-1		MEETING SUPPLIES	748.16
			LFRLBA-2		AIR FARE TO CONFERENCE	31.00
			STE/004392		AIR FARE TO CONFERENCE	320.24
					ELECTRICAL SUPPLIES	

City of Santee
COUNCIL AGENDA STATEMENT

1D

MEETING DATE August 27, 2014

AGENDA ITEM NO.

ITEM TITLE APPROVAL OF THE EXPENDITURE OF \$63,604.11 FOR JULY 2014
LEGAL SERVICES AND RELATED COSTS

DIRECTOR/DEPARTMENT Tim K. McDermott, Finance 

SUMMARY

Legal service billings proposed for payment for the month of July 2014 total \$63,604.11 as follows:

- 1) General Retainer Services - \$13,232.35
- 2) Labor & Employment - \$19,025.76
- 3) Litigation & Claims - \$3,579.48
- 4) Special Projects-General Fund (Community Oriented Policing) - \$9,456.21
- 5) CDC Successor Agency (Riverview Public Improvements) - \$2,777.00
- 6) Bond Proceeds (Prospect Ave. Enhancements) - \$10,838.04
- 7) Applicant Initiated Projects - \$4,695.27

FINANCIAL STATEMENT 

Adopted Budget	\$ 308,000.00	
Revised Budget	\$ 308,000.00	
Prior Expenditures	-	
Current Request	(45,293.80)	\$ 262,706.20
Other Funds (excluding applicant initiated items):		
Adopted Budget	\$ 5,000.00	
Revised Budget	\$ 18,615.04	
Prior Expenditures	-	
Current Request	(13,615.04)	\$ 5,000.00

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION 

Approve the expenditure of \$63,604.11 for July 2014 legal services and related costs

ATTACHMENT (Listed Below)

Legal Services Billing Summary

LEGAL SERVICES BILLING SUMMARY
FY 2014-15

Category	Adopted Budget	Revised Budget	Spent Year to Date	Available Balance	Mo/Yr	Current Request Amount
General Fund:						
General / Retainer	\$ 162,000.00	\$ 162,000.00	-	\$ 162,000.00	Jul-14	\$ 13,232.35
Labor & Employment	20,000.00	20,000.00	-	20,000.00	Jul-14	19,025.76
Litigation & Claims	50,000.00	50,000.00	-	50,000.00	Jul-14	3,579.48
Special Projects	76,000.00	76,000.00	-	76,000.00	Jul-14	9,456.21
Total	\$ 308,000.00	\$ 308,000.00	-	\$ 308,000.00		\$ 45,293.80
Other City Funds:						
MHFP Commission	\$ 5,000.00	\$ 5,000.00	-	\$ 5,000.00		\$ -
Total	\$ 5,000.00	\$ 5,000.00	-	\$ 5,000.00		\$ -
CDC Successor Agency:						
Riverview Public Improvements	\$ -	\$ 2,777.00	-	\$ 2,777.00	Jul-14	\$ 2,777.00
Bond Proceeds:						
Prospect Avenue Project	\$ -	\$ 10,838.04	-	\$ 10,838.04	Jul-14	\$ 10,838.04

LEGAL SERVICES BILLING SUMMARY
FY 2014-15

Category	Adopted Budget	Revised Budget	Spent Year to Date	Available Balance	Mo/Yr	Current Request Amount
Applicant-initiated (paid from developer/applicant deposits)						
Castlerock	n/a	n/a	\$ -	n/a	Jul-14	\$ 1,150.50
El Nopal Estates II	n/a	n/a	-	n/a	Jul-14	1,263.77
Wal-Mart	n/a	n/a	-	n/a	Jul-14	1,366.50
Fanita (HomeFed)	n/a	n/a	-	n/a	Jul-14	914.50
Toyota Freeway Sign	n/a	n/a	-	n/a		-
San Diego Christian College	n/a	n/a	-	n/a		-
Total			\$ -			\$ 4,695.27

Total Previously Spent to Date	
FY 2014-15	
General Fund	\$ -
Other City Funds	-
CDC Successor Agency	-
Bond Proceeds	-
Developer Deposits	-
Total	\$ -

Total Proposed for Payment	
General Fund	\$ 45,293.80
Other City Funds	-
CDC Successor Agency	2,777.00
Bond Proceeds	10,838.04
Developer Deposits	4,695.27
Total	\$ 63,604.11

City of Santee
COUNCIL AGENDA STATEMENT

1E

MEETING DATE August 27, 2014

AGENDA ITEM NO.

ITEM TITLE CLAIM AGAINST THE CITY BY GALLAGHER, MITCHELL

DIRECTOR/DEPARTMENT Jodene Dunphy, Director of Human Resources 

SUMMARY

A claim was filed against the City by Mitchell Gallagher. The claim has been reviewed by the City's Claims Administrator prior to bringing it forward for consideration. The Claims Administrator recommends the claim be rejected as provided in Government Code Section 913.

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


FINANCIAL STATEMENT Sufficient funds for Claims Administration are budgeted in the Risk Management Claims Administration Account.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION 

Reject claim as per Government Code Section 913.

ATTACHMENTS (Listed Below)

None.

City of Santee
COUNCIL AGENDA STATEMENT

1F

MEETING DATE August 27, 2014

AGENDA ITEM NO.

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE ACCEPTING THE MISSION GORGE ROAD MEDIAN AT MAGNOLIA AVENUE PROJECT (CIP 2011-53) AS COMPLETE

DIRECTOR/DEPARTMENT

Melanie Kush, Development Services



SUMMARY

This item requests City Council accept the Mission Gorge Road Median at Magnolia Avenue Project (CIP 2011-53) as complete.

The City applied for, and received a Highway Safety Improvement Program Grant for the construction of a raised concrete median on Mission Gorge Road from Magnolia Avenue to First Street. The grant reimburses the City up to 90% of eligible project costs. The remaining costs are the responsibility of the City and are funded with Traffic Mitigation Impact Fees.

City Council awarded a contract to Palm Engineering Construction Company, Inc. in the amount of \$145,340.20 on March 26, 2014. A Notice to Proceed was issued on June 9, 2014. Staff was authorized to expend \$36,335.00 for unforeseen change orders and additional work. A total of two change orders were approved for the project for a net reduction to the contract value in the amount of (\$857.29), due to a reduction of field measured quantities, resulting in a final contract value of \$144,482.91.

Staff requests City Council accept the project as complete and authorize filing a notice of completion.

FINANCIAL STATEMENT

Funding for this project was provided by a Highway Safety Improvement Program Grant and Traffic Mitigation Impact Fees.

Construction Contract	\$145,340.20
Construction Change Orders	(857.29)
Specialized Material Testing	4,938.00
Water Meter Installation (Padre Dam)	15,000.00
Design, Construction Management and Inspection	59,634.03
Project Close Out	<u>2,500.00</u>
Total Project Cost	<u><u>\$226,554.94</u></u>

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION

Adopt the attached Resolution accepting the Mission Gorge Road Median at Magnolia Avenue Project (CIP 2011-53) as complete.

ATTACHMENTS Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA ACCEPTING THE MISSION GORGE ROAD MEDIAN AT
MAGNOLIA AVENUE PROJECT (CIP 2011-53) AS COMPLETE**

WHEREAS, the City Council awarded the construction contract for the Mission Gorge Road Median at Magnolia Avenue Project (CIP 2011-53) to Palm Engineering Construction Company, Inc. on March 26, 2014 in the amount of \$145,340.20; and

WHEREAS, City Council authorized staff to approve construction change orders not to exceed \$36,335.00; and

WHEREAS, staff approved a total of two construction change orders for a new reduction to the contract value in the amount of (\$857.29), resulting in a final contract value of \$144,482.91; and

WHEREAS, the project was completed for a total project cost of \$226,554.94; and

WHEREAS, the work has been completed and is now ready for acceptance.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that the work for the construction of the Mission Gorge Road Median at Magnolia Avenue Project (CIP 2011-53) is accepted as complete on this date and that the City Clerk is directed to record a "Notice of Completion."

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 27th day of August, 2014 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 August 27, 2014

AGENDA ITEM NO.

ITEM TITLE RESOLUTION ACCEPTING THE FY 2013-14 CONTRACT WORK FOR THE MAINTENANCE OF TRAFFIC SIGNALS BY SIEMENS INDUSTRY, INC. AS COMPLETE

DIRECTOR/DEPARTMENT Melanie Kush, Development Services



SUMMARY

The City contracts with outside companies to perform maintenance of traffic signals on an annual basis. On June 12, 2013, Council approved a one-year contract extension with Siemens Industry, Inc. for traffic signal maintenance for FY 2013-14. The company completed all assigned work in a satisfactory manner. Attached is an overview of the work completed by the company for FY 2013-14.

This item requests Council's acceptance of the work completed in FY 2013-14 by Siemens Industry, Inc. and authorization to file a "Notice of Completion" for the contract. CTE, Inc. will continue contract services in FY2014-15 as authorized by the City Council in June of this year.

FINANCIAL STATEMENT

The contract was completed within the approved budget amount of \$126,900.00 for FY 2013-14. The actual contract expenditure is listed below:

Budget	\$ 126,900.00
Total Contract Expenditures	<u>\$ 70,816.25</u>
Savings	<u>\$ 56,083.75</u>

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Adopt the attached Resolution accepting the FY 2013-14 contract work for maintenance of traffic signals by Siemens Industry, Inc. as complete and authorize filing a "Notice of Completion".

ATTACHMENTS

Resolution
Overview of Work Completed

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
ACCEPTING THE FY 2013-14 CONTRACT WORK FOR THE MAINTENANCE OF
TRAFFIC SIGNALS BY SIEMENS INDUSTRY, INC. AS COMPLETE**

WHEREAS, the FY 2013-14 budget included \$126,900.00 for traffic signal maintenance; and

WHEREAS, the City Council authorized a one-year extension for the contract of traffic signal maintenance with Siemens Industry, Inc. ("Contractor"), in June 2013, for the total amount of \$118,000.00; and

WHEREAS, Contractor completed work for the base contract in the amount of \$70,816.25; and

WHEREAS, Contractor performed assigned work in FY2013-14 in accordance with contract plans and specifications in a satisfactory manner.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that the work for the maintenance of traffic signals performed by Contractor in FY2013-14 is accepted as complete and the City Clerk is authorized to record a "Notice of Completion."

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 27th day of August, 2014, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK

Overview of Work Completed by Siemens Industry, Inc. for Traffic Signal Maintenance in FY 13-14

- Maintained traffic signal controllers and communication equipment at 57 intersections
- Marked out traffic signal conduit and equipment for USA underground dig alerts
- Replaced a knocked down traffic signal pole on Town Center Parkway in front of Buffalo Wild Wings.
- Repaired burnt out internally illuminated street name signs citywide
- Replaced in ground vehicle detection loops at the intersections of Magnolia Avenue and Santana High School
- Replaced burnt out LED traffic signal lights (red, yellow, green)
- Replaced pedestrian signal heads
- Replaced broken pull boxes
- Replaced emergency vehicle detection equipment at two intersections
- Tested traffic signal conflict monitors at all locations
- Responded to various traffic signal malfunction calls

1H

City of Santee
COUNCIL AGENDA STATEMENT

MEETING DATE August 27, 2014

AGENDA ITEM NO.

ITEM TITLE RESOLUTION ACCEPTING THE FY 2013-14 CONTRACT WORK FOR THE MAINTENANCE OF STREETLIGHTS BY CTE, INC. AS COMPLETE

DIRECTOR/DEPARTMENT Melanie Kush, Development Services *MK*

SUMMARY

The City contracts with outside companies to perform maintenance of streetlights on an annual basis. On June 12, 2013, Council approved a one-year contract with CTE, Inc., for citywide streetlight maintenance for FY 2013-14 in the amount of \$26,289.60 and authorized change orders up to \$6,600.00. The Council authorized additional change orders up to \$37,110.40 due to wire theft in February 2014. The company completed all assigned work in a satisfactory manner. Attached is a list of major work assignments completed by the company for FY 2013-14.

This item requests Council's acceptance of the work completed in FY 2013-14 by CTE, Inc. and authorization to file a "Notice of Completion" for the contract. CTE, Inc. will continue contract services in FY2014-15 as authorized by the City Council in June of this year.

m
FINANCIAL STATEMENT

The contract and change orders were completed within the approved budget and authorized contract amount for FY 2013-14. The original contract amount and total actual contract cost are listed below:

Budget	<u>\$ 70,000.00</u>
Original Contract Expenditures	\$ 26,289.60
Contract Change Orders	<u>\$ 33,960.01</u>
Total Contract Expenditures	<u>\$ 60,249.61</u>
Savings	<u>\$ 9,750.39</u>

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *JD*

Adopt the attached Resolution accepting the FY 2013-14 contract work for maintenance of streetlights by CTE, Inc. as complete and authorize filing a "Notice of Completion".

ATTACHMENTS

Resolution
Overview of Work Completed

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
ACCEPTING THE FY 2013-14 CONTRACT WORK FOR THE
MAINTENANCE OF STREETLIGHTS BY CTE, INC. AS COMPLETE**

WHEREAS, the FY 2013-14 budget included \$70,000.00 for streetlight maintenance; and

WHEREAS, the City Council awarded the contract for streetlight maintenance with CTE, Inc. ("Contractor"), in June 2013, for the total amount of \$26,289.60 and change orders up to \$6,600.00; and

WHEREAS, Contractor completed work for the base contract in the amount of \$26,289.60; and

WHEREAS, the City Council authorized additional funding for change orders up to \$37,110.40 due to wire theft in February 2014; and

WHEREAS, two change orders were paid to the Contractor in the total amount of \$33,960.01; and

WHEREAS, the total amount spent was \$60,249.61 for the streetlight maintenance contract with Contractor; and

WHEREAS, Contractor performed assigned work in FY2013-14 in accordance with contract plans and specifications in a satisfactory manner.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that the work for the maintenance of streetlights performed by Contractor in FY2013-14 is accepted as complete and the City Clerk is authorized to record a "Notice of Completion".

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 27th day of August, 2014, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK

Overview of Work Completed by CTE, Inc. for Streetlight Maintenance in FY 13-14

General Overview of Repairs

- Maintained 1,586 streetlights citywide
- Responded to 31 requests for streetlights in need of repair
- Marked out streetlight conduit for USA underground dig alerts
- Replaced five knockdown streetlight poles
- Repaired and replaced streetlight wiring due to wire theft

City of Santee
COUNCIL AGENDA STATEMENT

MEETING DATE August 27, 2014

AGENDA ITEM NO.

ITEM TITLE **RESOLUTION ACCEPTING THE FY 2013-14 CONTRACT WORK FOR CITYWIDE ROADWAY STRIPING AND MARKING BY PAYCO SPECIALTIES, INC. AS COMPLETE**

DIRECTOR/DEPARTMENT Melanie Kush, Development Services *MK*

SUMMARY

The City contracts with outside companies to perform citywide maintenance of roadway striping and marking on an annual basis. On June 12, 2013, Council approved a one-year contract extension with Payco Specialties, Inc., for citywide roadway striping and marking for FY 2013-14. The company completed all assigned work in a satisfactory manner. Attached is an overview of the work completed by the company for FY 2013-14.

This item requests Council's acceptance of the work completed in FY 2013-14 by Payco Specialties, Inc. and authorization to file a "Notice of Completion" for the contract. CTE, Inc. will continue contract services in FY2014-15 as authorized by the City Council in June of this year.

FINANCIAL STATEMENT *fm*

The contract was completed within the approved budget and authorized contract amount for FY 2013-14. The authorized contract amount and total actual contract expenditures are listed below:

Budget/Authorized Contract	\$ 100,000.00
Contract Expenditures	\$ <u>99,616.25</u>
Savings	\$ <u>383.75</u>

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *AD*

Adopt the attached Resolution accepting the FY 2013-14 contract work for citywide maintenance of roadway striping and marking by Payco Specialties, Inc. as complete and authorize filing a "Notice of Completion".

ATTACHMENTS

Resolution
Overview of Work Completed

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
ACCEPTING THE FY 2013-14 CONTRACT WORK FOR THE CITYWIDE ROADWAY
STRIPING AND MARKING BY PAYCO SPECIALTIES, INC. AS COMPLETE**

WHEREAS, the FY 2013-14 budget included \$100,000.00 for citywide roadway striping and markings; and

WHEREAS, the City Council authorized a one-year extension for the contract of citywide roadway striping and marking with Payco Specialties, Inc. ("Contractor"), in June 2013, for the total amount of \$100,000.00; and

WHEREAS, Contractor completed all assigned work for a total amount of \$99,616.25; and

WHEREAS, no change orders were issued for the contract; and

WHEREAS, Contractor has performed assigned work in FY2013-14 in accordance with the contract plans and specifications in a satisfactory manner.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that the work for the citywide roadway striping and marking by Contractor in FY2013-14 is accepted as complete and the City Clerk is authorized to record a "Notice of Completion".

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 27^h day of August, 2014, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK

Overview of Work Completed by Payco Specialties, Inc. for Roadway Striping and Marking in FY 13-14

General Overview of Repairs

- Restriped the following roadways:
 - Bilter Drive from Beck Drive to Mast Boulevard
 - Braverman Drive from Magnolia Avenue to Mavin Drive
 - Carlton Oaks Drive from West Hills Parkway to Carlton Hills Boulevard
 - Carlton Oaks Drive from Carlton Hills Boulevard to Stoyer Drive
 - Cuyamaca Street from Mission Gorge Road to Prospect Avenue
 - Davidann Road from Woodside Avenue and Collinwood Drive
 - Fanita Drive from 100' South of Prospect Avenue to Southern City limit
 - Graves Avenue from Pepper Drive to 750' south of Prospect Avenue
 - Halberns Boulevard from Stoyer Drive to Mast Boulevard
 - Kerrigan Street from Magnolia Avenue to Michala Place
 - Len Street from Magnolia Avenue to 100 feet east
 - Magnolia Avenue from Mission Gorge Road to Prospect Avenue
 - Mission Gorge Road from West Hills Parkway to Fanita Drive
 - Mission Gorge Road from Town Center Parkway and Post Office Entrance
 - Mission Gorge Road from Carlton Hills Boulevard to 525' west of Carlton Hills Boulevard
 - Mission Gorge Road from Aubrey Glen Drive to West Hills Parkway
 - Pepper Drive from Graves Avenue to Eastern City Limit
 - Prospect Avenue from 200' west of Fanita Drive to Mesa Road
 - Prospect Avenue from Magnolia Avenue to SR-67 North Off Ramp
 - Princess Joann Road from Magnolia Avenue to 300 feet west
 - Riverpark Drive from Winter Creek Place and Cuyamaca Street
 - Settle Road from Ganley Road and Lake Canyon Road
 - Tamberly Way from Mission Gorge Road to end of cul-de-sac
 - Willowpond Drive from Carlton Oaks Drive and Riverpark Drive
 - Wethersfield Drive between Carlton Oaks Drive and Inverness Road
- Modified the roadway striping at the intersection of Magnolia Avenue and Santana High School/Carefree Drive to add a second left turn from the high school driveway
- Modified the roadway striping on Magnolia Avenue south of Prospect Avenue to move the southbound lane drop prior to Kenny Street
- Repainted various stop sign and crosswalk locations citywide

City of Santee
COUNCIL AGENDA STATEMENT

1J

MEETING DATE August 27, 2014

AGENDA ITEM NO.

ITEM TITLE RESOLUTION APPROVING SUBDIVISION IMPROVEMENT AGREEMENT AND FINAL MAP FOR CONEJO SUBDIVISION (TM 2007-02). LOCATION: 9907 CONEJO ROAD & 10121 CONEJO LANE.

DIRECTOR/DEPARTMENT Melanie Kush, Development Services

Foy M.

SUMMARY

This item requests City Council approval of the final map for the Conejo Subdivision, a 5-lot subdivision for single-family residential units and the associated Subdivision Improvement Agreement.

On March 26, 2008, City Council approved Resolution No. 018-2008 for Tentative Map 2007-02, a 5-lot subdivision for single family residential units located at 9907 Conejo Road and 10121 Conejo Lane. Dedications and plan approvals required by Tentative Map Resolution No. 018-2008 have been satisfied. The dedications and improvement of Conejo Road along the project frontage, as well as, the dedication of a clear easement at the intersection of Conejo Road and Conejo Lane have been provided.

The final map has been checked by the Department of Development Services and found to be technically correct and in substantial conformance with the tentative map requirements of Resolution No. 018-2008, the Santee Municipal Code and the Subdivision Map Act.

ENVIRONMENTAL REVIEW

Environmental review was conducted with the tentative map approval.

FINANCIAL STATEMENT

The City Fee Schedule allows full cost recovery of staff time from fees paid by the developer.

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATION

Authorize the approval of the final map for the Conejo Subdivision, TM 2007-02 and the associated Subdivision Improvement Agreement.

ATTACHMENTS

Resolution Vicinity Map Final Map

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE
APPROVING THE SUBDIVISION IMPROVEMENT AGREEMENT AND
FINAL MAP FOR TENTATIVE MAP 2007-02
(CONEJO SUBDIVISION)
LOCATION: 9907 CONEJO ROAD & 10121 CONEJO LANE**

WHEREAS, on March 26, 2008, City Council approved Resolution No. 018-2008 for the approval of Tentative Map 2007-02, a 5-lot subdivision for single family residential units; and

WHEREAS, the developers Stan Boyd and Robert Benicewicz have complied with all provisions of the tentative map approval required for recordation of the Final Map; and

WHEREAS, under the direction of the City Engineer the Final Map has been examined and found to be technically correct, in compliance with State law, applicable Municipal Codes and in substantial conformance with the approved Tentative Map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Santee does hereby approve the Final Map of Tentative Map 2007-02.

BE IT FURTHER RESOLVED that the City Council does hereby authorize the City Manager to execute the Subdivision Improvement Agreement on its behalf, directs the City Clerk to certify approval of the Final Map and the associated Subdivision Improvement Agreement, certify rejection or acceptance of all dedications and easements as indicated on the Final Map, and directs staff to submit the map to the County Recorder for recordation.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 27th day of August 2014, by the following vote to wit:

AYES:

NOES:

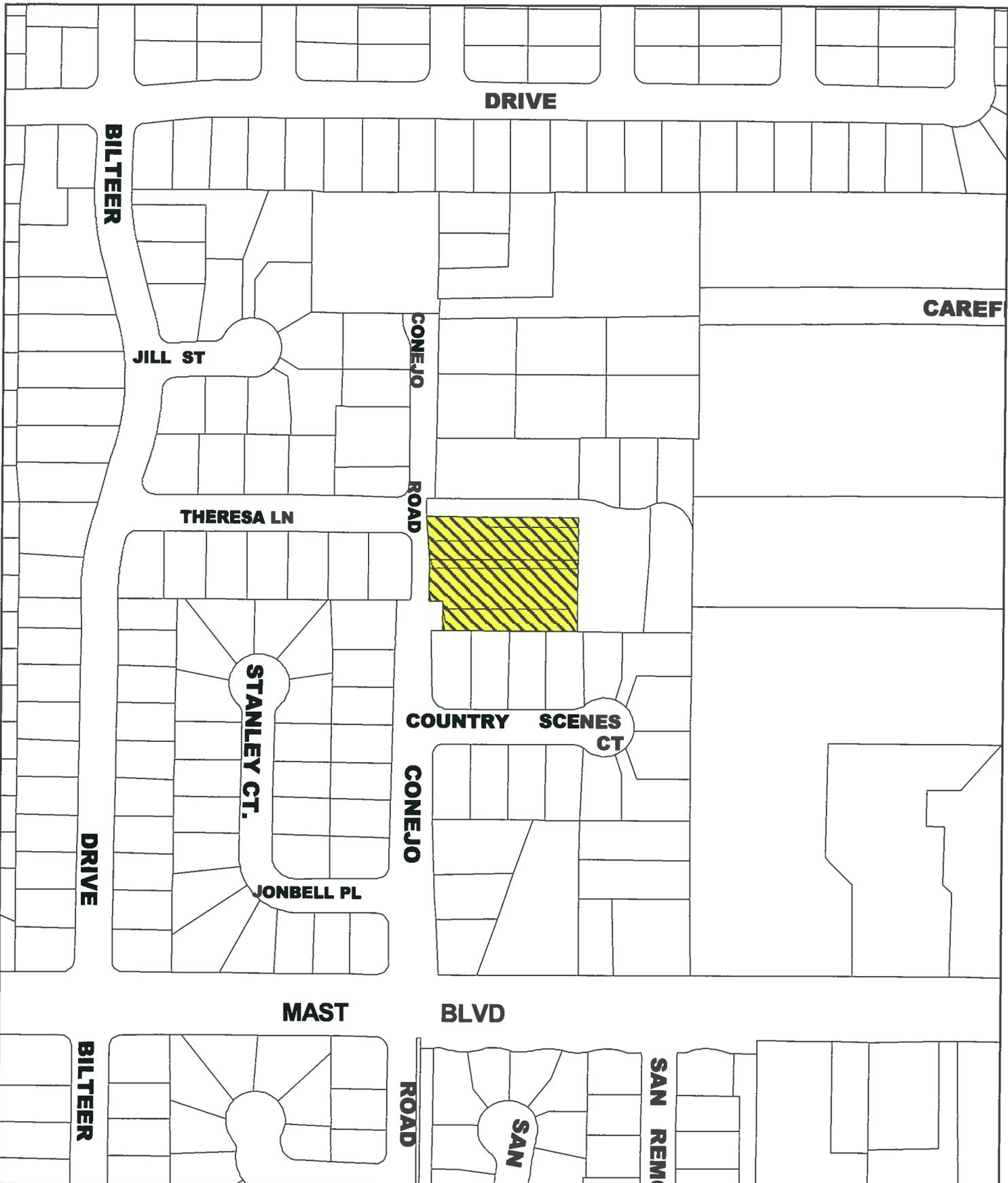
ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK



Stan Boyd and Robert Benicewicz

TM2007-02

9907 & 10121 Conejo Lane

City of Santee, Department of Development Services

99 0 99 198 Feet



1:2368



Project Site



MAP NO. SHEET 1 OF 4 SHEETS

OWNER'S CERTIFICATE

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP. THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES.

WE HEREBY DEDICATE TO THE PUBLIC A PORTION OF CONEJO ROAD FOR THE USE AS STREETS AND RELINQUISH AND WAIVE ALL ABILITIES RIGHTS OF VEHICULAR ACCESS APPURTENANT TO LOT 1 IN AND TO CONEJO ROAD, ALL AS SHOWN ON SAID MAP.

CITY OF SANTEE TRACT NO. 2007-02

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 6 IN BLOCK 6 OF CALON PARK, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP 7000P NO. 757, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, NOVEMBER 27, 1953. THE SUBDIVISION QUARTERLY FOR THIS SUBDIVISION ISSUED BY CHICAGO TITLE COMPANY AS ORDER NO. 00000061400 DATED FOR COMPLETE METES AND BOUNDS LEGAL DESCRIPTION OF THIS SUBDIVISION SEE CERTIFIED TITLE COMPANY DESCRIPTION AND REPORT ON FILE IN THE OFFICE OF THE CITY ENGINEER.



OPEN TREE SERVICES, LLC, 1983 AS INSTRUMENT NO. 1983-0763725 OF OFFICIAL RECORDS, AN ASSIGNMENT OF BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WAS RECORDED SEPTEMBER 6, 2000 AS INSTRUMENT NO. 2000-0477821 OF OFFICIAL RECORDS.

IN FAVOR OF: JOHN MUELLER AND KATHERIN MUELLER, AS HUSBAND AND WIFE, AS JOINT TENANTS

IN FAVOR OF: THE COUNTY OF SAN DIEGO

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC

WELLS FARGO BANK, N.A., BENEFICIARY UNDER A DEED OF TRUST RECORDED AUGUST 30, 1994 AS INSTRUMENT NO. 1994-0918933 OF OFFICIAL RECORDS.

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC

INDICATES AN EXISTING EASEMENT FOR ROAD, RECORDED 6-12-63 AS INSTRUMENT NO. 102093 O.R.

INDICATES AN EXISTING EASEMENT FOR PUBLIC ROAD, RECORDED 12-16-70 AS INSTRUMENT NO. 231097 O.R.

INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED 6-4-71 AS INSTRUMENT NO. 171655 O.R.

INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED 1-18-04 AS FILE NO. 04-018974 O.R.

INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED 1-18-04 AS FILE NO. 04-018974 O.R.

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RECEIVED
City of Santee
JUL 23 2014
Engineering Division
Dept. of Development Services

ENGINEER'S / SURVEYOR'S CERTIFICATE
I, ELLIOTT M. HAY, A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION AND MAP PREPARATION WAS MADE BY ME OR UNDER MY DIRECTION ON DECEMBER 29, 2012 AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL STAKES, MONUMENTS, AND MARKS FOUND, TOGETHER WITH THOSE SET, ARE OF THE CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN THEREON. I WILL SET ALL OTHER MONUMENTS OF CHARACTER, AND AT THE POSITIONS INDICATED BY THE LEGEND IN THIS MAP WITHIN 90 DAYS AFTER THE COMPLETION OF THE RECORDED IMPROVEMENTS AND THEIR ACCEPTANCE BY THE CITY OF SANTEE, AND ALL SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO DOUBLE THE SURVEY TO BE RETRACED. (SEE LEGEND ON SHEET 2) I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature] DATE: 7/17/2014
R.C.E. 16592
LICENSE EXPIRES 6-30-2016

CITY ENGINEER CERTIFICATE
I, THOMAS J. PASTUSZKA, DEPUTY CITY ENGINEER OF THE CITY OF SANTEE, HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP AND THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF. THIS FINAL MAP COMPLIED WITH THE PROVISIONS OF SANTEE MUNICIPAL CODE AND THE SUBDIVISION MAP ACT.

BY: [Signature] DATE: _____
SCOTT V. JOHNSTON, P.E.
FOR CITY ENGINEER
R.C.E. 55941 EXP. 12/31/2015

TAX CERTIFICATE
I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING ALL REPORTS FOR TAXES AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENT COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA
CLERK OF THE BOARD OF SUPERVISORS
BY: _____ DATE: _____
DEPUTY

CITY ATTORNEY'S CERTIFICATE
APPROVED AS TO FORM:
BY: _____ DATE: _____
SHARON FLETCHER
CITY ATTORNEY

CITY DIRECTOR OF FINANCE CERTIFICATE
I, TIM MC DESMOTT, DIRECTOR OF FINANCE, AND SCOTT V. JOHNSTON, P.E., DEPUTY CITY ENGINEER, BOTH OF THE CITY OF SANTEE, CALIFORNIA, HEREBY CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THE TRACT OR SUBDIVISION, OR ANY PART THEREOF, SHOWN ON THE ANNEKED MAP CONSISTING OF THESE SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

BY: _____ DATE: _____
TIM MC DESMOTT
DIRECTOR OF FINANCE
BY: _____ DATE: _____
SCOTT V. JOHNSTON
FOR CITY ENGINEER

RECORDERS CERTIFICATE
FILE NO. _____

I, ERNEST J. DRUMHURST, JR., RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF ELLIOTT M. HAY THIS _____ DAY OF _____, 2014 AT _____ O'CLOCK _____ M.

ERNEST J. DRUMHURST, JR.
COUNTY RECORDER
BY: _____
COUNTY RECORDER
FILE # 1400

- A. GRANTEE CONVEYS TO GRANTEE THE RIGHT TO ENTER UPON THE SUBJECT LAND AND REMOVE OR TRIM ANY VEGETATION OR OTHER OBSTRUCTION CONTRARY TO THE PURPOSE OF THIS EASEMENT.
- B. GRANTEE CONVEYANTS AND AGREES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS NOT TO CONSTRUCT ANY STRUCTURE OR PLANT ANY VEGETATION THAT WILL OBSTRUCT THE SIGHT DISTANCE OVER THE SUBJECT LAND.
- C. THE GRANTING OF THIS EASEMENT IS FOR THE PURPOSE OF CONTROLLING THE USE OF THE LAND WITHIN THE CLEAR SPACE EASEMENT AND DOES NOT AUTHORIZE OR IMPLY THAT THE AREA MAY BE USED BY THE GENERAL PUBLIC.

BY: [Signature] DATE: 04-01-14
BOBBY J. BORDEN, AS OWNER

BY: [Signature] DATE: 4-1-14
SERI E. BORN, AS OWNER

BY: [Signature] DATE: 4-1-14
FRANCA A. GAMBRE, AS OWNER

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF EASEMENTS PER DOCUMENTS NOTED BELOW, HAVE BEEN OBTAINED UNDER THE PROVISIONS OF SECTION 66456 SECTION 66456(A) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT REPEL INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

1. INDICATES AN EXISTING EASEMENT FOR WATER PIPE, RECORDED 5-10-49 IN BOOK 3199, PAGE 414 O.R.

IN FAVOR OF: H. D. CORBIN

2. INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED 5-1-50 IN BOOK 3603, PAGE 27 O.R.

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC

3. INDICATES AN EXISTING EASEMENT FOR WATER PIPE LINES, RECORDED 7-11-57 IN BOOK 6639, PAGE 360 O.R.

IN FAVOR OF: SANTEE COUNTY WATER DISTRICT

4. INDICATES AN EXISTING EASEMENT FOR SEWER LINES, RECORDED 3-6-62 AS INSTRUMENT NO. 35665 O.R.

IN FAVOR OF: SANTEE COUNTY WATER DISTRICT

CITY LAND SURVEYOR'S CERTIFICATE
I, DARC A. NELSON, P.L.S., CLERK OF THE CITY AND COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT IT IS TECHNICALLY CORRECT RELATIVE TO THE TRACT MAP BOUNDARY.

BY: _____ DATE: _____
DARC A. NELSON, P.L.S.
CONTRACT CITY LAND SURVEYOR
P.L.S. 55663, EXPIRES 08/30/2015

COUNTY TREASURER'S CERTIFICATE
I, DAN MAC ALLISTER, COUNTY CLERK OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR BONDS WHICH MAY BE PAID IN FULL SHOWN BY THE BOOKS OF OUR OFFICE, AGAINST THE TRACT OR SUBDIVISION, OR ANY PART THEREOF SHOWN BY THE ANNEKED MAP AND DESCRIBED IN THE CAPTION THEREOF.

DAN MAC ALLISTER
COUNTY TREASURER-TAX COLLECTOR
BY: _____ DATE: _____
DEPUTY

BY: _____ DATE: _____
RICHARD E. CROFTON
DIRECTOR OF PUBLIC WORKS

BY: _____ DATE: _____
FOR DIRECTOR

ACCEPTANCE CERTIFICATE
I, FATSY BELL, OMC, CITY CLERK OF THE CITY OF SANTEE, HEREBY CERTIFY THAT THE CITY COUNCIL OF SAN DIEGO HAS APPROVED THIS MAP ON _____ BY RESOLUTION NO. _____ AND HAS ACCEPTED OR REJECTED ON BEHALF OF THE PUBLIC SUBJECT TO IMPROVEMENT CONEJO ROAD AND THE ABILITIES RIGHTS OF ACCESS APPURTENANT TO LOT 1 IN AND TO CONEJO ROAD AS RELINQUISHED AND WAIVED ALL AS SHOWN ON SAID MAP AND THE CLEAR SPACE EASEMENT.

NOTE: SECTION 66477.2 OF THE GOVERNMENT CODE OF CALIFORNIA PROVIDES THAT A REJECTED OFFER OF DEDICATION SHALL REMAIN OPEN AND SUBJECT TO FUTURE ACCEPTANCE BY THE CITY.

BY: _____ DATE: _____
FATSY BELL
OMC, CITY CLERK

MAP NO. _____

CITY OF SANTEE TRACT NO. 2007-02

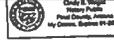
SHEET 2 OF 4 SHEETS

STATE OF CALIFORNIA TEXAS
 COUNTY OF SANBERNARDINO
 ON Dec. 12, 2013 BEFORE ME, Margaret Feldman, a
 NOTARY PUBLIC, PERSONALLY APPEARED Diana Fey Colburn
and Jimmy D. Burnett
 WHO PRESENTED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE
 THE PERSONS WHOSE NAMES IS / ARE SUBSCRIBED TO THE WITHIN
 INSTRUMENT AND ACKNOWLEDGED TO ME THAT (SHE / HE) / THEY EXECUTED
 THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITIES, AND BY HIS /
 HER / THEIR SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE
 DUTY UPON BEHALF OF WHICH THE PERSON(S) ACTED, DECIDED THE
 INSTRUMENT.
 I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE
 OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
 WITNESS MY HAND,
 SIGNATURE: Margaret Feldman
 PRINT NAME: MARGARET FELDMAN
 A NOTARY PUBLIC IN AND FOR SAID STATE.
 PRINCIPAL PLACE OF BUSINESS IS STAM, TEXAS
 MY COMMISSION EXPIRES: 05-27-2014
 COMMISSION # OF NOTARY: N/A



STATE OF CALIFORNIA Maricopa
 COUNTY OF SANBERNARDINO
 ON 2/27/14 BEFORE ME, Cindy S. Wright, a
 NOTARY PUBLIC, PERSONALLY APPEARED _____
 WHO PRESENTED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE
 THE PERSONS WHOSE NAMES IS / ARE SUBSCRIBED TO THE WITHIN
 INSTRUMENT AND ACKNOWLEDGED TO ME THAT (SHE / HE) / THEY EXECUTED
 THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITIES, AND BY HIS /
 HER / THEIR SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE
 DUTY UPON BEHALF OF WHICH THE PERSON(S) ACTED, DECIDED THE
 INSTRUMENT.
 I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE
 OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
 WITNESS MY HAND,
 SIGNATURE: [Signature]
 PRINT NAME: Cindy S. Wright
 A NOTARY PUBLIC IN AND FOR SAID STATE.

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF Maricopa
 MY COMMISSION EXPIRES: 1-29-17
 COMMISSION # OF NOTARY: _____
 STATE OF CALIFORNIA Maricopa
 COUNTY OF SANBERNARDINO
 ON 2/27/14 BEFORE ME, Cindy S. Wright, a
 NOTARY PUBLIC, PERSONALLY APPEARED _____
 WHO PRESENTED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE
 THE PERSONS WHOSE NAMES IS / ARE SUBSCRIBED TO THE WITHIN
 INSTRUMENT AND ACKNOWLEDGED TO ME THAT (SHE / HE) / THEY EXECUTED
 THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITIES, AND BY HIS /
 HER / THEIR SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE
 DUTY UPON BEHALF OF WHICH THE PERSON(S) ACTED, DECIDED THE
 INSTRUMENT.
 I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE
 OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
 WITNESS MY HAND,
 SIGNATURE: [Signature]
 PRINT NAME: Cindy S. Wright
 A NOTARY PUBLIC IN AND FOR SAID STATE.
 PRINCIPAL PLACE OF BUSINESS IS COUNTY OF Maricopa
 MY COMMISSION EXPIRES: 1-29-17
 COMMISSION # OF NOTARY: _____



STATE OF CALIFORNIA Maricopa
 COUNTY OF SANBERNARDINO
 ON Aug 1, 2013 BEFORE ME, Sonia Bean, a
 NOTARY PUBLIC, PERSONALLY APPEARED Laura L. Stangher
and Laura E. Valenzuela
 WHO PRESENTED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE
 THE PERSONS WHOSE NAMES IS / ARE SUBSCRIBED TO THE WITHIN
 INSTRUMENT AND ACKNOWLEDGED TO ME THAT (SHE / HE) / THEY EXECUTED
 THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITIES, AND BY HIS /
 HER / THEIR SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE
 DUTY UPON BEHALF OF WHICH THE PERSON(S) ACTED, DECIDED THE
 INSTRUMENT.
 I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE
 OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
 WITNESS MY HAND,
 SIGNATURE: [Signature]
 PRINT NAME: Sonia Bean
 A NOTARY PUBLIC IN AND FOR SAID STATE.

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF Frederick
 MY COMMISSION EXPIRES: Sept 12, 2014
 COMMISSION # OF NOTARY: N/A
 STATE OF CALIFORNIA
 COUNTY OF SAN DIEGO
 ON 4/1/14 BEFORE ME, David Andrew Knutsen,
 NOTARY PUBLIC, PERSONALLY APPEARED Robert Knutsen, e
Alan Boyd, Branda Boyd
 WHO PRESENTED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE
 THE PERSONS WHOSE NAMES IS / ARE SUBSCRIBED TO THE WITHIN
 INSTRUMENT AND ACKNOWLEDGED TO ME THAT (SHE / HE) / THEY EXECUTED
 THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITIES, AND BY HIS /
 HER / THEIR SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE
 DUTY UPON BEHALF OF WHICH THE PERSON(S) ACTED, DECIDED THE
 INSTRUMENT.
 I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE
 OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
 WITNESS MY HAND,
 SIGNATURE: [Signature]
 PRINT NAME: David Andrew Knutsen
 A NOTARY PUBLIC IN AND FOR SAID STATE.
 PRINCIPAL PLACE OF BUSINESS IS COUNTY OF San Diego
 MY COMMISSION EXPIRES: 6-24-2015
 COMMISSION # OF NOTARY: 144198



MAP NO.

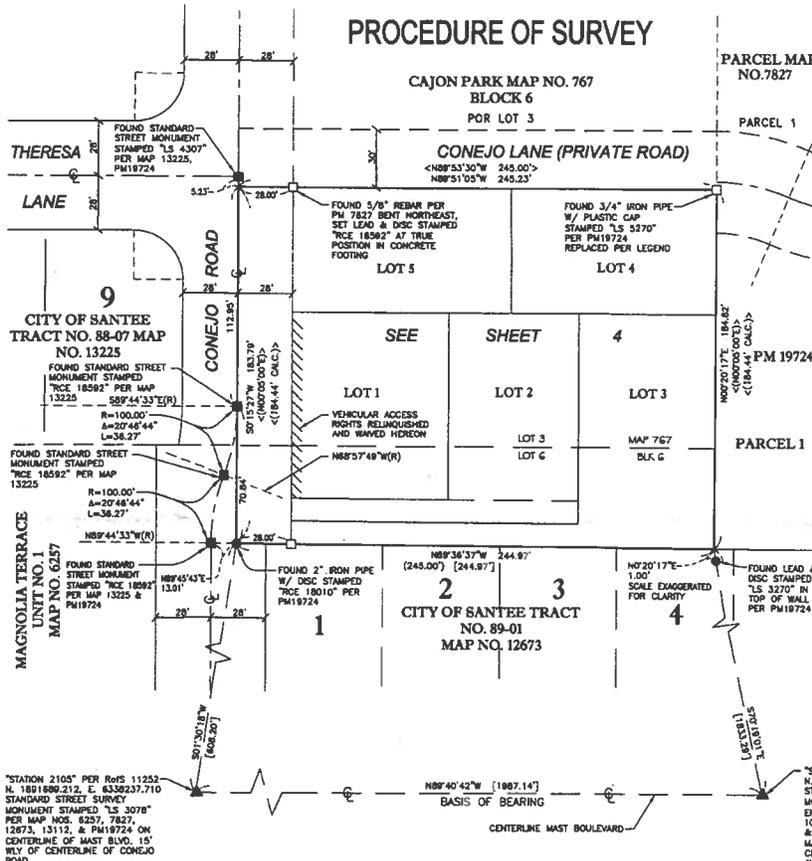
CITY OF SANTEE TRACT NO. 2007-02

SHEET 3 OF 4 SHEETS

PROCEDURE OF SURVEY

CAJON PARK MAP NO. 767
BLOCK 6
POR LOT 3

PARCEL MAP
NO. 7827



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF
MAST BOULEVARD BETWEEN CONEJO ROAD AND MAGNOLIA
AVENUE PER MAP NO. 11252.
I.E. $N89^{\circ}42'W$ (THE LINE BETWEEN STATIONS 2108 AND 2118)

LEGEND

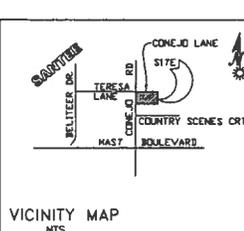
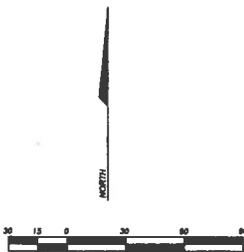
- ▲ INDICATES FOUND PINS 11252 MONUMENT AS NOTED
- INDICATES FOUND POINT AS NOTED
- INDICATES A FOUND STANDARD STREET MONUMENT AS SHOWN
- INDICATES A SET 2" DIA. IRON PIPE WITH DISC STAMPED "ICE 1892" OR AS NOTED.
- (R) INDICATES RADIAL BEARING
- (L) INDICATES GRID DISTANCE
- ||||| INDICATES VEHICULAR ACCESS RIGHTS IN AND TO CONEJO ROAD BY LOT 1 REINFORCED AND WAVED HEREON
- () INDICATES DATA PER DOC. NO. 2008-068711, REC. 10-30-08, C.P.
- < > INDICATES DATA PER DOC. NO. 1989-078774, REC. 11-18-03, C.P.

SOLAR STATEMENT

ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM 100
SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING
UNIT ALLOWED BY THIS SUBDIVISION AS REQUIRED BY SECTION
#1703 OF THE CITY OF SANTEE SUBDIVISION ORDINANCE.

GENERAL NOTES

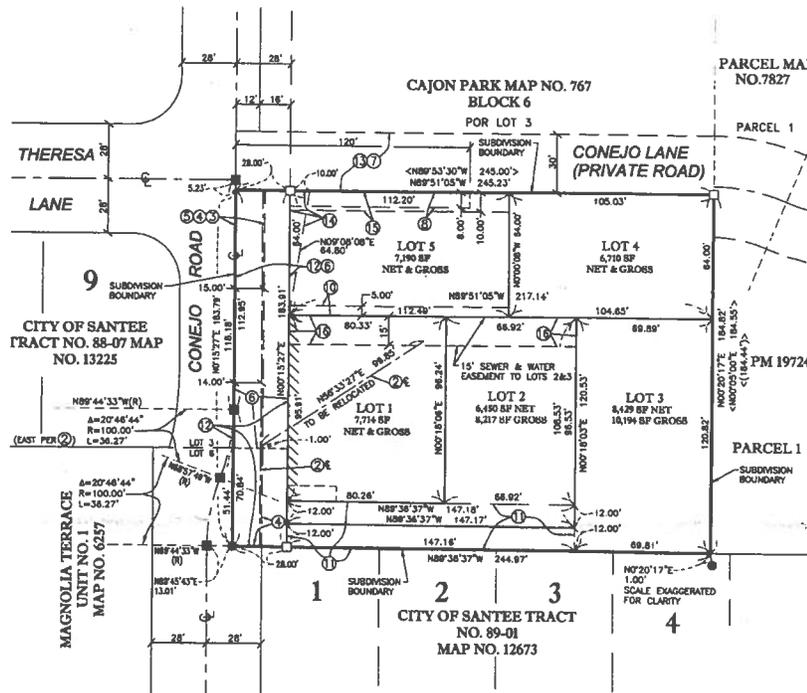
1. TOTAL NUMBER OF LOTS 8
2. TOTAL AREA CONTAINED BY SUBDIVISION BOUNDARY IS 1.64 AC
3. FIRST LOT NUMBER 1
4. LAST LOT NUMBER 8
5. UNLESS OTHERWISE SHOWN ON THIS MAP
A) ALL LOT CORNERS EXCEPT AS DESCRIBED BELOW
WILL BE MONUMENTED BY 3" x 3" x 18" IRON PIPE W/ DISC
STAMPED "ICE 1892"
B) LOT CORNERS ALONG THE SIDELINE OF DEDICATED
STREET RIGHT OF WAY WILL BE MONUMENTED BY A LEAD
AND DISC STAMPED "ICE 1892" SET ALONG AN
EXTENSION OF THE LOT LINE AT THE OFFSET OF 7.00
FEET BY THE SURVEILLOR. THE OFFSET SHALL BE
MEASURED RADIALLY OR AT RIGHT ANGLES, TO THE
RIGHT OF WAY LINE. WHERE LOT LINES ARE NOT AT
RIGHT ANGLES TO THE RIGHT OF WAY COURSE AND
DISTANCE IS SHOWN ON MAP FROM LOT CORNER TO
OFFSET MONUMENT.
C) SEE DEPICTED MONUMENTATION CERTIFICATE ON
SHEET 1
6. ALL RADIAL LENGTHS AND STREET WIDTHS SHOWN WITHOUT
DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDRETHS.
7. IN THE EVENT THE ABOVE TYPES OF MONUMENTS CANNOT BE
SET DUE TO UNFORESEEN CIRCUMSTANCES THEN I WILL AFFIX
A TAG OR DISC STAMPED "ICE 1892" IN CONCRETE STONE OR
METAL AT THE TRUE POSITION CALLED FOR BY THIS LEGEND
SYMBOL.



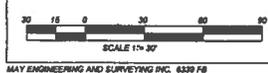
"STATION 2108" PER REFS 11252
N. 1891896.212, E. 6338237.710
STANDARD STREET SURVEY
MONUMENT STAMPED "S 3078"
PER MAP NOS. 6257, 7827,
12673, 13112, & PM18724 ON
CENTERLINE OF MAST BLVD., 15'
WLY OF CENTERLINE OF CONEJO
ROAD.

"STATION 2118" PER REFS 11252
N. 1891878.052, E. 6340224.820
STANDARD STREET SURVEY
MONUMENT STAMPED "S D CO
ENCL" PER MAP NOS. 6816, 7215,
10618, 12673, 13112, PM 6652,
& PM18724 ON CENTERLINE OF
MAST BLVD. 5.00' WLY OF
CENTERLINE OF MAGNOLIA
AVENUE.

CITY OF SANTEE TRACT NO. 2007-02



- EASEMENT DESCRIPTION ① - ⑬
- ① AN EXISTING EASEMENT FOR WATER LINES GRANTED TO H. D. COHEN, (NOT LOCATABLE FROM RECORD) REC. 5-0-49 IN BOOK 3199, PAGE 414 O.R.
 - ② AN EXISTING EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS GRANTED TO SAN DIEGO GAS AND ELECTRIC, (NOT RECORDED WITH) REC. 3-1-50 IN BOOK 3603, PAGE 27 O.R.
 - ③ AN EXISTING EASEMENT FOR WATER PIPE LINES GRANTED TO SANTEE COUNTY WATER DISTRICT, REC. 7-11-57 IN BOOK 6639, PAGE 360 O.R.
 - ④ AN EXISTING EASEMENT FOR SEWER LINES GRANTED TO SANTEE COUNTY WATER DISTRICT, REC. 3-6-62 AS INSTRUMENT NO. 39665 O.R.
 - ⑤ AN EXISTING EASEMENT FOR ROAD GRANTED TO JOHN MUELLER AND EATHERN MUELLER, AS HUSBAND AND WIFE, AS JOINT TENANTS, REC. 6-12-63 AS INSTRUMENT NO. 102093 O.R.
 - ⑥ AN EXISTING IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC ROAD GRANTED TO THE COUNTY OF SAN DIEGO, REC. 1-2-16-70 AS INSTRUMENT NO. 231007 O.R.
 - ⑦ AN EXISTING AGREEMENT FOR ROAD MAINTENANCE GRANTED TO CLARENCE W. JAKUBEN, et al. REC. 3-28-71 AS INSTRUMENT NO. 112622 O.R.
 - ⑧ AN EXISTING EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS GRANTED TO SAN DIEGO GAS AND ELECTRIC, REC. 8-4-71 AS INSTRUMENT NO. 171635 O.R.
 - ⑨ AN EXISTING EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS GRANTED TO SAN DIEGO GAS AND ELECTRIC, (NOT LOCATABLE) REC. 1-18-64 AS FILE NO. 84-015974 O.R.
 - ⑬ PRIVATE UNPAID EASEMENT AND UTILITY EASEMENT FOR GAS AND POWER AFFRONTMENT TO LOT 1, RESERVED HEREON.
 - ① PRIVATE ROAD AND UTILITY EASEMENT APPURTENANT TO LOTS 1, 2, 3, RESERVED HEREON.
 - ② PORTION OF CONEJO ROAD DEDICATED TO PUBLIC AND ACCEPTED HEREON.
 - ③ AN EXISTING IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY TO THE COUNTY OF SAN DIEGO FOR PUBLIC ROAD, REC. 8-30-70 AS DEC. NO. 371029 O.R.
 - ④ CLEAR SPACE EASEMENT DEDICATED TO THE CITY OF SANTEE AND ACCEPTED HEREON.
 - ⑤ EASEMENT FOR UTILITIES APPURTENANT TO LOT 4 RESERVED HEREON.
 - ⑬ 15 FOOT PRIVATE UTILITY EASEMENT APPURTENANT TO LOTS 2 AND 3 RESERVED HEREON.



SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND AND NOTES

City of Santee
COUNCIL AGENDA STATEMENT

2A

MEETING DATE August 27, 2014

AGENDA ITEM NO.

ITEM TITLE PUBLIC HEARING FOR A DEVELOPMENT REVIEW PERMIT (DR2013-2) AND NEGATIVE DECLARATION (AEIS2013-13) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR A 128-UNIT APARTMENT COMPLEX WITHIN THE RIVERVIEW CORPORATE OFFICE PARK IN TOWN CENTER. APPLICANT: SAN DIEGO CHRISTIAN COLLEGE

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

SUMMARY The "Christian College Apartments" project is a 128-unit apartment complex on a 5.88-acre project site located within the Town Center Office Park campus. In February 2006, City Council amended the Town Center Specific Plan for the RiverView Master Plan Mixed Use Plan Area that accommodates development of high-density urban residential uses next to a corporate office campus. The proposed project includes three buildings: two are four-story structures (45-foot height) and one is a five-story structure (55-foot height) with an overall density of 22 dwelling units per acre. The 128 apartment units would build-out the residential portion of the Mixed Use Planning Area that anticipated 300 dwelling units overall. Construction includes a 570-foot length of the San Diego River Trail, resident courtyards, seating areas, outdoor BBQ, active recreational amenities and a system of pedestrian connections. The project includes public street improvements for RiverView Parkway along the project frontage and fair share contributions for off-site street improvements. The neighboring San Diego Christian College campus officially opened January 20, 2014. Students currently live off campus and the proposed project is intended to provide market rate housing in support of the student population for the College.

ENVIRONMENTAL REVIEW A Negative Declaration (AEIS2013-13) dated February 14, 2014 has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) and is recommended for approval.

CITY ATTORNEY REVIEW N/A Completed

FINANCIAL STATEMENT Staff costs to process the Development Review Permit (DR2013-2) total approximately \$25,000 to date and are paid by the applicant on an actual cost basis. Development Impact Fees are estimated to be \$2,342,400 (Drainage Impact Fees \$232,960; Traffic Impact/Traffic Signal/RTCIP Fees \$584,576; Park-In-Lieu Fees \$837,120; Public Facilities Fees \$687,744).

RECOMMENDATION 

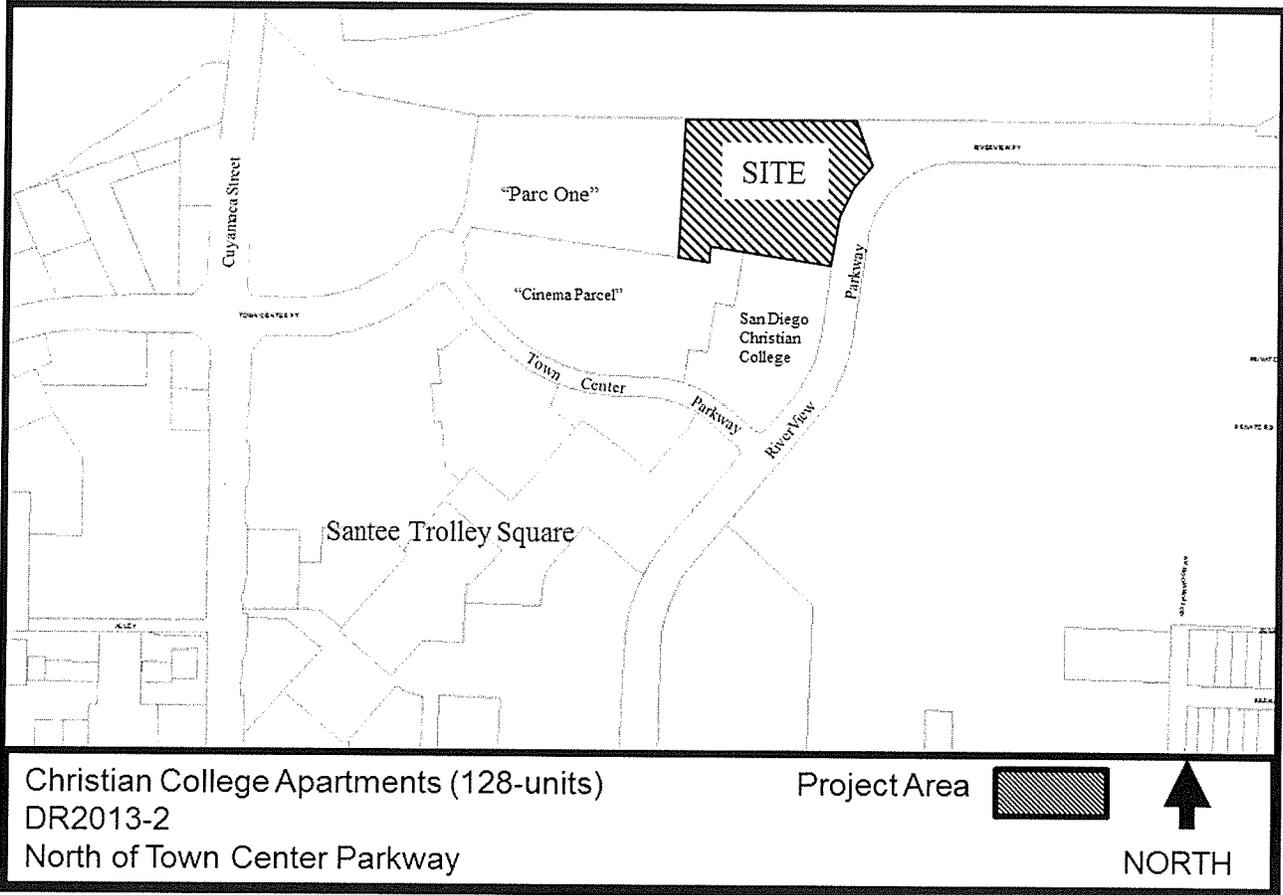
1. Conduct and close the public hearing.
2. Approve the Negative Declaration as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA).
3. Approve Development Review Permit DR2013-2 per the attached Resolution.

ATTACHMENTS

Staff Report Resolution Negative Declaration/Initial Study Exhibits A through C

**STAFF REPORT
DEVELOPMENT REVIEW PERMIT DR2013-2
CITY COUNCIL MEETING AUGUST 27, 2014**

Notice of the availability of the Negative Declaration was published in The San Diego U-T on February 17, 2014 and Notice of the Public Hearing was published in The East County Californian on August 14, 2014. Adjoining owners of property within 300 feet of the request and other interested parties, including the County of San Diego and Ryan Companies U.S. Inc., were notified by U.S. Mail on August 14, 2014.



(VICINITY MAP)

A. SITUATION AND FACTS

1. Requested by San Diego Christian College
2. Land Owner..... County of San Diego (Ryan Companies U.S., Inc.)
3. Type and Purpose of Request Development Review Permit DR2013-2 to develop a 128-unit apartment complex.
4. Location..... North of Town Center Parkway and Riverview Parkway (Exhibit A)
5. Site Area 5.88-acre site
6. Existing Zoning..... Town Center (TC) – Office Park Overlay- RiverView Master Plan Mixed Use Plan Area
7. Surrounding Zoning
North: P/OS (Park/Open Space)
South: TC (Town Center – Office Park Overlay)
East: TC (Town Center – Office Park Overlay)
West: TC (Town Center – Office Park Overlay)
8. General Plan Designation TC (Town Center) Office Park Overlay- Town Center Specific Plan
9. Existing Land Use Undeveloped property within the RiverView Master Plan Mixed Use Plan Area
10. Surrounding Land Use
North: San Diego River corridor
South: San Diego Christian College Campus; south of Town Center Pkwy Santee Trolley Square (Commercial)
East: Undeveloped property anticipated for RiverView Office Park campus; further east of Riverview Parkway the Las Colinas Detention Facility.
West: Parc One (172-unit apartment complex under construction)
11. Terrain..... Flat with a surface of approximately 340 feet above mean sea level
12. Environmental Status Negative Declaration (AEIS2013-13)
13. APN..... 381-050-76
14. Freeway Impact..... No
15. Within Airport Influence Area Yes, Airport Land Use Commission determined the project consistent with the Gillespie Field Airport Land Use Plan on December 5, 2005.

B. BACKGROUND

Town Center Specific Plan –In February of 2006, City Council amended the Town Center Specific Plan (TCSPA04-01) to include guidelines for the comprehensive development of the RiverView Office Park in Town Center. The amendment referred to as the RiverView Office Park (“RiverView Master Plan”), covers approximately 104 acres and establishes design guidelines for the construction of 1.5 to 1.8 million square feet of high tech and office park floor area, plus the potential for retail and high-density residential uses.

The RiverView Master Plan includes a 21-acre Mixed Use Plan Area that is intended to be comprehensively developed with high-density urban residential units, a multiplex theater, and commercial office space as a component of the overall RiverView corporate office campus (refer to Exhibit B). Specifically, the Master Plan states: “The residential area is envisioned as a high-density, urban environment (approximately 300 units overall) that will include high quality architecture, site design, and recreational amenities and create an overall identity unique to this site...”. A portion of the Mixed Use Plan Area was developed with a six-building office complex in 2007 and in February 2012, the San Diego Christian College (a four year university) was approved for location within the office building complex. The 172-unit Parc One residential project approved by City Council on November 14, 2012 is currently under construction.

Project Description – The proposed high-density residential project, “Christian College Apartments”, is an urban residential project that is proposed for location within the Mixed Use Plan Area residential area (density 22-30 dwelling units/acre). The project proposes the development of a 5.88-acre site with a 128-unit apartment complex (refer to Exhibit A aerial vicinity map and Exhibit C project site plan). The apartment project is configured in three buildings of which two buildings are four-story structures (45-foot height) and one building is a five-story structure (55-foot height). The 128 apartment units are divided into 20 one-bedroom, and 108 two-bedroom units (see Exhibit C for floor plan information). The one-bedroom unit is 640 square feet and the two-bedroom unit is 957 square feet. Building 1 incorporates a 1,100 square foot fitness facility and a 330 square foot game room as common amenities to the development. In addition, each building is equipped with a community room and on-site laundry facility. The key project features are listed below and included in the staff report in Exhibit C:

- | | |
|---------------------|--|
| Architecture | The buildings are contemporary, featuring stone veneer accents, varying gradients of plaster finish and siding materials to break up the vertical exterior surface. Building lobbies provide enhanced features and decorative internal courtyards. |
| Site Plan | Decorative pedestrian walkways, resident courtyards, larger |

common area central quad, seating areas, on-site meeting facilities, outdoor BBQ, sand volleyball/bocce ball court recreational amenities (approximately 42,540 square-feet of overall common amenity area).

- Trail Network** A 12-foot wide improved trail, that includes a 3-foot wide decomposed granite surface, along the San Diego River Corridor and public pedestrian access along the Riverview Parkway frontage links the San Diego River Corridor in the north with Town Center Parkway and development to the south and west.
- Entry Feature** The entry feature near the Riverview Parkway entrance is an architectural water-inspired element incorporating night lighting and a dry creek theme with boulder elements.
- Landscape** Approximately 51,040 square-feet of open/landscaped area and approximately 288 shade trees.

C. ANALYSIS

Consistency with the General Plan - The project conforms to the Land Use Element of the General Plan because it furthers the implementation of the Town Center Specific Plan which provides for retail commercial, office, recreational and other appropriate uses to establish a focal point for the City (Objective 1.0). The project conforms to the Housing Element as it develops the site in accordance with Objective 5.0, to encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Santee residents to the maximum extent possible. The proposed development is consistent with the Trails Element because it establishes a continuous pedestrian corridor along the south side of the San Diego River that furthers the provision of safe and viable regional and community trails within the City (Objective 1.0).

Consistency with the RiverView Master Plan - The proposed development is compatible with the Town Center Specific Plan because the project proposes high-density urban residential within the RiverView Master Plan Mixed Use Plan Area consistent with the purpose of the Mixed Use Plan Area.

The RiverView Master Plan Mixed Use Plan Area anticipates a variety of uses including consideration of high-density urban residential development "...designed to create a sophisticated environment enhancing the experience of all users". The RiverView plan established design standards for the "residential area" to be oriented towards the San Diego River, exhibit high quality site design and an overall identity that is uniquely urban. Other design standards include providing access to the Town Center Open Space Corridor system and integration with other commercial and office uses within the Mixed Use Plan Area. The Christian College Apartment's key features are consistent

with the RiverView Master Plan's goals for high-density residential because:

- The residential development is anticipated to provide market rate housing in support of the student population for the San Diego Christian College. The property would remain on the property tax rolls.
- Residential development envisioned within the corporate campus is compatible with the enhanced public interaction promoted by the development's pedestrian network that links residents with the San Diego River Trail, the existing four-year college campus, and future "theater" site.
- The building architecture is a contemporary design with upscale material application and modern features that bring a unique identity to the site.
- The site plan's incorporation of a separated building configuration, even with the larger building scale, maintains views from the site towards the river corridor as well as the surrounding vistas for both Christian College Apartment residents and the public consistent with the Master Plan objective to incorporate the river open space system into the overall design elements.
- Required on-site parking is strategically placed to buffer the residential use from existing and future non-residential uses that would develop southwest of the site. Along with the use of decorative landscape elements and tree canopy, the Christian College Apartment site plan is consistent with the Mixed Use Plan design objectives to de-emphasize the automobile elements of the project.
- The Christian College Apartment complex connects with the Town Center Open Space Corridor system by providing trail improvements along the San Diego River Corridor and routing pedestrian access through the project site at several locations to provide the residents and greater community with links to off-site commercial/office uses and transit centers.

Therefore, the project is consistent with the RiverView Master Plan vision for the Mixed Use Planning Area and as conditioned, preserves and establishes reciprocal access to adjacent properties.

Building Characteristics and Design – The building configuration avoids long unbroken exterior walls with three separated buildings, allowing views of the river open space as well as the surrounding vistas. The contemporary building design exhibits a four-sided architecture featuring stone veneer accents, varying gradients of plaster finish and siding materials to break up the vertical exterior surface. Building lobbies provide enhanced features and decorative internal courtyards. The Christian College Apartment structures would incorporate LEED (Leadership in Energy and Environmental Design) design features including solar-ready features, reflective roofing, low flow plumbing fixtures, natural ventilation, and balconies overlooking the river corridor.

The site landscape design would incorporate the use of reclaimed water for irrigation and will implement the RiverView Master Plan plant palette for the project and provide 36-inch box trees along Riverview Parkway.

Compatibility with Adjacent Land Uses - The RiverView Mixed Use Plan Area anticipates potential commercial entertainment uses to the southwest. Directly south of the project site is the existing San Diego Christian College campus. Also, Santee Trolley Square is located nearby across Town Center Parkway. Directly west is the 178-unit Parc One residential project under construction. East of the project, across Riverview Parkway is undeveloped property that the RiverView Master Plan anticipates for office-campus development.

The San Diego River open space corridor is located to the north. The project design provides a 50-foot planning buffer between the river habitat and the project. The project is integrated with the Town Center Open Space Corridor system and provides trail improvements along the San Diego River Corridor to link the community with access to the open space system. Trail design will shield nighttime lighting and minimize access with split rail fencing.

The project strategically locates required parking to buffer the residential use from non-residential uses south and southwest of the project site. In order to ensure seamless development within the Mixed Use Plan area reciprocal access (vehicular and pedestrian) is proposed and conditioned for the project that will result in:

1. A coordinated access and circulation network conforming to Town Center design;
2. A maximum of access opportunities within the larger corporate office park context;
3. Access to shopping and entertainment areas.

It is anticipated that residents will walk to Santee Trolley Square, and will be within walking distance to the trolley station. To facilitate pedestrian access, the project includes well-defined walkways linking to the Town Center open space corridor system.

In July 2011, the City Council discussed the status of the undeveloped parcels in the Mixed Use Plan Area. The outcome allowed residential development to proceed in the absence of a development proposal for the entertainment parcel. The undeveloped entertainment parcel would be the last remaining portion of the Mixed Use Plan Area. Because the Mixed Use Plan Area anticipated comprehensive development of the residential, office and entertainment parcels together, the project is now conditioned to complete the remedial grading of the entertainment parcel. The

grading of the entertainment parcel would support the future permanent access that is required to connect all four parcels in the Mixed Use Plan Area with Town Center Parkway. Additionally, grading the entertainment parcel site in conjunction with this project would minimize construction and truck activity thereby reducing disruption to the Parc One residents, the College Apartment residents and the Christian College operations.

Crime Prevention – The Christian College Apartment project is conditioned to incorporate design measures that are consistent with the City’s design criteria for Crime Prevention Through Environmental Design (CPTED). The four types of design measures under CPTED include Access Control, Natural Surveillance, Territorial Reinforcement, and Maintenance. Access Control defines entrances to the site, buildings and parking areas with landscaping, architectural design, lighting, and symbolic gateways. Natural Surveillance works to get exterior entrances/exits visible from common areas and recreation areas clearly visible from as many of the units’ windows and doors as possible. Territorial Reinforcement provides appropriate cues by defining property lines with landscaping and decorative fencing, providing well-lit common mailbox facilities, and providing clear addressing of buildings visible from the project driveways. Maintenance is an on-going site management effort to ensure the common areas, walkways, exterior lighting, and landscaping are well maintained.

Parking – The project, as designed, complies with the parking regulations by providing off-street parking for 278 vehicles. Of the 278 spaces, 123 spaces are under a carport cover and 155 are open. Bicycle parking and electric car charging facilities are included to promote non-motorized mobility and sustainable community strategies. The parking area is well landscaped and has a network of walkways that will be lighted.

Safe Route To School – The school age children from the Christian College Apartment development may attend Rio Seco Elementary School and Santana High School. The school kids walking along the east side of Cuyamaca Street from Town Center Parkway to the San Diego River bridge would travel on a paved surface that will be constructed as a part of the neighboring Parc One project under construction. From the bridge northward, there is an existing sidewalk to the elementary school and Town Center Community Park.

Traffic – The Christian College Apartment project is subject to compliance with the RiverView Master Plan, Phase I, traffic study. The traffic study identified traffic impacts for the Phase I development of the Master Plan related to the Mission Gorge Road/Cuyamaca Street intersection, Riverview Parkway and Town Center Parkway. Staff believes that the improvements listed below implement the RiverView Master Plan traffic improvements that ensure all roadway segments and intersections within the study area would operate at acceptable levels of service.

- The project would construct its frontage improvements for Riverview Parkway

consistent with the RiverView Master Plan.

- The project is conditioned to make a fair share contribution (\$43,646) toward the future dedicated right turn lane on north-bound Cuyamaca Street at Mission Gorge Road, including the cost to acquire land and relocate the existing traffic signal.
- The project is conditioned make a fair share contribution (\$29,487) toward the future installation of a traffic signal at the intersection of Riverview Parkway and Town Center Parkway.
- The project is conditioned to make a fair share contribution (\$214,685) toward the future extension of Riverview Parkway connecting with Magnolia Avenue.

Vehicle and multi-modal access from the project is directed entirely onto Riverview Parkway which is classified a Parkway in the Circulation Element and has the capacity to support vehicle trips generated from the development. Riverview Parkway provides the most direct access to the major transportation routes within the City.

The project is within easy walking distance (500 feet) to the bus transit station and Green-line trolley station located in Santee Trolley Square. The Green-line trolley provides direct service from Santee Trolley Square to Qualcomm stadium, Petco Park, San Diego Convention Center, Mission Valley, and San Diego State University.

D. ENVIRONMENTAL REVIEW

A Negative Declaration is recommended for this project. The Initial Study identified no new significant adverse environmental impacts would result that were not otherwise identified and appropriately mitigated through phased implementation of the RiverView Master Plan to a level of insignificance. The Negative Declaration was available for public review and comment from February 17 through March 10, 2014. A full discussion of the environmental issues is found in the attached Initial Study.

E. ESTIMATED FEES

Development of the proposed project will require the payment of the following Development Impact Fees.

1. Drainage.....\$ 232,960
2. Traffic.....\$ 268,288
3. Traffic Signal.....\$ 27,776
4. Park-in-Lieu.....\$ 837,120
5. Public Facilities.....\$ 687,744
6. RTCIP Fee.....\$ 288,512

F. STAFF RECOMMENDATION

1. Conduct and close the public hearing.
2. Approve the Negative Declaration (AEIS2013-13) as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA).
3. Approve Development Review Permit DR2013-2 per the attached Resolutions.

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING NEGATIVE DECLARATION (AEIS2013-13)
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT,
AND APPROVING THE APPLICATION OF SAN DIEGO CHRISTIAN COLLEGE
FOR A DEVELOPMENT REVIEW PERMIT DR2013-2 TO ALLOW THE
CONSTRUCTION OF 128 UNITS FOR AN ATTACHED RESIDENTIAL APARTMENT
COMPLEX LOCATED NORTH OF TOWN CENTER PARKWAY WITHIN THE
RIVERVIEW MASTER PLAN MIXED USE PLAN AREA
(APN: 381-050-76)**

WHEREAS, on February 8, 2006, the City Council adopted Resolution No. 008-2006 certifying a Final Master Environmental Impact Report ("Master EIR") and Resolution No. 009-2006 for the Amendment to the Town Center Specific Plan (TSCSPA04-01) for the 154.56-acre RiverView Office Park to establish the RiverView Master Plan; and

WHEREAS, the Town Center Specific Plan requires approval of a Development Review Permit for new development within the RiverView Master Plan; and

WHEREAS, the RiverView Master Plan Mixed Use Plan Area land use designation is intended for a comprehensive mixed use neighborhood that includes an office complex, a cinema, and high-density urban residential development; and

WHEREAS, On February 11, 2014, San Diego Christian College submitted a complete application for a high-density urban residential "Christian College Apartments" project under Development Review Permit DR2013-2 to construct a 128-unit apartment complex on a 5.88-acre lot located north of Town Center Parkway within the RiverView Master Plan Mixed Use Plan Area that includes covered parking, private driveways, a public river trail, and recreational amenities; and

WHEREAS, in accordance with Public Utilities Code Section 21670 *et seq.*, the project is consistent with the December 5, 2005 determination by the San Diego Regional Airport Authority (Resolution No. 2005-0033 ALUC) that the RiverView Master Plan Mixed Use Plan Area and its potential for high density residential development was consistent with the Gillespie Field Comprehensive Land Use Plan (CLUP) and further, the Federal Aviation Authority (Aeronautical Study No. 2013-AWP-7187-OE), under Part 77, determined in correspondence dated January 16, 2014, that the proposed Christian College Apartments project does not exceed obstruction standards and would not be a hazard to air navigation; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study (AEIS 2013-13) was conducted for DR2013-2 that determined no new significant adverse environmental impacts would result that were not otherwise identified and appropriately mitigated through phased implementation of the RiverView Master Plan to a level of insignificance. Therefore a Notice of Intent to adopt a Negative Declaration was prepared, advertised in the U-T Newspaper for a public review period from February 17, 2014 to March 10, 2014 and public comments have been fully addressed; and

RESOLUTION NO.

WHEREAS, the Director of Development Services scheduled Development Review Permit DR2013-2 and AEIS 2013-13 for public hearing on August 27, 2014, duly noticed the public hearing in the Union Tribune on August 14, 2014, and mailed notice to San Diego Christian College, the County of San Diego, and Ryan Companies U.S. Inc. on August 14, 2014; and

WHEREAS, on August 27, 2014 the City Council held a duly advertised public hearing on Development Review Permit DR2013-2; 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 Council of the City of Santee, California, after considering the evidence presented at the public hearing, as follows:

SECTION 1: The project will not result in any new significant adverse environmental impacts that were not otherwise identified in the Master EIR, and the Negative Declaration for the project dated February 14, 2014 is adopted. The following findings are made in support of this determination:

- A. As the decision-making body for project, the City Council has reviewed and considered the information in the Initial Study/Negative Declaration and administrative record for the project, including any oral and written comments. City Council finds that the Initial Study/Negative Declaration contains a complete and accurate reporting of the environmental impacts associated with the project and reflects the independent judgment and analysis of the City Council. The Initial Study/Negative Declaration and the administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines.
- B. Pursuant to Public Resources Code sections 21157.1- 21157.6 and State CEQA Guidelines sections 15177-15179, substantial evidence demonstrates the project was described in the Master EIR. The project will not cause any additional significant effect on the environment which was not previously examined in the Master EIR. No additional significant environmental effect will result from the project, no new additional mitigation measures or alternative are required, and the project is within the scope of the Master EIR.
- C. Since certification of the Master EIR, no project has been approved that was not described in the Master EIR as an anticipated subsequent project that affects the adequacy of the Master EIR for the project. Further, the Master EIR's analysis of cumulative, growth-inducing, and irreversible significant effects is adequate for the project.
- D. All feasible mitigation measures set forth in the Master EIR that are applicable to the Project have been incorporated into the project.

RESOLUTION NO.

- E. No substantial changes have occurred with respect to the circumstances under which the Master EIR was certified and there is no new available information which was not known and could not have been known at the time the Master EIR was certified.

SECTION 2: The findings in accordance with Section 17.08.080 of the Santee Municipal Code are made as follows:

- A. The proposed Christian College Apartment development is consistent with the General Plan in that:
1. The project conforms to the Land Use Element of the General Plan because it furthers the implementation of the Town Center Specific Plan which provides for retail commercial, office, recreational and other appropriate uses to establish a focal point for the City (Objective 1.0)
 2. The project conforms to the Housing Element as it develops the site in accordance with Objective 5.0, to encourage “the provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Santee residents to the maximum extent possible.” The subject site, previously part of Assessor’s Parcel Number 381-050-65 (Housing Element Sites Inventory Map ID #5) will add 128 housing units on 5.88 acres, consistent with the residential density assumption in the Housing Element.
 3. The project conforms to the Trails Element of the General Plan because it establishes a continuous pedestrian corridor along the south side of the San Diego River that furthers the provision of safe and viable regional and community trails within the City (Objective 1.0).
 4. The project conforms to the Bicycle Master Plan because it provides a Class I bicycle path along the south side of the San Diego River.
 5. The project furthers the objectives of the San Diego River Park Plan to provide public access to the river corridor.
- B. The proposed development meets the purpose and design criteria of the RiverView Master Plan and the purposes of the Town Center District in which it is located, in that:
1. The proposed development is compatible with the Town Center Specific Plan because the project proposes high-density urban residential housing on an undeveloped property within the RiverView Master Plan Mixed Use Plan Area consistent with the purpose of the Mixed Use Plan Area.
 2. The development proposes high-density urban residential housing in a core area of Town Center within walking distance to the multi-modal transit station in Santee Trolley Square; pedestrian connections will be provided with the installation of meandering tree-lined sidewalks along the site’s street frontage and internally within the parking areas; bicycle racks will be installed on the site in various locations. Together, these will promote non-motorized mobility and use of public transportation consistent with the design principles of sustainable communities.

RESOLUTION NO.

- C. The project design complies with the development and design standards of the RiverView Master Plan Mixed Use Plan Area, in that:
1. The Town Center plan anticipates an urban village physical image with concept site designs that interact with the open space systems and views to the river and nearby hillsides. The project achieves this design objective by clustering three separate buildings as a residential node while providing landscaped open spaces, courtyards, and pedestrian corridors between the buildings to allow interaction with the San Diego River and views to the hillside vistas.
 2. The Town Center plan anticipates the creation of a vibrant downtown area with pedestrian connections for residents and the community. The project achieves this objective with prominent building heights and high densities consistent with typical urban areas. The project's building forms interact with open space because the structures are separated into three buildings with spacing in-between that allows views through the complex to the San Diego River open space corridor. The site plan provides for pedestrian linkage and interaction with the San Diego River corridor, the office park campus employment center, the neighboring college campus, and other town center amenities and shopping areas.
 3. The RiverView Master Plan Mixed Use Plan Area design concept for the residential component anticipates high quality architecture for a high-density urban environment that creates an overall identity unique to the site. The Christian College Apartment design incorporates a 4-story and 5-story building design to emphasize a unique urban identity. As a balance to the building mass and heights, the building architecture is orientated towards and adjacent to the San Diego River open space corridor and provides landscaped courtyards and recreational amenities between the buildings.
 4. The project is consistent with the SANDAG 2050 Regional Transportation Plan sustainable community strategy in that it is a high-density residential neighborhood located adjacent to a regional trolley transit line linked to regional centers and the project conditions incorporate electric plug-in facilities for low emission vehicles.
- D. The proposed development as conditioned complies with each of the applicable provisions of the Development Code because development standards associated with high density residential development are implemented through project design and as conditioned. Specific to building height, the Town Center Specific Plan, amended to provide for high density residential development in 2006 within the "Mixed Use Area", allows for a project's height to be established at the time of development review. Building height varies from 45 feet (two, four-story buildings) to 55 feet (one, five-story building). The Christian College Apartment design is consistent with the requirements of the 2013 Fire Code, and all proposed public and private improvements and will meet the public works standards of the City. The project design features include design elements to address "Crime Prevention Through Environmental Design". The Christian College Apartment project provides security cameras, exterior lighting, access control for building entrances, and casual surveillance, by designing buildings

RESOLUTION NO.

and parking structures so that exterior entrances/exits and common recreational areas are visible from the street or by neighbors.

SECTION 3: The Development Review Permit DR2013-2 for the construction of a 128-unit residential apartment complex with covered parking, private driveways, and a common recreation area in the Town Center Specific Plan RiverView Master Plan Mixed Use Plan Area is hereby approved subject to the following conditions:

- A. All construction shall be in substantial conformance with the plans dated February 11, 2014, consisting of 16 sheets and a materials and color board, to the satisfaction of the Director of Development Services and as amended by the conditions contained herein.
- B. Minor or Major Revisions to the Development Review Permit, such as changes to the building elevations, building layout or parking or landscaping design, shall be approved by the Director of Development Services unless in the Director's judgement a Major Revision should be reviewed by the City Council.
- C. Following project approval the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction, and implementation of the project conditions. The meeting shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including the project architect, their design engineer and their landscape architect.
- D. The applicant shall include provisions in their design contract with their design consultants that following approval by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies, as the City may deem appropriate. A letter of acknowledgement of this requirement from each design consultant is required at the time of plan submittal. This letter shall be in a format acceptable to the City Engineer.
- E. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from ROS 11252. All plans, exclusive of building plans, shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the project engineer.
- F. The applicant acknowledges there will be an interim emergency access from the Parc One development through the project site to connect RiverView Parkway consistent with Temporary Access Easement (Document Number 2013-0587693). The interim access shall be made available to Parc One until such time as the Director of Development Services determines that a second permanent access has been established (constructed) to the south to connect with Town Center Parkway.

RESOLUTION NO.

- G. Phased occupancy may be requested in writing, by the applicant. Phased occupancy may be approved by the Director of Development Services subject to the provisions for interim emergency access identified in Condition 3.F and the completion of any improvements, project mitigation measures or project conditions deemed necessary by the Director.
- H. **Building Permit.** Prior to obtaining a Building Permit to construct all buildings and structures under Development Review Permit DR2013-2, the applicant shall comply with the following conditions:
1. Applicant shall ensure that all property corners are properly monumented. If corners have been lost or do not exist, corners shall be set and a Record of Survey filed prior to issuance of a building permit.
 2. Provide three copies of a geotechnical study prepared in accordance with the Santee General Plan. All recommended measures identified in the approved study shall be incorporated into the project design. Copies of the Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be purchased from the Department of Development Services Engineering Division
 - a. The geotechnical report shall analyze any proposed infiltration techniques (trenches, basins, dry wells, permeable pavements with underground reservoir for infiltration) for any potential adverse geotechnical concerns. Geotechnical conditions such as: slope stability, expansive soils, compressible soils, seepage, groundwater depth, and loss of foundation or pavement subgrade strength should be addressed, and mitigation measures provided.
 3. Provide three copies of a preliminary drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality
 - a. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands, and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards, including analysis of the 10-year and 100-year frequency storms, and be based on full development of upstream areas.
 - b. The drainage study shall compute rainfall runoff characteristics from the project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume.

RESOLUTION NO.

These characteristics shall be developed for the 2-year, 10-year and 100-year frequency six-hour storm during critical hydrologic conditions for soil and vegetative cover. Storm events shall be developed using isopluvial maps and in accordance with the San Diego County Hydrology Manual.

4. Provide three copies of a Storm Water Management Plan (SWMP) as required by the City of Santee Storm Water Management and Discharge Control Ordinance and in accordance with the City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP) adopted January 12, 2011. All SUSMP requirements developed in the approved SWMP shall be incorporated into the project design. The SWMP shall include the following:
 - a. Develop and implement appropriate Best Management Practices (BMPs) to ensure to the maximum extent practicable (MEP) that the project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source Control, and Structural Treatment Control shall be implemented in accordance with the approved SWMP.
 - b. The project design shall incorporate Low Impact Development (LID) and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Parking areas shall be designed to drain to landscape areas. Private roads shall be designed to drain to vegetated swales or landscaped areas.
 - c. Provide a copy of an Operation & Maintenance (O&M) plan in accordance with the City of Santee SUSMP. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of building permit.
5. Water Quality Control – Construction Storm Water Management Compliance
 - a. Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ) prior to start of construction. This project disturbs 1 or more acres of soil. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.
 - b. Provide two copies of a Construction Storm Water Pollution Prevention Plan (SWPPP) as required by the Construction General Permit. The Construction SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The Construction SWPPP must list Best Management Practices (BMP's) the applicant will use

RESOLUTION NO.

to protect storm water runoff and the placement of those BMP's. Section XIV of the Construction General Permit describes the SWPPP requirements.

6. **Rough Grading Plans** may be submitted to the Department of Development Services Engineering Division. The following conditions shall apply to acceptance of the Grading Plans and issuance of a Grading Permit
 - a. The grading plans shall be prepared at a scale no less than 1" = 20'.
 - b. All recommended measures identified in the approved geotechnical study shall be incorporated into the project design and construction.
 - c. Where suitable riparian habitat is within 500 feet of the subject site, construction shall be timed to avoid the least Bell's vireo breeding season (March 15 through September 15) to avoid the possibility of construction noise impacts to this species. If construction must occur during the nesting season, the applicant shall conduct a full protocol survey of the adjacent riparian habitat for the presence of the Least Bell's vireo and submit a report to the City and the joint Wildlife Agencies prior to grading. Said report shall incorporate sound attenuation measures to reduce noise impacts, as provided in the Master EIR Mitigation and Monitoring Program.
 - d. To avoid potential impacts to nesting raptors, trees will be removed between September and January, outside of the breeding season of local raptor species. If tree removal must be conducted during the breeding season of February 1 to August 30, a raptor nest survey shall be conducted by a qualified biologist prior to any removal to determine if any raptor nests are present. If any raptor nest is discovered, a buffer shall be established (typically 500 feet) around the tree until the young are independent of the nest site. No construction activities may occur within this buffer area until a biologist determines that the fledglings are independent of the nest.

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

7. **Precise Grading Plans** shall be submitted to the Department of Development Services Engineering Division for review and acceptance.
 - a. Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the City project engineer.
 - b. Project landscape and irrigation plans shall be separate from grading plan set but must be submitted by the second grading plan check.
 - c. All recommended measures identified in the approved geotechnical study shall be incorporated into the project design and construction.

RESOLUTION NO.

- d. Grading plans shall include preliminary recommendations for all pavement design sections within the project limits. The pavement structural section shall be designed based on the "R" value method using a minimum traffic index of 5.0 on site. Structural sections shall consist of asphalt concrete over approved aggregate base material. Minimum concrete section shall be 5 1/2 inches PCC over compacted, non-expansive soil. Mix design shall be a minimum class 520-C-2500. R-value test data and design calculations shall be submitted for approval to the Department of Development Services Engineering Division a minimum of seven days prior to placement of paving. The pavement design report shall conform to City of Santee Form 435 – PAVEMENT DESIGN AND R-VALUE TEST SUBMITTAL PROCEDURES.
- e. Grading plans shall be one hundred percent (100%) complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading, landscape and irrigation plan submittal package:
- 1) Six sets of grading, landscape and irrigation plans bound and stapled.
 - 2) Plan check fees.
 - 3) A completed grading permit application.
 - 4) A cost estimate for the cost of construction.
 - 5) Three copies of the Drainage Analysis specified here within.
 - 6) Two copies of the Storm Water Management Plan specified here within.
 - 7) Two copies of the Storm Water Pollution Prevention Plan specified here within.
 - 8) Three copies of the Geotechnical Study specified here within.
 - 9) A copy of any letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.
 - 10) A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
 - 11) One copy of the Resolution of Approval or Director's Decision approving the project.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule prior to issuance of the permit.

- f. The following notes shall be placed on the grading plans stating:

RESOLUTION NO.

- 1) All unpaved construction areas shall be sprinkled with water or other acceptable San Diego APCD dust control agents during dust-generating activities to reduce dust emissions. Additional watering or acceptable APCD dust control agents shall be applied during dry weather or windy days until dust emissions are not visible.
 - 2) Trucks hauling dirt and debris shall be covered to reduce windblown dust and spills. Dirt shall not be over the height of the truck bed.
 - 3) On dry days, dirt or debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.
 - 4) On-site stockpiles of excavated material shall be covered or watered.
 - 5) Abide by all conditions of approval for dust control required by the San Diego APCD.
 - 6) Use low pollutant-emitting construction equipment.
 - 7) Equip construction equipment with prechamber diesel engines (or equivalent) together with proper maintenance and operation to reduce emissions of nitrogen oxide, to the extent available and feasible.
 - 8) Use electrical construction equipment, to the extent feasible.
8. **Remedial Grading Plans** shall be submitted to the Department of Development Services Engineering Division to raise Parcel 3 of Parcel Map 20177 (APN 381-050-66) to an acceptable elevation to the satisfaction of the Director of Development Services. All recommended measures identified in the approved geotechnical study shall be incorporated into the project design and construction. All grading shall be completed to the satisfaction of the Director of Development Services. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.
9. Following issuance of a grading permit for the College Apartment project site, the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide three originals of the pad compaction certification from the geotechnical engineer and three originals of the pad elevation certification from the project civil engineer to the City project engineer
10. **Street Improvement Plans** shall be submitted to the Department of Development Services Engineering Division for review and acceptance. Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way, the applicant shall have plans

RESOLUTION NO.

accepted, agreements executed, securities posted and an encroachment permit issued. All improvements shall be installed in accordance with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development:

- a. Widen Riverview Parkway across the site frontage to parkway standards (82' curb to curb/102' right-of-way). Half street improvements are required to the satisfaction of the Director of Development Services. Show curb, gutter, meandering sidewalks, street lighting, pedestrian lighting, fire hydrants and pedestrian ramps at curbs. In addition, the improvements shall include a temporary cul-de-sac at the terminus of the street improvements. Additional right of way and/or offsite letters of permission will be required from adjacent property owners.
- b. Construct a 32-foot wide commercial driveway at the projects entrance on Riverview Parkway per City of Santee Standards. The driveway design consists of a San Diego Regional Standard G-17, modified to the satisfaction of the Director of Development Services, and shall include decorative pavers consistent with the Riverview Office Park Master Plan.
- c. Install a 12-foot wide meandering decorative concrete sidewalk/bike path, pedestrian lighting, landscape and irrigation within the existing pedestrian access easement along the north side of the project. The river trail shall include benches, shade cover, and other bike/pedestrian facilities and provide a drivable access point to the San Diego River for City maintenance staff to the satisfaction of the Director of Development Services.
- d. Provide a paved driveway and pedestrian access to connect with the existing properties to the west and south of the project site. Show a connection between these properties to Town Center Parkway to the Satisfaction of the Director of Development Services. This access shall include decorative concrete driveways, pathways and monument signage.
- e. Street Improvement plans shall be one hundred percent (**100%**) complete at the time of plan check submittal, be prepared in accordance with City guidelines and the requirements set forth herein, and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan check submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the improvement plan submittal package.
 - 1) Six sets of plans bound and stapled (improvements).
 - 2) Plan check fees.
 - 3) Preliminary cost estimate for the improvements.
 - 4) One copy of the Resolution of Approval or Director's Decision approving the project.

RESOLUTION NO.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule prior to issuance of the permit.

11. The Site Plan shall be modified to the satisfaction of the Director of Development Services that includes the following:
 - a. Decorative pavers shall be shown on all project driveways pursuant to the RiverView Master Plan standards. Decorative paver treatment shall be a minimum of twenty feet in depth and extend the full width of the driveway consistent with Riverview Master Plan. Materials shall be to the satisfaction of the Director of Development Services.
 - b. Show the location for electric vehicle charging facilities.
 - c. The river trail shall provide pedestrian lighting pursuant to the Town Center Design specifications.
 - d. The site plan shall incorporate Crime Prevention Through Environmental Design (CPTED) measures listed below:
 - 1) Access control by defining entrances to the site, buildings and parking areas with landscaping, architectural design, and lighting.
 - 2) Natural surveillance so that exterior entrances/exits are visible from common areas and are well lit; recreation areas, elevators and stairwells shall be clearly visible from as many of the units' windows and doors as possible.
 - 3) Territorial reinforcement by defining property lines with landscaping and decorative fencing; any common outdoor mailbox facilities shall be well lit; all buildings shall be clearly addressed and visible from the project driveways and on rooftop for aerial view.
 - 4) 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.
 - 5) Provide a security surveillance system.
12. The building plans shall include the following information to the satisfaction of the Director of Development Services:
 - a. The specific proposed exterior colors and materials shall be shown on the building plans. Changes to the colors and materials must be approved by the Director of Development Services.
 - b. The building plans shall include details of all light fixtures with a design to reflect light downward and away from any adjoining premises, open space areas, and otherwise conforming to the requirements of Title 17 of the Municipal Code. Light poles may not exceed 15 feet in total height.
 - c. Show the location of a minimum of 150 cubic feet of lockable

RESOLUTION NO.

- enclosed storage for each unit.
 - d. Where trash enclosures are located exterior to the buildings, provide an enhanced design that is compatible with the architectural theme of the buildings and includes design measures for storm water quality.
 - e. Provide a roof plan to show the methods for screening roof-top equipment from public view.
 - f. Provisions for carports and buildings to accommodate future solar facility installation.
 - g. LEED (Leadership in Energy and Environmental Design) building features that include the following:
 - 1) Reflective roofing.
 - 2) Light pollution reduction for exterior lighting.
 - 3) Permeable paving areas.
 - 4) Low flow plumbing fixtures.
 - 5) Natural ventilation.
13. A detailed landscape, irrigation, hardscape and fencing plan shall be submitted for approval by the Director of Development Services. Design of the plan shall be to the satisfaction of the Director of Development Services and shall include the following:
- a. The fence plan shall show design, location and materials of all fencing and retaining walls to include:
 - 1) All landscape walls shall be graffiti proofed.
 - 2) All fencing shall be painted or otherwise sealed to reduce water damage.
 - 3) Install an approximately four-foot high decorative split-rail fence (or equivalent) to delineate the boundary between the San Diego River and the on-site river trail. Fencing shall be designed and constructed with an approved fire-resistant material.
 - 4) Post permanent information signs every 200 feet along the river trail stating, "Open Space Area; Disturbance Beyond this Point is Restricted." The signs shall be at least six by nine inches, be constructed of a corrosion-resistant material, and stand at least three feet above ground.
 - b. **Landscape and Irrigation Plans** shall be submitted to the Department of Development Services Engineering Division for review and acceptance. All landscaping and irrigation shall conform to the water conservation guidelines of Chapter 17.36 of the Santee Municipal Code.
 - 1) Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the City project engineer.

RESOLUTION NO.

- 2) Landscape and irrigation plans shall be one hundred percent **(100%)** complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading, landscape and irrigation plan submittal package:
 - 1) Six sets of landscape and irrigation plans bound and stapled.
 - 2) Plan check fees.
 - 3) A cost estimate for the cost of construction.
 - 4) A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.
- 3) All on-site walkways shall be decorative concrete to coordinate with the project architectural theme. Exceptions may be approved by the Director of Development Services.
- 4) Meandering sidewalk/bicycle path along Riverview Parkway shall be in accordance with the Town Center Specific Plan hardscape design standards.
- 5) The river trail shall include decorative concrete, pedestrian lighting, benches, landscape and irrigation along the north side of the project in accordance with the Town Center Specific Plan hardscape design standards and the satisfaction of the Director of Development Services.
- 6) The location of all utility boxes, vaults and pedestals shall be depicted on the landscape plans and on the public street improvement plans. Utility cabinets shall be placed in underground vaults unless demonstrated to be infeasible by the utility providers. If necessary to install above ground, utility equipment shall not be located within one foot of a sidewalk, or within three feet of a bicycle path, or placed at the street corner if other less prominent locations are feasible.
- 7) The landscape and irrigation within the landscape and pedestrian access maintenance easements shall have separate meters and controllers from the rest of the on-site landscaping.
- 8) Trees shall be provided at a minimum ratio of one tree for each three parking spaces, as substantially shown. Entry or

RESOLUTION NO.

gateway trees and all street parkway trees shall be 36-inch box size minimum. Street parkway trees shall be in substantial conformance with the plant palette established in the RiverView Office Park master plan.

- 9) All trees within ten feet of public hardscape improvements (curb, gutter, and sidewalk) shall be installed with City-approved root control barriers.
- 10) Provide details of all site furniture, entry monument signage, wayfinding signs, lighting and site amenities, bicycle racks, trash bins, tables and benches, walls and fencing to the satisfaction of the Director of Development Services.
14. The applicant shall submit a written agreement for recordation for the establishment of reciprocal access with the properties to the west (APN 381-050-75) and south (APN 381-050-66; 381-050-67) and with one point of vehicle access and joint use of on-site circulation areas at the southwest property corner and pedestrian access to and from abutting property at locations approved by the Director of Development Services. Said agreement shall be subject to review and approval of the Director of Development Services and the City Attorney, and a recorded copy shall be provided to the City prior to the granting of occupancy.
15. Starting with the first plan check submittal, all plan sets shall be submitted concurrently to Padre Dam Municipal Water District for review and approval. The City does not coordinate the review process with Padre Dam, this is the responsibility of the design engineer and the landscape architect. Failure to properly coordinate this review may result in delay of issuance of permits required for construction. It is incumbent upon the applicant to oversee the plan submittals of their design consultants.
16. Prior to the issuance of a building permit for the first unit, the applicant shall provide a Letter of Map Revision (LOMR) approved by FEMA for all grading completed within the Riverview Office Park project, including grading necessary to raise the project site above the floodplain elevation, to the satisfaction of the Director of Development Services. All buildings shall be constructed such that the finished floor elevation is a minimum of one foot above the 100-year water surface elevation considering flow rates adopted in Table 15.52.070(A) of the Santee Municipal Code.
17. To ensure maintenance of public interest landscape facilities the applicant shall pay a deposit in an amount satisfactory to the Director of Development Services prior to issuance of any building permits. The deposit will be held for the benefit of the Town Center Landscape Maintenance District Zone H – Riverview for dry period financing costs in an amount equal to fifty percent of the first year's direct annual maintenance costs and thirty percent of the first year's direct annual maintenance costs for City administrative overhead. Maintenance of all landscape district improvements within the project shall be managed by the applicant. If maintenance remains satisfactory, there shall be a \$0 annual assessment to the property owner.

RESOLUTION NO.

18. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees are estimated to be as follows:
- | | | | | |
|----|-------------------|-----------|----|--------------------------|
| a. | Drainage | \$232,960 | or | \$1,820/unit (estimated) |
| b. | Traffic | \$268,288 | or | \$2,096/unit |
| c. | Traffic Signal | \$ 27,776 | or | \$ 217/unit |
| d. | Park-in-Lieu | \$837,120 | or | \$6,540/unit |
| e. | Public Facilities | \$687,744 | or | \$5,373/unit |
| f. | RTCIP Fee | \$288,512 | or | \$2,254/unit |

Impact fee amounts shall be calculated in accordance with the City Fee Schedule and based on current fee ordinances in effect at issuance of building permit. The drainage fee shall be calculated based on the actual impermeable area created by the project including off-site street improvements or other improvements beyond the project boundary. The applicant shall provide certification of final site and building areas by their engineer of work to be approved by the Director of Development Services for use in calculating the final fee amounts. Fees shall be adjusted on an annual basis in accordance with the Municipal Code.

19. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any street lights required for the development, pay the necessary street light energizing and temporary operating costs.
20. A "Notice of Restrictions" shall be recorded which discloses the conditions of Development Review Permit DR02013-2 and existing development regulations. The form and content of the notice shall be to the satisfaction of the Director of Development Services.
21. The applicant shall pay appropriate fees to the Santee Elementary School District and Grossmont Union High School District.
22. The applicant shall revise the plans, install the following improvements and add the following conditions as a note on all plans submitted to the Fire Department to the satisfaction of the Fire Chief.
- All plans (Building Plans, Sprinkler Plans, etc.) must be submitted to the Fire Marshal's Office for approval, and will be subject to the applicable Plan Check Fees. All Fire Department requirements and comments shall be included with the plan submittal and printed on the front sheet or another sheet if more appropriate. A notice on the front sheet must include the following: "A set of approved plans with all Fire Department requirements and comments to remain on site at all times".
 - Emergency Access (during construction). Provide a minimum 26' wide, clear area (no parking), all-weather, paved (or other approved surface) emergency access roadway for the site prior to the delivery of combustible construction materials. All underground

RESOLUTION NO.

utilities including fire mains, fire hydrants and fire service underground devices shall be installed and approved prior to the delivery of construction materials. An emergency access plan for the site shall be submitted to the Fire Department for approval prior to construction.

- c. Emergency Access/Fire Lanes. Provide a minimum 26' wide, paved "fire lane" access roadway throughout the parking area closest to the buildings. The fire lane width shall be measured curb to curb (or edge of pavement to edge of pavement) and shall extend vertically from grade to the highest point of any structures or obstacles constructed adjacent to the fire lane. No building elements, balconies, drains, projections, or any other object shall encroach into this clear space. The fire lane(s) shall be identified by painting curbs red with white-stenciled letters indicating "NO PARKING – FIRE LANE" every 30 feet along all portions of the fire lane. Red stripes with white stenciled letters shall be painted on the curb or asphalt in front of garages along fire lanes as well. Additionally, signs shall be installed on the edge of the curb indicating the same. Placement of the signs shall be every 75 feet (or other approved spacing), placed in between the curb stenciling. Exact placement shall be approved by the Fire Department prior to installation.
- d. Fire Access Gates. Vehicular gates for the project shall be equipped with "Opticom" strobe emergency vehicle access devices and Knox key switches for gate override. All gates shall also have a manual release device or other means to open the gate upon power failure.
- e. Complex Address Directory. Provide an illuminated directory map at a minimum of two entrances of the complex. The directory shall be approximately 12 square feet (or other approved size) and show the layout of buildings, building addresses, hydrant locations and FDC locations. The exact design and location for directory placement shall be approved by the Fire Department prior to installation.
- f. Address Numbers (Multi-Family Residential). Address numbers shall be placed near the roofline of all structures visible from the street. Numbers shall be block style, 12" in height, black in color (or other approved color), in contrast with their background. Address numbers shall also be illuminated for nighttime visibility. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation. Exact location and color of address numbers shall be approved by the Fire Department prior to installation.
- g. Automatic Fire Sprinkler System. The building is required to be constructed with an approved automatic fire sprinkler system installed by a licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior

RESOLUTION NO.

to installation. If the fire sprinkler system has 20 or more sprinkler heads, the sprinkler system is required to be monitored by an approved central station monitoring company. Contact the Fire Department for specific requirements for the automatic fire sprinkler system.

- h. Potter "SASH-120" Exterior Horn/Strobe for Waterflow Notification. Provide a Potter "SASH-120", all weather, exterior horn/strobe (or equivalent) in lieu of exterior bell for audio/visual notification of sprinkler activation. The horn/strobe is to be installed near the address placement for the building. Exact installation location of the horn/strobe is to be determined by the Fire Department prior to installation.
- i. Automatic Fire Sprinkler Underground Plan Approval & Inspection(s) Required. A separate plan for the underground fire service (providing water supply to the fire sprinkler system) is required to be submitted to the Fire Department for approval prior to construction. Thrust block inspections are required for the underground fire service piping prior to filling with water. An underground hydrostatic test shall be conducted (at 250 psi for two hours) and flush of the fire service is required during construction. Contact the Santee Fire Department at least 48 hours in advance to schedule the inspections.
- j. Permanent Sprinkler Calculation Card. A permanent engraved or punched hydraulic calculation card is required for each system, permanently affixed to riser.
- k. Automatic Fire Sprinkler Overhead Hydrostatic Test Required. After the overhead portion of the automatic fire sprinkler system has been installed, a hydrostatic test of the system shall be conducted at 200 PSI for two hours. Contact the Santee Fire department to schedule an inspection of this test
- l. Fire Sprinkler Riser Rooms (Multi-Family Residential Buildings). Each building or address (equipped with an automatic fire sprinkler system) shall have a fire sprinkler riser enclosure accessible from the outside of the building or address. The exact size and location of the enclosure shall be approved by the Fire Department prior to construction. The enclosure shall contain the fire sprinkler riser for the building, pressure gauges for the system, applicable valves, sprinkler head box, and any required diagrams or documentation for the fire sprinkler system. The enclosure shall have exterior locking hardware and a Knox box shall be located at an approved location near the room for easy Fire Department access. The exterior side of the riser enclosure door shall have labeling or signage approved by the Fire Department indicating "FIRE RISER INSIDE".
- m. Double Detector Check Valve Assembly/Fire Department Connection (RPDA/FDC). This device that supplies water to the automatic fire sprinkler system shall be placed in an approved

RESOLUTION NO.

location within 50' of a fire hydrant. **The device shall be installed per San Diego County Regional Standard WF-05. The finished height of the Fire Department Connection (FDC) shall be no higher than 48" from grade.** The entire device may be painted dark green or brown to blend in with adjacent landscaping. The Fire Department Connection (FDC) shall be painted red. The Fire Department Connection (FDC) once installed, shall be "pinned" in place for theft protection. The (RPDA) device shall be stenciled with 2" white numbers indicating the address served. The assembly shall be equipped with a chain and breakaway locks for security. Location of these devices shall be approved prior to installation. If the building is equipped with central station monitoring of the sprinkler system, the control valves on the device shall be monitored for tamper of the valves.

- n. Fire Hydrants. One or more fire hydrants are required for your project. These hydrants shall have two, 2 1/2" ports and one, 4" port, with a minimum fire flow of 3000 gallons per minute for 3 hours. Hydrants shall be of all bronze construction, painted "fire hydrant yellow" and be installed per Padre Dam Water District requirements. Exact location of required hydrants is to be determined by the Fire Department prior to installation. All underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed and approved prior to the delivery of construction materials.
- o. Knox Boxes. A Knox Box key safe for emergency access of Fire Department personnel is required for the building. Knox Boxes shall be installed at the front entrance, riser room and other required location(s). Knox Box applications may be obtained from the Fire Department. Approval of the number and exact mounting location shall be determined by the Fire Department prior to installation.
- p. Fire Alarm System. A manual and/or automatic fire alarm system is required for the building. Separate plans shall be submitted to the Fire Department for any fire alarm system(s) or devices for approval prior to installation. The fire alarm control panel or a remote keypad for the system shall be located in the "Fire Riser Room". Plans & documentations for the fire alarm system shall include, manufacturer cut sheets for all fire alarm devices, California State Fire Marshal Listing sheets for all appropriate devices, plans showing locations of all devices, line diagram & point to point diagram of the alarm system and complete battery & voltage drop calculations for the system.
- q. Fire Extinguishers. A minimum of one, 2A10BC fire extinguisher shall be located every 75' of travel distance throughout the building. Exact extinguisher location to be determined by the Fire Department prior to installation.

RESOLUTION NO.

- r. Emergency Pathway and Exit Lighting. All exit pathways shall be equipped with approved emergency pathway lighting. Emergency lights shall be placed at each exit sign location, stairway landing, and other approved location. Exit lights shall be self-powered or have battery back-up power. Emergency lighting shall be approved by the Fire Department prior to installation.
 - s. Developer Digital Site-Plans. At the time of mid-construction, or Rough Fire Inspections, a GIS shape file or geo-referenced TIFF file of the site-plan shall be provided electronically or on digital media to the Fire Department for emergency response mapping. If neither of the two are available, a PDF shall be provided. The site plan shall show all fire access roadways/driveways, buildings, address numbers, fire hydrants, fire sprinkler connections, and other details as required. Please contact the Fire Department for exact details to be submitted for your project.
 - t. Hood & Duct Fire Protection System. The cooking area is required to be protected by a hood and duct fire protection system. Separate plans are to be submitted to the Fire Department for approval prior to installation. Exact locations of manual pull station(s) and "K" rated fire extinguishers are to be determined by the Fire Department prior to installation.
 - u. Hazardous Materials Signage. Provide NFPA 704 signage for labeling of hazardous materials use, handling or storage. Exact location of signage to be approved by the Fire Department prior to installation
23. Prior to the placement of any construction trailers on the project site to provide a temporary job office during construction of the project the applicant shall:
- a. Provide a site plan showing the trailer location, elevations of the trailer, and locations of temporary power poles for approval by the Department of Development Services.
 - b. Comply with applicable Fire and Building codes, including, but not limited to, obtaining a building permit from the Building Division.
 - c. Install one 2A10BC fire extinguisher inside the structure mounted so that the bottom of the extinguisher is 4 feet above the floor. Install an arrow sign above the extinguisher so that the bottom of the sign is mounted 6 feet above the floor.
24. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual, and Public Works Standards of the City of Santee and all requirements of the Fire Department.
- I. **OCCUPANCY.** Prior to any occupancy or establishment of use of the premises pursuant to Development Review Permit DR2013-2, the following conditions shall be met:

RESOLUTION NO.

1. Comply with all applicable sections of the Municipal Code, Land Development Manual, and Public Works Standards of the City of Santee.
2. Obtain final clearance for occupancy by signature on the final inspection request form from the Building Division, Fire Department and the Planning and Engineering Divisions of the Department of Development Services.
3. Locate substantially where they are shown all features shown on the site plan and approved landscape plan and construct in accordance with the approved plan and appropriate Santee Municipal Code Section.
4. Prior to occupancy of the first unit, the applicant shall make a fair share contribution of \$43,646 toward the future dedicated right turn lane on north-bound Cuyamaca Street at Mission Gorge Rd, including the cost to acquire land and relocate the existing traffic signal. The fair share contribution amount will be calculated based on the project's fair share contribution rate of 8.7% of the cost of improvements estimated by the City. The City estimate of the cost of improvements is \$500,000, therefore $\$500,000 \times 8.7\% = \$43,646$. In the event this work is not completed within twenty (20) years after occupancy of the first unit, applicant or applicant's successor in interest may request the City to return these fees.
5. Prior to occupancy of the first unit, the applicant shall make a fair share contribution of \$29,487 toward the future installation of a traffic signal at the intersection of Riverview Parkway and Town Center Parkway. The fair share contribution amount will be calculated based on the project's fair share contribution rate of 11.8% of the cost of improvements estimated by the City. The City estimate of the cost of improvements is \$250,000, therefore $\$250,000 \times 11.8\% = \$29,487$. In the event this work is not completed within twenty (20) years after occupancy of the first unit, applicant or applicant's successor in interest may request the City to return these fees.
6. Prior to occupancy of the first unit, the applicant shall pay a fair share contribution of \$214,685 toward the future extension of vehicular and pedestrian access on Riverview Parkway between Parcel 7 and Parcel 2. The payment amount will be calculated based on the project's fair share contribution rate of 5.1% of the cost of improvements estimated by the City. The City estimate of the cost of improvements is \$4.232 million dollars, therefore $\$4,232,000 \times 5.1\% = \$214,685$. In the event this work is not completed within twenty (20) years after occupancy of the first unit, applicant or applicant's successor in interest may request the City to return these fees.
7. Applicant shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted.

RESOLUTION NO.

8. The applicant shall comply at all times with the following work hour requirements:
 - a. No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm, no exceptions.
 - b. No work is permitted on Sundays or City Holidays.
 - c. No deliveries, including equipment drop off and pick-up, shall be made to the project except between the hours of 8:00 am and 6:00 pm, Monday through Saturday, excluding Sundays and City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are permitted.
 - d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, additional reduction of work hours may be imposed by the Department of Development Services.

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

9. Trench work when required within City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. Trench plates or temporary pavement placement shall be installed at the end of each work day. Advance warning signs on lighted barricades notifying the public of trench plates and or uneven pavement shall be placed and maintained until permanent pavement repairs are made. The maximum length of time including weekends and holidays that trench plates may remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed.
10. Prior to the first occupancy, construct all improvements within the public right-of-way and improvements as shown on the approved precise grading plans. Improvements shall be completed to the satisfaction of the Director of Development Services.
11. Plant all trees in and within 10 feet of the public right-of-way with root control barriers.
12. Screen all mechanical and electrical equipment, including roof-mounted and ground-mounted, from view of adjacent streets and properties. All elevations submitted for building plan check shall show method of screening mechanical equipment.

RESOLUTION NO.

13. The recreation areas and facilities shall be completed pursuant to a phasing plan to the satisfaction of the Director of Development Services.
14. Address Numbers (Residential). Address numbers shall be placed near the front door of *each unit* visible from the street or private drive. Numbers shall be block style, 4" in height minimum, black in color (or other approved color), in contrast with their background. *Building* address/identification numbers shall be block style, 12" in height minimum, black in color (or other approved color), in contrast with their background and shall be placed in an approved location to the satisfaction of the Fire Department.
15. Submit to the City a landscape bond, equal to the cost of full landscaping and irrigation on-site to ensure growth and maintenance of all landscaping and irrigation improvements pursuant to Section 17.36.100(C)(5) of the City of Santee Municipal Code. The landscape bond shall be provided for a minimum of one year from the date of occupancy or as otherwise determined by Director of Development Services.
16. The applicant shall post sign(s) not less than one square foot in area, displaying prominently the words "NO LOITERING PURSUANT TO SANTEE MUNICIPAL CODE SECTIONS 9.60.023, 9.60.026" in legible black letters not less than two inches in height, on a white background within parking areas.
17. All entrances to parking areas shall be posted with appropriate signs per Section 22658(a) CVC, to assist in the removal of vehicles at the property owner's or manager's request.
18. Submit a facility management plan to the Director of Development Services for review and approval that provides operational guidelines for controlling the exterior appearance of the complex and to ensure that property upkeep and site management conforms with the following minimum requirements:
 - a. A statement that established fire lanes shall be posted and striped "No Parking" to the satisfaction of the Fire Chief.
 - b. A statement that Recreation Vehicle parking shall not be allowed in parking areas. Recreation Vehicles includes boats and trailers.
 - c. Balconies shall not be used for outdoor storage.
 - d. All post construction storm water pollution prevention measures developed for the project shall be well maintained in proper working order.
 - e. Information related to a surveillance system incorporating input from the Sheriff's department.
 - f. Evidence of participation in the Multiple-family Crime free program with the Sheriff.

RESOLUTION NO.

- J. Upon establishment of the use pursuant to this Development Review Permit DR2013-2, the following conditions shall apply:
1. All required landscaping shall be adequately watered and maintained in a healthy and thriving condition, free from weeds, trash, and debris.
 2. The parking areas and driveways shall be well maintained.
 3. All light fixtures shall be designed and adjusted to reflect light downward, away from any adjoining premises, open space areas, and otherwise conforming to the requirements of Title 17 of the Municipal Code.
 4. All groundcover installed pursuant to an approved landscape plan shall provide 100 percent coverage within 9 months of planting or additional landscaping, to be approved by the Director, shall be required in order to meet this standard.
 5. If the construction of a theatre or similar entertainment project becomes feasible upon Parcel 3 of Parcel Map 20177, the applicant agrees to reasonably cooperate with the design and construction of the project.
 6. San Diego Christian College Apartments administration shall coordinate with the Metropolitan Transit System on travel programs that encourage transit ridership by residents.
 7. San Diego Christian College Apartments shall administer and operate the site consistent with the provisions of the approved Facilities Management Plan (or its equivalent), subject to the approval of the Director of Development Services.

SECTION 4: The terms and conditions of the Development Review Permit DR2013-2 shall be binding upon the permittee (San Diego Christian College) and all persons, firms and corporations having an interest in the property subject to this Development Review Permit and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 5: This Development Review Permit DR2013-2 expires on August 27, 2017 at 5:00 p.m. except where substantial construction has commenced prior to its expiration. If construction of the development has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension received 60 days prior to the original expiration date. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 17.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 6: Pursuant to Government Code Section 66020, the 90 day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exaction imposed pursuant to this approval, shall begin on August 27, 2014.

RESOLUTION NO.

SECTION 7: The applicant shall defend (with counsel of City's choice, subject to reasonable approval by the applicant) the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack, or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval, and further agrees to indemnify and hold harmless from all costs and expenses (including attorney's fees) associated with any such defense.

SECTION 8: The City of Santee Municipal Code, Chapter 1.14, provides for the issuance of Administrative citations for Municipal Code violations. Should non-compliance with said terms and conditions of this Development Review Permit or any violation of the Municipal Code that includes the City's Storm Water Ordinance, the City has the right to issue administrative citations containing an assessment of civil fines for each violation and collect administrative fines for violations.

SECTION 9. The City Council approves the project. Staff is directed to file a Notice of Determination with the San Diego County Clerk within five (5) days of approval of the project

SECTION 10: The City of Santee hereby notifies the applicant that State Law (SB1535) authorizes the County Clerk to collect a documentary handling fee for the processing of CEQA documents. In order to comply with State Law, the applicant shall remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$ 2,231.25 (This fee includes an authorized County administrative fee of \$50). Failure to remit the required fee in full within the time specified above will result in notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code. In addition, Section 21089 (b) of the Public Resources Code, and Section 711.4 (c) of the Fish and Game Code, provide that no project shall be operative, vested, or final until the required filing fee is paid.

SECTION 11: The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 N. Magnolia, Building 3, City of Santee, CA 92071.

ADOPTED by the City Council of Santee, California, at a regular meeting held this 27th day of August, 2014 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK



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 (AEIS2013-13)

I. PROJECT DESCRIPTION

1. Entitlement: Development Review Permit (DR2013-2)
2. Applicant: Christian College Apartments (San Diego Christian College)
3. Proposal: Application for a 128-unit apartment complex within the RiverView Master Plan Mixed Use plan area.
4. Location: North of Town Center Parkway (APN: 381-050-76).
5. Lead Agency: City of Santee
6. Responsible Agency: None applicable

II. STATEMENT OF ENVIRONMENTAL FINDINGS

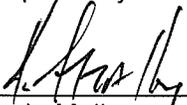
An Initial Study was conducted by the Department of Development Services to evaluate the potential effects of this project upon the environment. Based upon the findings contained in the attached Initial Study it has been determined that this project could not have a significant effect upon the environment.

III. PUBLIC REVIEW

1. Legal Notice Method: The U-T February 17, 2014.
2. Document Posting Period: February 17, 2014 to March 10, 2014.

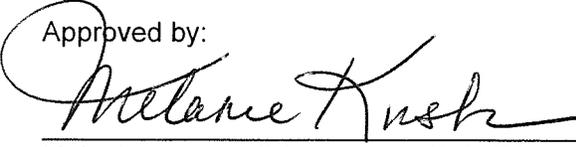
Digital Format Availability (PRC21092): [www.ci.santee.ca.us /Project Environmental Review](http://www.ci.santee.ca.us/Project%20Environmental%20Review)

Prepared by:



Kevin Mallory (2/14/2014)
Principal Planner

Approved by:



Melanie Kush, AICP (2/14/2014)
Director of Planning



CITY OF SANTEE

MAYOR
Randy Voepel

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

**ACTING
CITY MANAGER**
Pedro Orso-Delgado

INITIAL STUDY

(DR2013-2, AEIS2013-13)

Project Number and Name: Christian College Apartments (DR2013-2)

Land Use Designation: TC – Town Center; Town Center Specific Plan Area

Zoning: TC – Town Center; Town Center SPA Mixed Use
Plan Area Land Use Designation

All reports and documents referenced in this Initial Study are on file with the City of Santee, Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071 and a digital copy is available from the City Website [www.cityofsanteeca.gov/Project Environmental Review](http://www.cityofsanteeca.gov/Project%20Environmental%20Review). Telephone Number (619) 258-4100, ext. 167.

PROJECT DESCRIPTION:

The proposed project is a Development Review Permit (DR2013-2) application for the San Diego Christian College Apartments residential project. The project is a proposed 128-unit residential apartment complex on a 5.88-acre lot. San Diego Christian College Apartment project is configured in three buildings, of which two buildings are four-story structures and one building is a five-story structure. The 128 units are divided into 20 one-bedroom and 108 two-bedroom units. The 5.88-acre College Apartments site was previously rough graded in 2007 under grading permit G-877 as part of the phased improvements for the 21-acre RiverView Master Plan - Mixed Use Plan Area. The Development Review Permit DR2013-2 for the College Apartments also anticipates off-site remedial grading on the adjacent 6.74-acre "cinema parcel" (Lot 3, Parcel Map 20177) which is the remaining portion of the 21-acre Mixed Use Plan Area that was fully considered by the Town Center Specific Plan Amendment Master Environmental Impact Report, Certified February 8, 2006 and all environmental impacts were mitigated.

The Town Center Specific Plan RiverView Master Plan land use designation is a Mixed Use Plan Area. The Mixed Use site is intended to include a multi-screen stadium seat movie theater complex with support commercial uses, an office complex, and multiple-family residential development ranging between 22 to 30 units per acre. The proposed San Diego Christian College Apartment project density is 21.77 dwelling units/acre.

The project design features include:

- Internal access driveways leading to covered parking and open parking totaling 278 spaces
- A secondary emergency access connection through the existing college parking lot to Town Center Parkway
- Common outdoor recreational amenities
- Open space corridors and pedestrian linkage through the site
- Construction of a 570-foot length of the San Diego River Trail, consisting of a 12-foot wide walkway with 3-rail wood fencing and signage for restricted open space
- Requirements to control temporary fugitive dust control during all phases of project construction
- Drainage improvements
- Storm water quality improvements
- RiverView Parkway street frontage improvements

Interface measures with the San Diego River to provide setbacks and buffers; lighting, trail signage and fencing are included pursuant to the provisions of the certified Master Plan Environmental Impact Report, Mitigation, Monitoring and reporting Program (MMRP) to avoid impacts to the San Diego River biological resources.

Grading: The Development Review Permit DR2013-2 for the College Apartments also anticipates off-site remedial grading on the adjacent 6.74-acre “cinema parcel” (Lot 3, Parcel Map 20177) (Exhibit A-3). Such grading would complete grading work on the “cinema parcel” that commenced in 2007 pursuant to grading permit (G-877). The analysis of impacts of grading for this remaining 6.74-acre portion of the 21-acre Mixed Use Plan Area was fully considered by the Town Center Specific Plan Amendment Master Environmental Impact Report, Certified February 8, 2006 and all environmental impacts were mitigated.

PROJECT ANALYSIS

Site Location: The project is within the RiverView Master Plan Mixed Use Plan Area. The Mixed Use Plan Area is a 21-acre area that anticipates comprehensive development to provide high housing density, a multiplex theater, and commercial office space as a component of the overall RiverView corporate office campus. It is within an area bounded by the San Diego River to the north, Town Center Parkway to the south, RiverView Parkway to the east and Cuyamaca Street to the west.

Site Conditions: The 5.88-acre project site is located north of Town Center Parkway (Parcel 2 of PM21033; APN 381-050-76) between Cuyamaca Street and RiverView Parkway (Exhibit A-1 and A-2). The College Apartment site was previously rough graded in 2007 pursuant to a grading permit (G-877), consistent with the RiverView Master Plan and Town Center Specific Plan Amendment Master Environmental Impact Report, certified February 8, 2006. The grading prepared 37 acres to initiate the construction of the existing office complex to the east and the future development of the land north of Town Center Parkway. The on-site elevation is approximately 340 feet above mean sea level. There are no trees within the site area proposed for fine grading and building construction. The site is adjacent to the San Diego River floodway.

Partially abutting the College Apartments project site is the 6.74-acre "cinema parcel" (Lot 3, PM 20177) that is within the 21-acre RiverView Master Plan Mixed Use Plan Area. Grading work commenced in 2007 pursuant to grading permit (G-877) as a part of the phased improvement of the Mixed Use Plan Area that included the "cinema parcel". A man-made drainage swale exists along the north side of Town Center Parkway. This was created with the construction of the Santee Trolley Station circa 1995, and accommodates storm water in an interim condition until development occurs. The analysis of grading impacts were completed with RiverView Master Plan and Town Center Specific Plan Amendment Master Environmental Impact Report, certified February 8, 2006 and all environmental impacts were mitigated.

Based upon a "Revised Wetland Delineation for the Santee Town Center Specific Plan Amendment" (RECON, March 27, 2006), the drainage swales have been determined non-jurisdictional by the US Army Corps of Engineers, and jurisdictional by the California Department of Fish & Game, subject to a 1602 Streambed Alteration Agreement (obtained). The Mitigation Measures identified in the 2006 EIR for biology have been completed as follows:

1. Coastal Sage Scrub and Non-native Grassland: credits purchased of off-site habitat at the Crestridge preserve.
2. Smooth Tarplant: A Relocation Plan dated October 30, 2006 was approved by the wildlife agencies. Two translocation sites (site 1: 0.85 acre; site 2: 0.64 acre totaling 1.49 acres) were completed in October 2013 (Helix Environmental Planning report dated January 10, 2014) and the 5-year monitoring period commenced December 20, 2013.
3. Wetland: The College Apartments development site would not directly impact wetlands. However, the Development Review Permit DR2013-2 for the College Apartments also anticipates off-site remedial grading of the adjacent "cinema parcel" as a part of the project. The mitigation measures identified in the 2006 EIR for non-wetland waters impacts within the 21-acre Mixed Use Plan Area, that includes the "cinema parcel" are being implemented under Department of Fish and Wildlife streambed alteration agreement No. 1600-2013-0003-R5.

Surrounding Properties Description: The project is within the Town Center Specific Plan – RiverView Office Park Mixed Use Plan Area land use designation. Existing land uses within the specific plan area include commercial development to the west and Santee Trolley Square to the south. Immediately to the west is the Parc One Apartment project, 178-unit apartment project under construction. Immediately to the east there is undeveloped property and the Las Colinas Women’s Correctional Facility, under construction. North, adjacent to the project site is the San Diego River floodway. Immediately to the south is the 6-building office complex that was approved in 2012 for the location of the San Diego Christian College and across Town Center Parkway are the existing combined MTS bus transfer station and the MTS Trolley platform. The transit facilities are within the existing Santee Town Center Trolley Square shopping center where multiple retail commercial and restaurant amenities are available within walking distance.

Environmental Factors Potentially Affected: The environmental factors checked below would be potentially affected by the project, involving at least one impact that is a “Potentially Significant Impact” . The environmental factors un-checked below were not determined to be potentially affected by the project.

	Aesthetics		Agricultural Resources		Air Quality (Construction)
	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		Mandatory Findings of Significance		

AESTHETICS

The San Diego Christian College Apartment project is located within the RiverView Master Plan Mixed Use Plan Area. The Mixed Use Plan Area is envisioned to be a lively interaction of uses which support one another. The plan anticipates development designed to create a sophisticated environment enhancing the experience to all users. The residential component is envisioned under the plan as a high-density, urban environment that will include high quality architecture, site design, and recreational amenities and create an overall identity unique to the site. Specifically, the high-density urban residential design would include an orientation toward the San Diego River, provide access to the Town Center Open Space Corridor system and be designed in conjunction with the existing San Diego Christian College complex, the neighboring Parc One apartment complex, and the future cinema portions of the Mixed Use Plan Area development. The Town Center Specific Plan also provides guidance related to the

residential architecture under three elements: 1) that the overall physical image is to be one of an urban village center, 2) that the building form should interact with open space and 3) the spatial configuration should allow views to the river and hillsides.

The proposed 128-unit San Diego Christian College Apartment project is a high-density urban residential development. It is configured in three buildings of which two buildings are four-story structures (approximately 45-foot building height) and one building is a five-story structure (approximately 55-foot building height). The project provides spacing between buildings, pedestrian corridors, external linkages, meeting places and small courtyards, and similar features that allows for the character of an urban village image and provides view corridors to the nearby river corridor and the surrounding hillsides. The 5-story building provides balconies on the north elevation to allow an unobstructed view of the San Diego river trail.

The existing visual character of the surrounding property is one of urban uses for two-story office buildings (San Diego Christian College complex), a regional shopping center (Trolley Square), a clock tower, and a women's detention facility. Northward of the project site is the San Diego River floodway and, beyond the river corridor, the Town Center Community Park and sports complex.

The San Diego Christian College Apartment project would provide amenities in an urban village context consistent with the Mixed Use Plan Area design objective for high density residential development (see Exhibits B-1 and B-2). The spacing between buildings allows views through the complex as well as views to the surrounding hillsides from inside the project consistent with the Town Center Specific Plan guidance related to the residential architecture of an urban village. The bulk and scale of the project are appropriately configured and varied, given the building heights, to ensure that the existing visual character or quality of the site and its surroundings would not be substantially degraded; therefore, the impact related to visual aesthetics would be less than significant.

BIOLOGY

The 2006 Santee Town Center Specific Plan Amendment RiverView Master Plan Environmental Impact Report (SCH1999031096) analyzed the biological impacts associated with development of the overall master plan pursuant to the Mitigation Monitoring and Reporting Program (EIR MMRP). A portion of the master plan anticipated the 21-acre Mixed Use Plan Area. The 5.88-acre San Diego Christian College Apartment project site falls within the Mixed Use Plan Area.

The EIR biological analysis for the RiverView Master Plan found that development of the overall plan, including the Mixed Use Plan Area would impact sensitive vegetation communities for southern willow scrub, Diegan coastal sage scrub, non-native grassland and wetlands. In addition, the smooth tarplant sensitive plant species would be impacted. The EIR also analyzed the impacts to state listed and/or federally listed wildlife and found a low to moderate potential for the development of the RiverView Master Plan to impact the coastal California gnatcatcher, least Bell's vireo, southwestern willow flycatcher,

western burrowing owl, and nesting raptors. The EIR Mitigation Monitoring and Reporting Program (EIR MMRP) established the mitigation measures discussed below, the implementation of which would reduce the impact to biological resources to a level less than significant.

Environmental Compliance:

1. Coastal Sage Scrub and Non-native Grassland: Mitigation measures established in the Mitigation Monitoring & Reporting Program for Coastal Sage Scrub and Non-native Grassland have been completed through purchase of off-site habitat at the Crestridge preserve.
2. Smooth Tarplant: Mitigation measures established in the Mitigation Monitoring & Reporting Program for smooth tarplant have been completed. A Relocation Plan dated October 30, 2006 was approved by the wildlife agencies. Two translocation sites (site 1: 0.85 acre; site 2: 0.64 acre totaling 1.49 acres) were completed in October 2013 (Helix Environmental Planning report dated January 10, 2014) and the 5-year monitoring period commenced December 20, 2013. Long-term management funding is required to be implemented prior to occupancy of the Parc One project currently under construction.
3. Wetland: The College Apartments development site would not directly impact wetlands. However, the Development Review Permit DR2013-2 for the College Apartments also anticipates off-site remedial grading of the adjacent "cinema parcel" as a part of the project. The mitigation measures identified in the 2006 EIR for non-wetland waters impacts within the 21-acre Mixed Use Plan Area, that includes the "cinema parcel" are being implemented under Department of Fish and Wildlife streambed alteration agreement No. 1600-2013-0003-R5.
4. Southern Willow Scrub: The EIR MMRP established a mitigation measure for impacts related to southern willow scrub. Southern willow scrub was not present within the boundary of the 5.88-acre San Diego Christian College Apartment project site. No impacts to this habitat would occur with this project.
5. Least Bell's Vireo, Southwestern Willow Flycatcher & Coastal California Gnatcatcher - The EIR MMRP established a mitigation measure for impacts related to construction activity that occurs during the breeding season of the least Bell's vireo, southwestern willow flycatcher and coastal California gnatcatcher. Conforming to the MMRP mitigation measures, a standard project condition for the San Diego Christian College Apartment project requires that when construction activities occur within 500 feet of riparian habitat on the San Diego River during the breeding season, pre-construction surveys for these species will be required by a qualified biologist. If the species are present, noise attenuation measures will be implemented, or construction postponed to avoid the breeding season.

6. **Nesting Raptors** - The EIR MMRP established a mitigation measure for impacts related to construction activity that occurs nearby an active raptor nest. Though the existing site does not have trees growing currently, conforming to the MMRP mitigation measures, a standard project condition is required for San Diego Christian College Apartment project that trees will be removed between September and January, outside of the breeding season of local raptor species. If tree removal must be conducted during the breeding season of February 1 to August 30, a raptor nest survey shall be conducted by a qualified biologist prior to any removal to determine if any raptor nests are present. If any raptor nest is discovered, a buffer shall be established (typically 500 feet) around the tree until the young are independent of the nest site. No construction activities may occur within this buffer area until a biologist determines that the fledglings are independent of the nest.

AIR QUALITY

The 2006 RiverView Master Plan EIR analyzed the air quality impacts associated with development of the overall master plan. A portion of the master plan anticipated a Mixed Use Plan Area. The 5.88-acre San Diego Christian College Apartment project site falls within the Mixed Use Plan Area. The EIR concluded that the air quality impacts resulting from the build-out development of the RiverView Master Plan, which includes the high-density urban residential component of the Mixed Use Plan Area – and, therein the San Diego Christian College Apartment project - are considered less than significant; therefore, mitigation is not required.

Temporary emissions would be generated by construction equipment used to mass grade and build the proposed project. It can be anticipated that most of the heavy-duty equipment would be powered by diesel fuel. Diesel-powered equipment emits more nitrogen dioxide, sulfur dioxide, and PM10 than gasoline-powered equipment. However, gasoline equipment emits more hydrocarbons and carbon monoxide. In consideration of this, construction equipment shall be low pollutant-emitting and be equipped with pre-chamber diesel engines (or equivalent) together with proper maintenance and operation to reduce emissions of nitrogen oxide, to the extent available and feasible.

Grading would disturb surface soils and cause a discharge of particulates into the air. Dust control during grading operations would be regulated in accordance with the rules of the San Diego Air Pollution Control District (APCD) and the regulations of the City of Santee Grading Ordinance. Although air quality impacts resulting from construction-related emissions are potentially significant, they are considered short term in duration. The EIR identified air quality measures that, when used during the construction phase of the project, would reduce short-term air quality impacts to a less than significant level. A project standard condition requires the incorporation of fugitive dust control measures and construction practices discussed herein.

The City of Santee has not established guidance on emission thresholds for CEQA purposes. Therefore, in order 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. 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 1.

The San Diego Christian College Apartment 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 calculates the specific project emissions that could be anticipated and the results are shown in Table 1 for the San Diego Christian College Apartment project.

TABLE 1

Pollutant	Total Emissions Pounds per Day (APCD Rule 20.2)	Project Total Emissions Pounds per Day (URBEMIS 2007)	Significant?
<u>Construction Emissions</u>			
Respirable Particulate Matter			
PM ₁₀	100	4.33	No
PM _{2.5}	100	3.98	No
Nitrogen Oxide (NOx)	250	71.75	No
Sulfur Oxide (SOX)	250	0.01	No
Carbon Monoxide (CO)	550	36.85	No
<u>Operational Emissions</u>			
Respirable Particulate Matter			
PM ₁₀	100	30.23	No
PM _{2.5}	100	5.84	No
Nitrogen Oxide (NOx)	250	14.76	No
Sulfur Oxide (SOX)	250	0.17	No
Carbon Monoxide (CO)	550	141.42	No

Based on the model results, no significant air quality impacts would occur for short term construction activity and for long-term Project operations.

The Project design features and a standard project condition for construction activity require the following fugitive dust control measures during all phases of project construction:

- a. All unpaved construction areas shall be sprinkled with water or other acceptable San Diego APCD dust control agents during dust-generating activities to reduce dust emissions. Additional watering or acceptable APCD dust control agents shall be applied during dry weather or windy days until dust emissions are not visible.
- b. Trucks hauling dirt and debris shall be covered to reduce windblown dust and spills. Dirt cannot be over the height of the truck bed.
- c. On dry days, dirt or debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.
- d. On-site stockpiles of excavated material shall be covered or watered.
- e. Water rock materials undergoing rock-crushing processing at sufficient frequency. Automatic water or mist or sprinkler system should be installed in areas of rock crushing and conveyor belt systems.
- f. Abide by all conditions of approval for dust control required by the San Diego APCD.
- g. Use low pollutant-emitting construction equipment.
- h. Equip construction equipment with prechamber diesel engines (or equivalent) together with proper maintenance and operation to reduce emissions of nitrogen oxide, to the extent available and feasible.
- i. Use electrical construction equipment, to the extent feasible.

As the proposed project does not exceed any SDAPCD Rule 20.2 threshold, the air quality impacts of the project would be less than significant. Project development will not generate pollutant levels in excess of clean air standards due to implementation of City standard conditions, project design features, and specified mitigation measures. Thereby, impacts to human health of the pollutants previously discussed will remain at a less than significant level

HYDROLOGY AND WATER QUALITY

Storm Water Quality - A Storm Water Management Plan was prepared by SB&O Engineering, Inc. dated November 11, 2013; to evaluate potential drainage and storm water quality for the Project. Storm water quality regulations provide for water quality standards or waste discharge requirements during or following construction to ensure water quality parameters such as temperature, dissolved oxygen, turbidity, and other

typical storm water pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, oxygen-demanding substances, sediment, nutrients and trash) are consistent with the levels established by the Regional Water Quality Control Board.

An analysis of compliance with the City's Standard Urban Storm Water Mitigation Plan (SUSMP) was evaluated in the report. The report determined that the proposed project design features and Best Management Practices (BMP's) were found to minimize impacts on hydrologic conditions. Standard construction (BMPs) would be implemented as a condition of approval to protect water quality. Potential BMPs include, but are not limited to: silt fencing, fiber rolls, gravel bags, street sweeping and vacuuming, stockpile management, solid waste management, spill prevention and control, concrete waste management, water conservation, vehicle and equipment maintenance, and stabilized construction entrance.

A project design feature includes installation of Low Impact Development (LID) BMPs within the project design. Proposed driveways, parking lot aisles and sidewalks have been designed to the minimum widths necessary to ensure public safety and a walkable environment for pedestrians. All manufactured slopes would be landscaped with native and/or non-invasive plant species to reduce erosion. To the extent practicable, impervious areas of the proposed project would drain into landscaping and/or bioswale areas for treatment. The design runoff in these areas is based on the 85th percentile hourly rainfall intensity as noted in the SUSMP. Source control BMPs include pest management education of employees and future residents, installation of "smart" irrigation system, and concrete stamping of drain inlets and catch basins.

For these reasons, the Storm Water Management Plan concludes that 1) none of the beneficial uses for the receiving waters of the project would be impaired or diminished due to the construction or operation of the project, 2) the project would not significantly alter drainage patterns on- or off-site, 3) the proposed construction and post-construction BMPs are adequate measures to protect water quality, water quality objectives, and beneficial uses to the maximum extent practicable, and 4) the downstream drainage structures are appropriate to handle the proposed flows from the project site. Therefore, the proposed project would not violate any water quality standards related to public recreational activity and it is unlikely that this project's drainage will burden or pollute existing facilities.

Hydrology and Hydraulic Analysis - A Hydrology Study and Hydraulic Analysis was prepared by SB&O Engineering, Inc. dated February 3, 2014 to evaluate potential drainage for the Project. The study confirms that there is adequate capacity in the existing storm drain system to convey the drainage from the site and from areas upstream of the site and will not create runoff water which exceeds the capacity of the storm water system. Therefore, it is unlikely that this project's drainage will burden or pollute existing facilities.

TRAFFIC

Transportation and Access - The 2006 RiverView Master Plan EIR analyzed the traffic impacts associated with development of the overall master plan. A portion of the master

plan anticipated mixed use development within a designated "Mixed Use Plan Area." The 5.88-acre San Diego Christian College Apartment project site falls within the Mixed Use Plan Area.

The EIR traffic analysis for the RiverView Master Plan found that development of the overall plan, including the Mixed Use Plan Area would impact levels of service for some street segments and intersections. The traffic study broke up the Master Plan area into phases: Phase I, Phase II, and Phase III (see Exhibit B-3). The San Diego Christian College Apartment project is located within the Phase I area of the traffic study. The study identified direct and indirect traffic impacts for the Phase I development as discussed below.

The EIR Mitigation Monitoring and Reporting Program (MMRP) established mitigation measures to be implemented as the Master Plan was developed. The traffic study anticipated that development would not occur at one time but would be spread out over the years. The traffic study anticipated a range of mitigation measures would be in place in the Year 2020 for Project build out of Phase I & II.

The EIR traffic study determined that Phase I development would directly impact the Mission Gorge Road/Cuyamaca Street intersection. The EIR lists a mitigation measure to address the existing plus Mixed Use project scenario that provides a dedicated northbound right-turn lane with overlap phasing at the intersection. A standard project condition requires a fair share contribution towards the future improvement of the right-turn lane.

The EIR traffic study determined that Phase I development would indirectly impact RiverView Parkway. The EIR MMRP lists the following mitigation measures to address traffic impacts at the Year 2020 buildout of Phases I and II with the extension of SR-52 to SR-67 complete:

1. RiverView Parkway: The segment between Town Center Parkway and Magnolia Avenue shall be constructed to City of Santee Parkway standards with two lanes in each direction, to the satisfaction of the City Traffic Engineer.
2. RiverView Parkway/Town Center Parkway Intersection. Construct the intersection with signalized traffic control (the road intersection was completed in 2007 but the installation of the traffic signal was deferred).

A project standard condition would incorporate the MMRP traffic mitigation measures consistent with the phasing of the traffic study by requiring construction or a fair share contribution toward construction of these mitigation measures, the implementation of which would reduce the impacts related to traffic to a level less than significant.

CLIMATE CHANGE

The California Climate Solutions Act of 2006 (AB32) expressed the view that global warming is generally the result of green house gases (GHG) caused by CO₂ emissions.

The CO₂ emissions stem primarily from the burning of fossil fuels such as vehicle emissions or increased energy consumption.

Global 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.

There are currently no published thresholds for measuring the significance of a project's cumulative contribution to global climate change. Consistent with AB32, the California Air Resources Board is working to establish a "Regional Targets Advisory Committee" that includes all stakeholders, including local governments, builders, and planners.

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.

The Project is an application to construct a 128-unit apartment building. The project is consistent with sustainable community strategies because it is located adjacent to a regional trolley transit line linked to downtown San Diego. It is across the street from a MTS bus transit station. The Project incorporates the following project design features that could further reduce CO₂ emissions:

- Provide over 288 new shade trees throughout the project site (where no trees currently exist) that reduce the urban heat island effect (Santee is a Tree City USA)
- The project would comply with Title 24 energy efficient standards
- The project is located across the street from a bus transit center and trolley station which will reduce vehicle trips to the project
- Use of recycled water for landscaping
- Facilities to recharge electric vehicles

The URBEMIS 2007 model was used consistent with the California Office of Planning and Research proposed amendments to CEQA (Section 15064.4) to quantify CO₂ emissions for the Project. The URBEMIS 2007 model estimated that the proposed project would generate approximately 5,852 pounds per day CO₂ during construction and 0.000008 Million Metric Tons per year (MMT) of CO₂ for on-going project operation.

Although thresholds of determining the significance of climate change impacts have not been developed by the California Air Resources Board (ARB), the State has established a goal under AB32 to reduce CO₂ emissions to the 1990 level by the year 2020. The ARB estimates that, at reaching this 2020 goal, the level of CO₂ emissions would be 427 MMT.

Governor Schwarzenegger signed 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 generate an estimated 0.000008 MMT of CO₂ emissions per year after occupancy, the Project would contribute approximately 0.00000001% of the 2020 and 2050 goals respectively and therefore, 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.

REASONS TO SUPPORT FINDINGS OF NEGATIVE DECLARATION

1. The project is consistent with the TC Town Center Land Use designation that is intended to provide the City with a mixed-use activity center which is oriented towards and enhances the San Diego River.
2. The project is consistent with the Town Center Specific Plan as amended by TCSPA04-01 for the RiverView Office Campus Planning Area that accommodates multifamily residential as a part of the Mixed Use Plan Area land use designation. The Mixed Use designation envisions seamless interaction of uses which enhance the residential, entertainment, and office campus concept.
3. The project is consistent with the TC Town Center zone district because it is a multifamily residential use subject to approval of a Development Review Permit that is intended to provide the City with a mixed use activity center developed under a master plan.
4. The project does not expand the development footprint examined under the Santee Town Center Specific Plan Amendment Final MEIR February 8, 2006, nor add to the gross floor area of the buildings beyond what is anticipated under the RiverView Master Plan and operationally accommodates the on-site parking needs of the residential complex. Therefore, the proposed use will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity or be inconsistent with proposed or adopted plans.
5. The project is not expected to have a significant climate change impact nor work to frustrate the intent of state policy direction and the regional 2050 RTP Sustainable Community Strategy to reduce greenhouse gas effects because the residential project is consistent with sustainable community strategies for location of high density residential uses next to mass transit systems and incorporation of project design features that could further reduce CO₂ emissions.

ATTACHED EXHIBITS:

- Exhibit A-1: Regional Location Map
- Exhibit A-2: Aerial Vicinity Map
- Exhibit A-2: Cinema Parcel Lot 3, PM20177
- Exhibit B-1: Existing Site Layout
- Exhibit B-2: Building Elevations
- Exhibit B-3: RiverView Master Plan Mixed Use Plan Area
- Exhibit C: RiverView Master Plan EIR MMRP Certified February 8, 2006
- Exhibit D: Initial Study Checklist dated October 18, 2012

INITIAL STUDY REFERENCES

The following sources were referenced in preparing the Initial Study and Environmental Checklist:

1. Project documents – including all plans, documents, departmental comments and information contained in the files for DR2013-2 and AEIS2013-13.
2. City of Santee General Plan adopted 2003.
3. Environmental Impact Report for the Santee General Plan Update dated March 10, 2003.
4. City of Santee Zoning Ordinance Updated version, adopted June 2004.
5. City of Santee Parks and Recreation Facilities Master Plan, dated April, 1990.
6. Multiple Species Conservation Program, City of Santee Draft Subarea Plan.
7. Gillespie Field Airport Land Use Compatibility Plan identified at Exhibit III-1 "Compatibility Policy Map: Noise" and Exhibit III-2 "Compatibility Policy Map: Safety".
8. San Diego County Regional Airport Authority, Airport Land Use Commission Review dated December 2011
9. Federal Emergency Management Agency (FEMA) floodplain mapping. FEMA Map 06073C1651F.
10. San Diego Museum of Man Archaeological Site Files Records.
11. State of California Water Resources Control Board, Water Quality Control Plan for the San Diego Basin (9), September 8, 1994.
12. City of Santee Standard Urban Storm Water Mitigation Plan, Adopted January 24, 2007.
13. San Diego County Air Pollution Control District.
14. Final Integrated Waste Management Plan.
15. Air Quality and Land Use Handbook: A Community Health Perspective. California Environmental Protection Agency and California Air Resources Board, April 2005.
16. Town Center Specific Plan Amendment Master Environmental Impact Report and Mitigation Monitoring and Reporting Program, Certified February 8, 2006.
17. Santee RiverView Smooth Tarplant Translocation Plan, October 30, 2006.

18. Revised Wetland Delineation for the Santee Town Center Specific Plan Amendment" (RECON, March 27, 2006.
19. RECON implementation status review letter dated September 14, 2012 pertaining to biological resource mitigation for San Diego Christian College Apartment project .
20. CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review, Office of Planning and Research, June 19, 2008.
21. San Diego Christian College Apartment project Combined Annual CO₂ Emissions Report, URBEMIS 2007 Version 9.2.4, February 11, 2014 GHG Modeling Results.
22. 2050 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS), October 28, 2011.
23. Leighton and Associates, Inc. Geotechnical report August 31, 2012.
24. Federal Aviation Administration determination of no hazard dated January 16, 2014 (Aeronautical Study No. 2013-AWP-7187-OE)
25. SB&O Engineering, Inc. Storm Water Management Plan November 11, 2013.
26. SB&O Engineering, Inc. Hydrology Study February 3, 2014.



EXHIBIT A

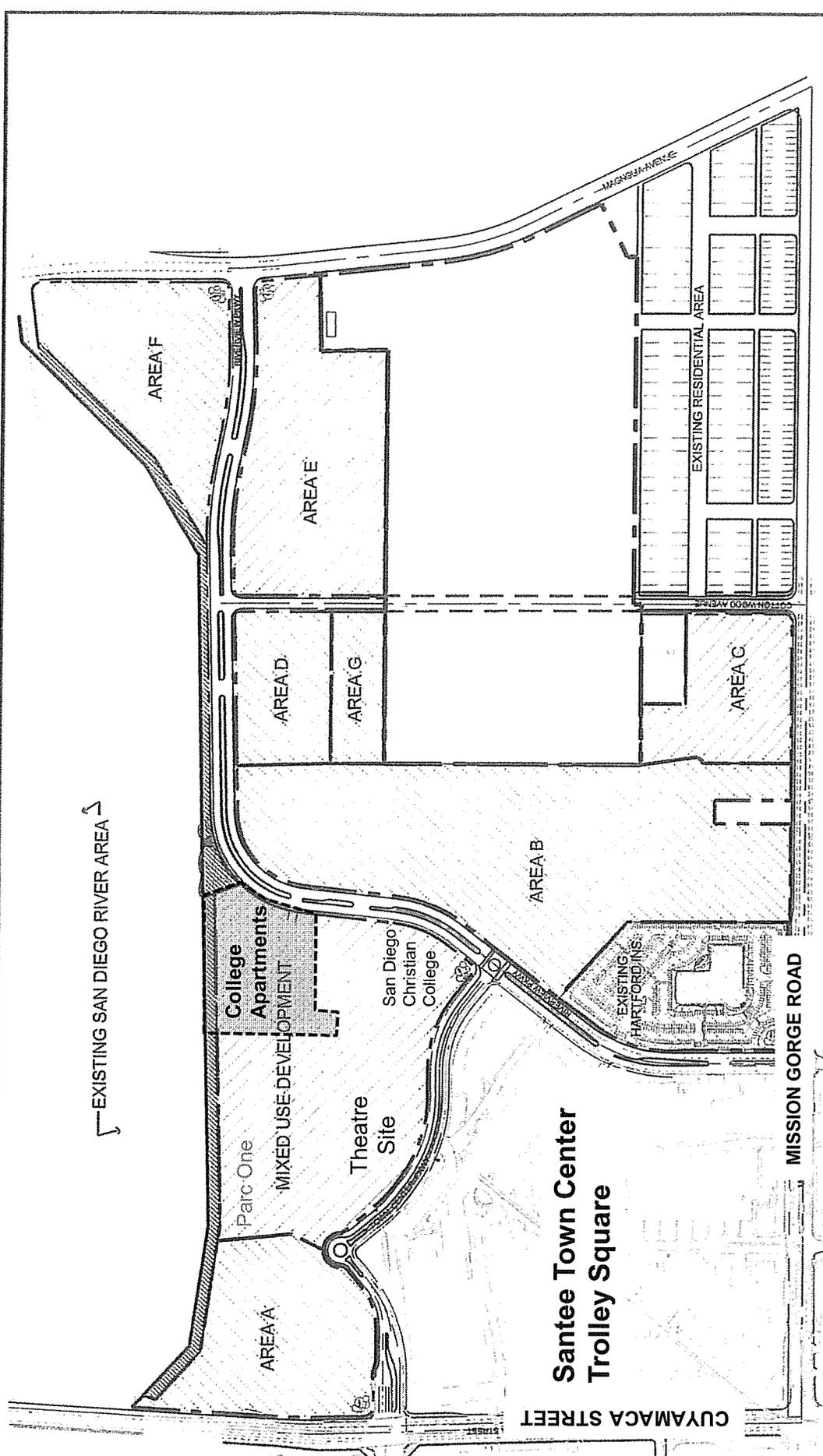


EXHIBIT B

FIGURE 2
 PLANNING AREA EXHIBIT
 SANTEE TOWN CENTER AMENDMENT
 TCSPA04-01



**Santee Town Center
 Trolley Square**

EXHIBIT C

**CHRISTIAN COLLEGE
APARTMENTS**

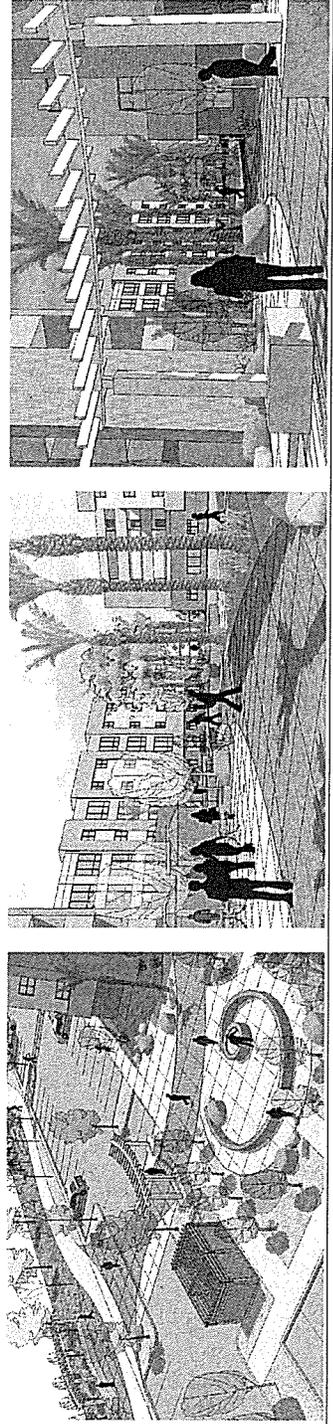
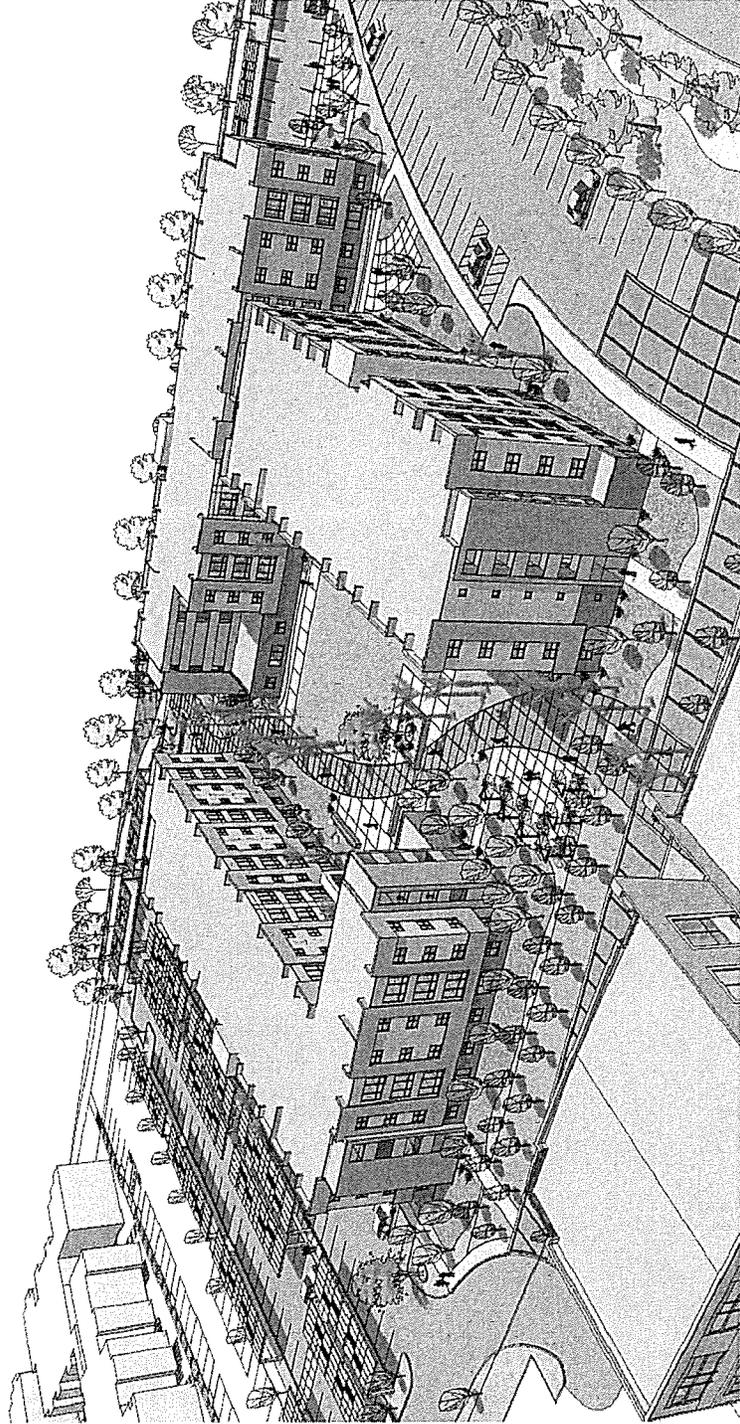
DEVELOPMENT REVIEW FOR :

SAN DIEGO

CHRISTIAN COLLEGE

128 UNIT RESIDENTIAL APARTMENT COMPLEX

OVERALL SITE PERSPECTIVE



RIVERVIEW AT SANTEE

SHEET INDEX:

- TS1 TITLE SHEET
- TS2
- TS3
- CS1 PRELIMINARY PLANNING PLAN
- CS2
- CS3
- CS4
- CS5
- CS6
- CS7
- CS8
- CS9
- CS10
- CS11
- CS12
- CS13
- CS14
- CS15
- CS16
- CS17
- CS18
- CS19
- CS20
- CS21
- CS22
- CS23
- CS24
- CS25
- CS26
- CS27
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- CS31
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- CS100

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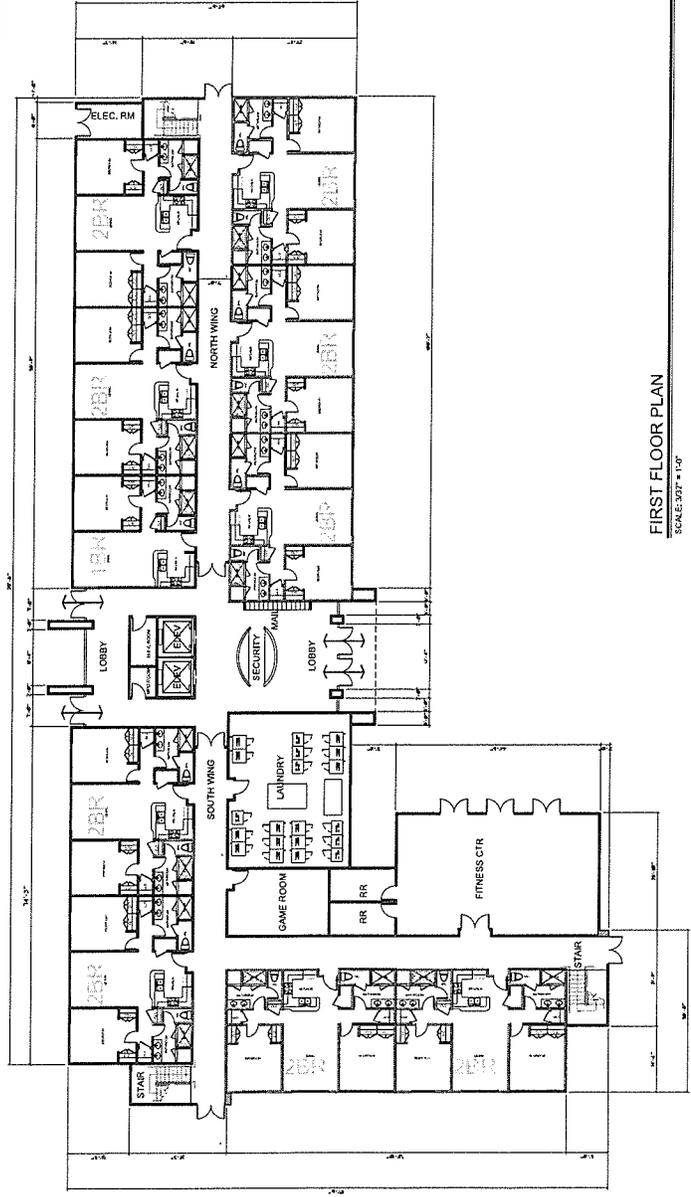


128 UNIT
 RESIDENTIAL
 APARTMENT
 COMPLEX

Project No. 13-130
 Sheet Title
 TITLE SHEET

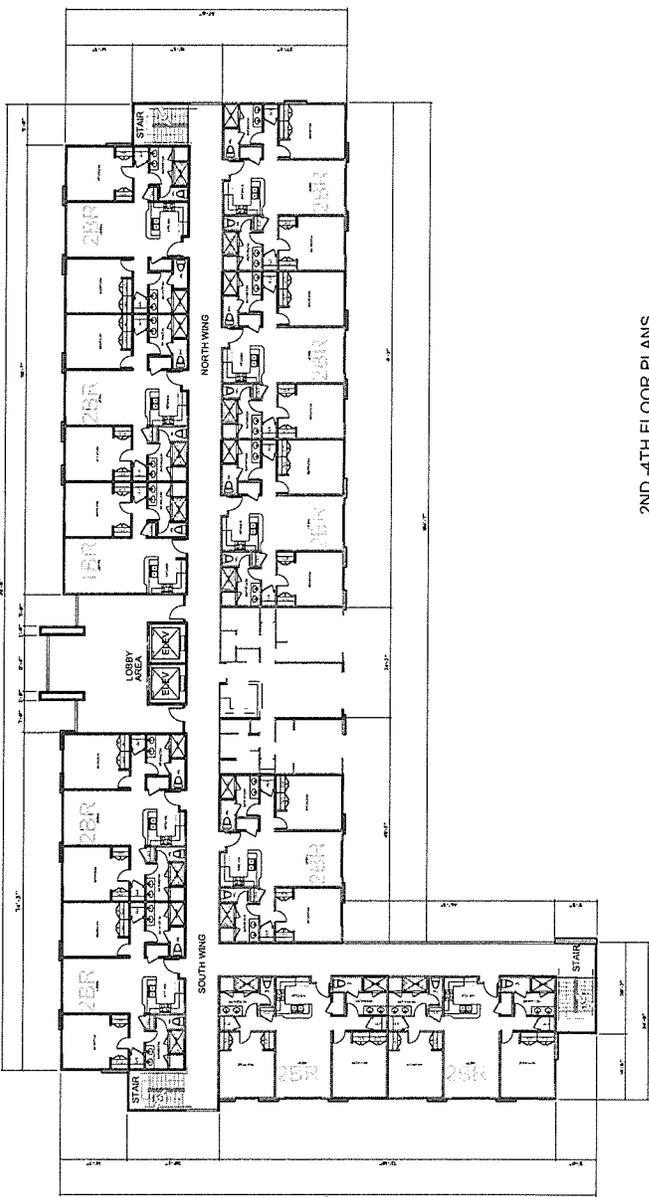
Sheet No. T1.0
 of 13





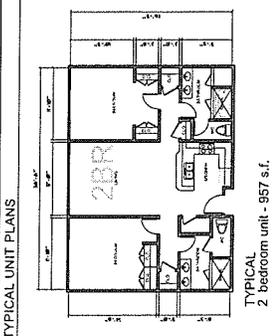
PROJECT NORTH

FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



PROJECT NORTH

2ND - 4TH FLOOR PLANS
SCALE: 3/32" = 1'-0"



TYPICAL UNIT PLANS

FLOOR PLAN DATA - BLDG 1-1ST FLOOR

GROSS SQUARE FOOTAGE: 157,108 SF + 16,710 SF
COMMON AREAS:
APARTMENT UNIT DATA:
1 BEDROOM UNIT: 1 TOTAL
2 BEDROOM UNIT: 9 TOTAL
1ST FLOOR - 10 UNITS TOTAL

FLOOR PLAN DATA - BLDG 1-UPPER FLOORS

GROSS SQUARE FOOTAGE: 15,135 SF
COMMON AREAS:
APARTMENT UNIT DATA:
1 BEDROOM UNIT: 1 TOTAL
2 BEDROOM UNIT: 11 TOTAL
2,1 AND 4th - 12 UNITS TOTAL PER FLOOR

FLOOR PLAN DATA - BLDG 1 - TOTALS

GROSS SQUARE FOOTAGE TOTAL:
COMMON AREAS:
APARTMENT UNIT DATA:
1 BEDROOM UNIT: 2 TOTAL
2 BEDROOM UNIT: 9 TOTAL
BLDG 1 - 10 UNITS TOTAL

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128 UNIT RESIDENTIAL APARTMENT COMPLEX

Project No. 13-1130
Sheet Title: BLDG. 1 FLOOR PLANS + TYP UNITS
Sheet No.

A1.1

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DATE	ISSUED FOR	REVISIONS
11.18.13	DEVELOPMENT REVIEW	



128 UNIT RESIDENTIAL APARTMENT COMPLEX

Project No. 13-150
 Building 2
 FLOOR PLANS

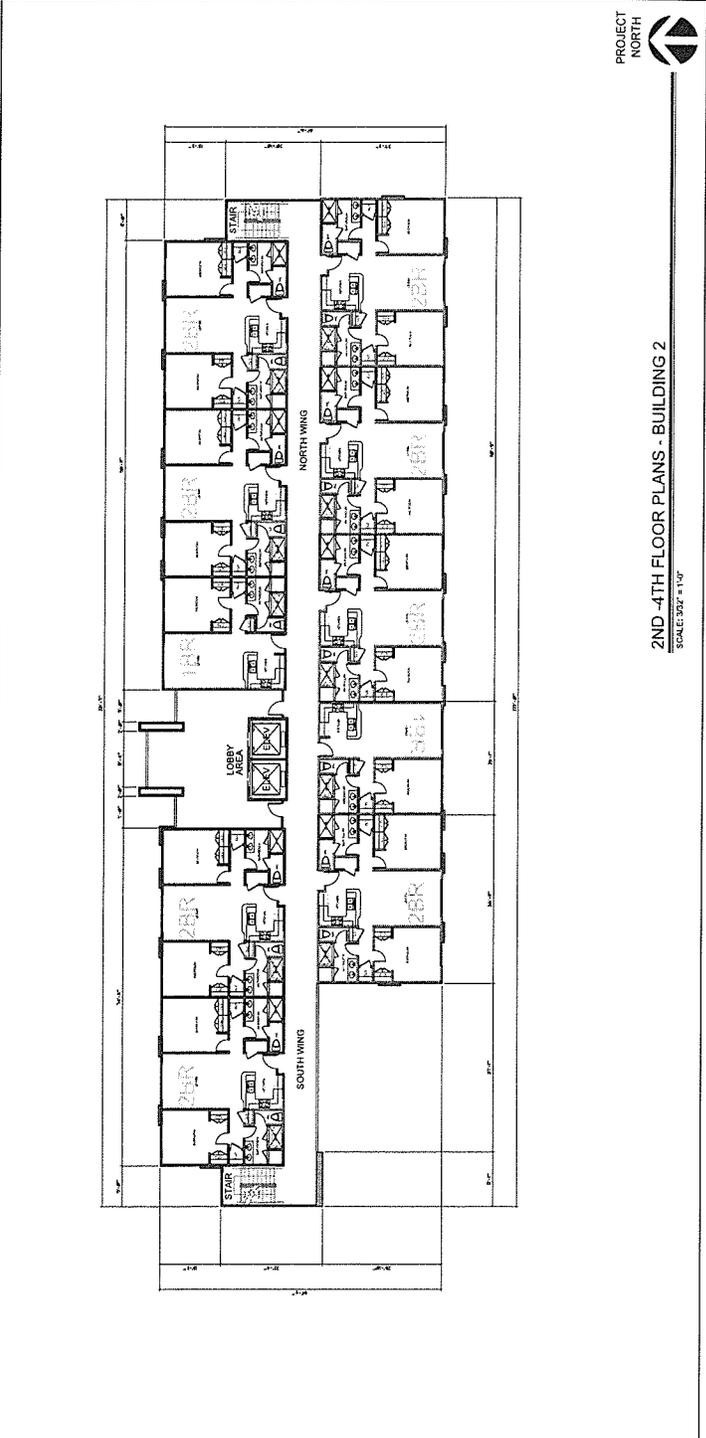
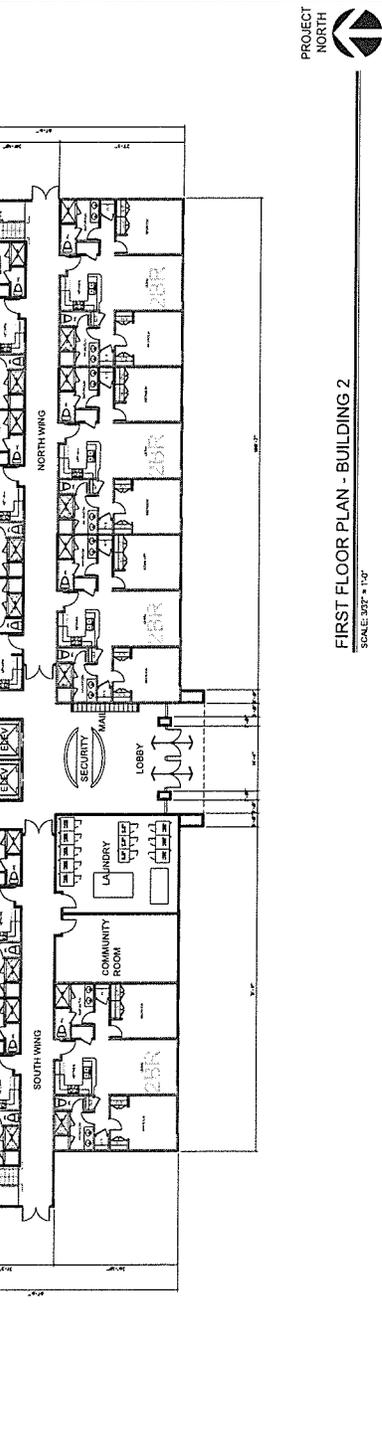
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FLOOR PLAN DATA - BLDG 2
 GROSS SQUARE FOOTAGE: 1ST FLOOR = 13,000 SF
 COMMON AREAS:
 APARTMENT UNIT DATA:
 1 BEDROOM UNIT: 1 TOTAL
 2 BEDROOM UNIT: 1 TOTAL
 3 BEDROOM UNIT: 1 TOTAL
 1ST FLOOR - 3 UNITS TOTAL



FLOOR PLAN DATA - BLDG 2
 GROSS SQUARE FOOTAGE: 13,000 SF
 COMMON AREAS:
 APARTMENT UNIT DATA:
 1 BEDROOM UNIT: 2 TOTAL
 2 BEDROOM UNIT: 8 TOTAL
 3 AND 4TH - 19 UNITS TOTAL PER FLOOR

FLOOR PLAN DATA - BLDG 1 - TOTALS
 GROSS SQUARE FOOTAGE TOTAL: 49,506 SF
 COMMON AREAS:
 APARTMENT UNIT DATA:
 1 BEDROOM UNIT: 7 TOTAL
 2 BEDROOM UNIT: 10 TOTAL
 3 AND 4TH - 19 UNITS TOTAL



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DATE ISSUED	REVISIONS
DEVELOPMENT REVIEW	11.18.13

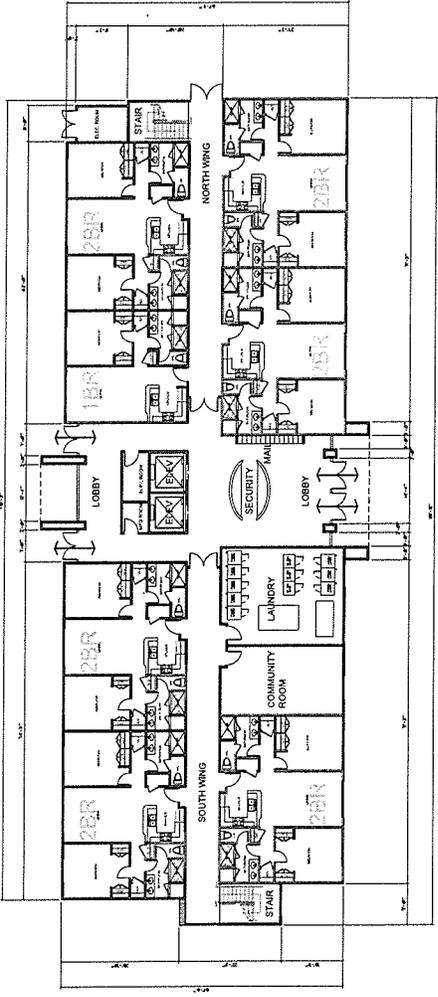


128 UNIT RESIDENTIAL APARTMENT COMPLEX

Project No. 13-135
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 Drawing Title: FLOOR PLANS

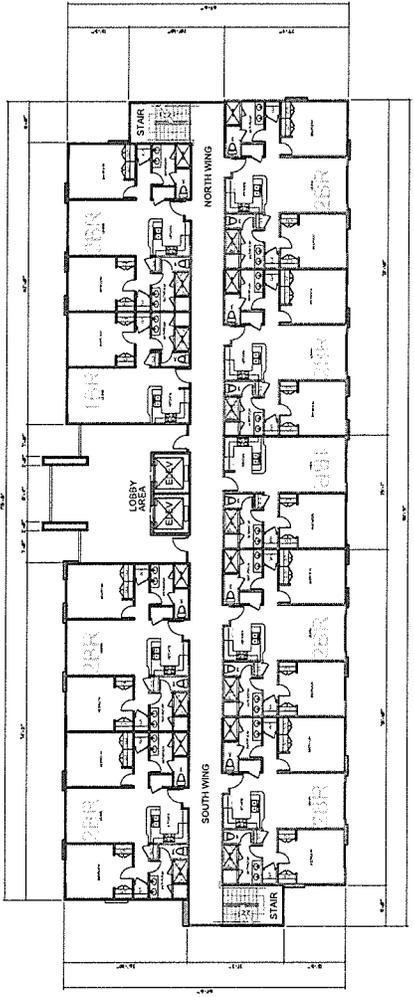
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FLOOR PLAN DATA - BLDG 3
 GROSS SQUARE FOOTAGE - 1ST FLOOR = 10,765 SF
 COMMON AREAS:
 APARTMENT UNIT DATA:
 1 BEDROOM UNIT: 1 TOTAL
 2 BEDROOM UNIT: 1 TOTAL
 3 BEDROOM UNIT: 1 TOTAL
 1ST FLOOR - 7 UNITS TOTAL



FIRST FLOOR PLAN - BUILDING 3
 SCALE: 3/32" = 1'-0"

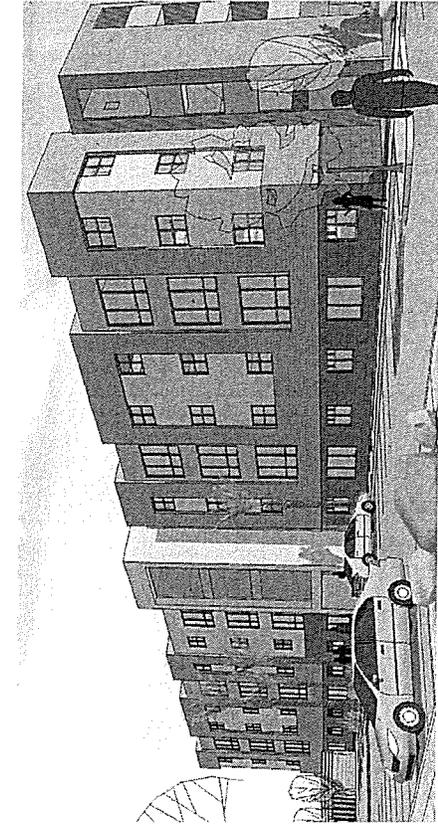
FLOOR PLAN DATA - BLDG 3
 GROSS SQUARE FOOTAGE: 10,765 SF
 COMMON AREAS:
 APARTMENT UNIT DATA:
 1 BEDROOM UNIT: 1 TOTAL
 2 BEDROOM UNIT: 1 TOTAL
 3 BEDROOM UNIT: 1 TOTAL
 1ST FLOOR - 7 UNITS TOTAL PER FLOOR



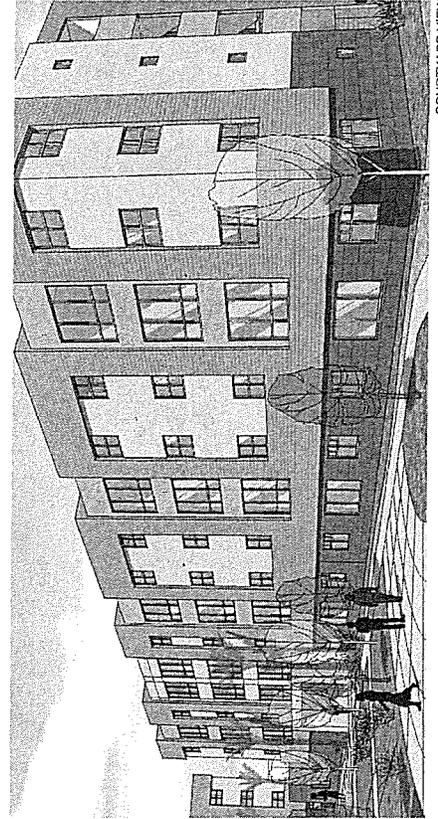
2ND -5TH FLOOR PLANS - BUILDING 3
 SCALE: 3/32" = 1'-0"

FLOOR PLAN DATA - BLDG 1 - TOTALS
 GROSS SQUARE FOOTAGE TOTAL: 53,893 SF
 COMMON AREAS:
 APARTMENT UNIT DATA:
 1 BEDROOM UNIT: 1 TOTAL
 2 BEDROOM UNIT: 1 TOTAL
 3 BEDROOM UNIT: 1 TOTAL
 BLDG 1 - 4 UNITS TOTAL

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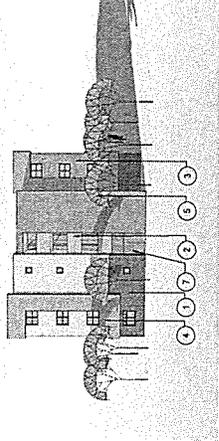
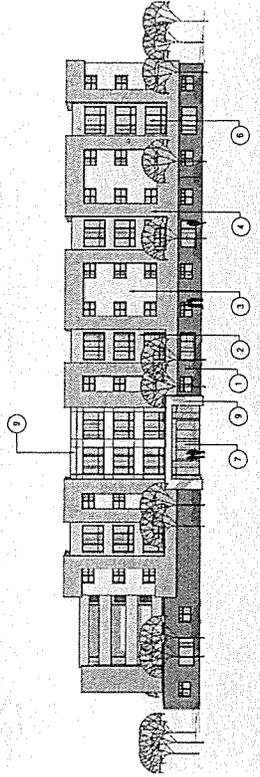
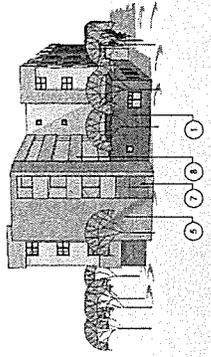
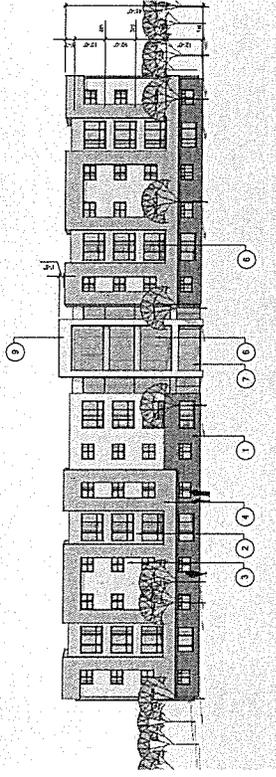
COURTYARD VIEW



PARKING AREA VIEW

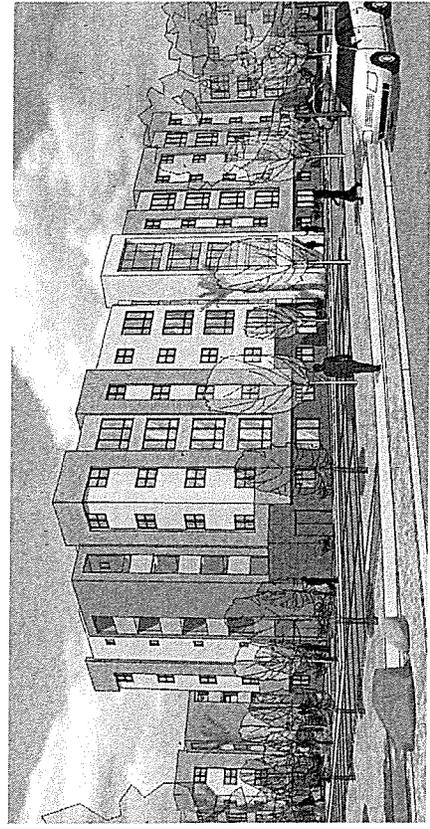
BUILDING 2 PERSPECTIVE VIEWS

- ELEVATION LEGEND**
- ① CULTURED STONE - OR EQUAL
 - ② STUCCO/PLASTER COLOR 1
 - ③ STUCCO/PLASTER COLOR 2
 - ④ TEXTURED CEMENT BOARD (HARDBOARD OR EGI)-COLOR 1
 - ⑤ TEXTURED CEMENT BOARD (HARDBOARD OR EGI)-COLOR 2
 - ⑥ QUAL GLAZED-WINDOW SYSTEM 4
 - ⑦ ENTRY DOORS
 - ⑧ OPEN PAINTED METAL RAIL SYSTEM
 - ⑨ ALUMINUM WINDOW SILL
 - ⑩ ALUM. WRAPPED COLUMN/ACCENT

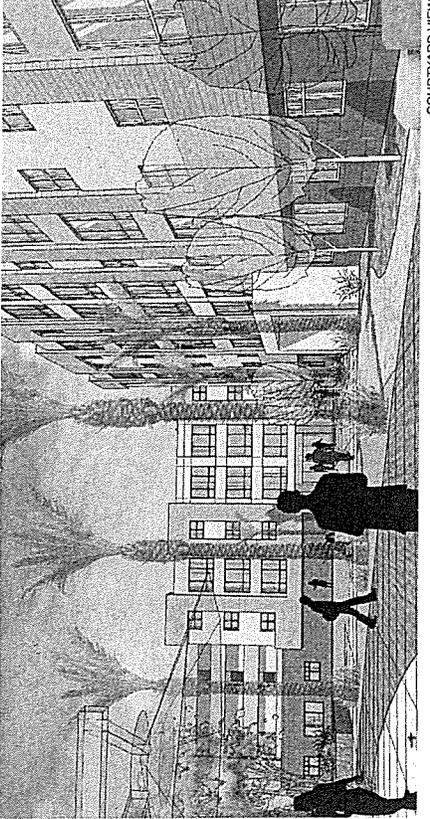


BUILDING 2 EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'-0"



STREET VIEW

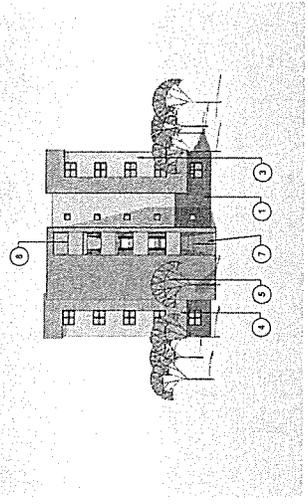
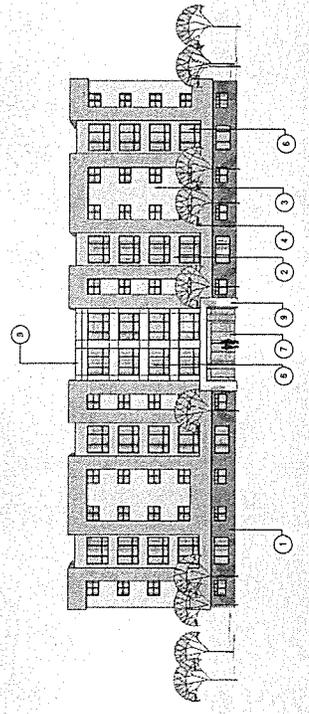
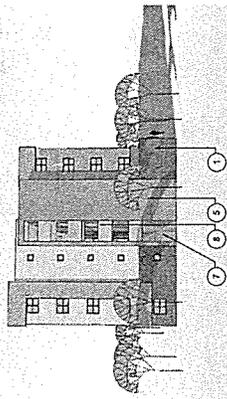
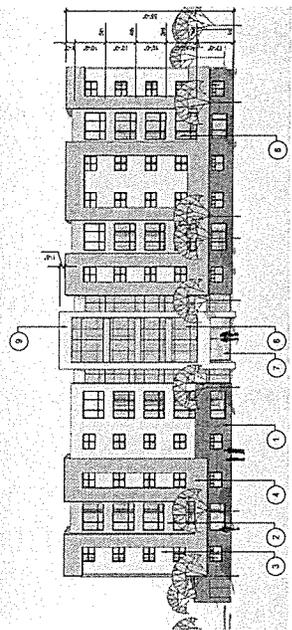


COURTYARD VIEW

BUILDING 3 PERSPECTIVE VIEWS

ELEVATION LEGEND

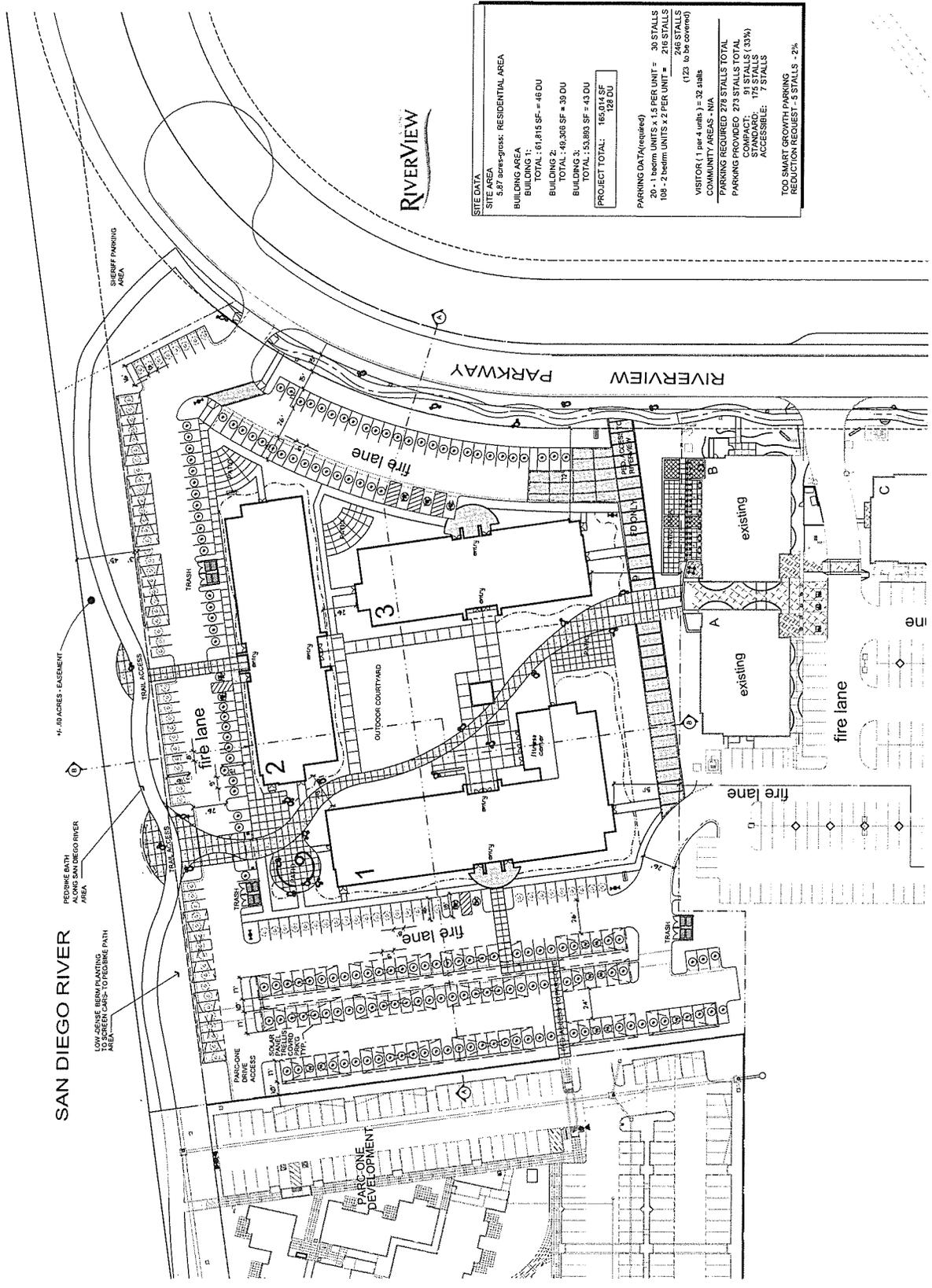
- ① CULTURED STONE - OR EQUAL
- ② STUCCO-PLASTER COLOR 1
- ③ STUCCO-PLASTER COLOR 2
- ④ TEXTURED CEMENT BOARD (HORIZONTAL OR ECU) COLOR 1
- ⑤ TEXTURED CEMENT BOARD (HORIZONTAL OR ECU) COLOR 2
- ⑥ CHALK GLAZED WINDOW SYSTEM
- ⑦ ENTRY DOORS
- ⑧ ALUM. WINDOW SYSTEM
- ⑨ PLASTER STUCCO
- ⑩ ALUM. WRAPPED COLUMN/CORNER



BUILDING 3 EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

THE ARCHITECT ASSURES NO RESPONSIBILITY FOR CONTRACTOR'S OMISSIONS OR ERRORS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND MATERIALS. THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.



SITE DATA

SITE AREA: 5.27 Acres-gross; RESIDENTIAL AREA

BUILDING AREA:
 BUILDING 1: TOTAL 1,61,815 SF = 48 DU
 BUILDING 2: TOTAL 49,305 SF = 30 DU
 BUILDING 3: TOTAL 3,5895 SF = 10 DU
 PROJECT TOTAL: 180,015 SF = 128 DU

PARKING DATA (required)
 20 - 1 bedrm UNITS x 1.5 PER UNIT = 30 STALLS
 108 - 2 bedrm UNITS x 2 PER UNIT = 216 STALLS
 246 STALLS (123 to be covered)

VISITOR (1 per 4 units) = 32 stalls

COMMUNITY AREAS: N/A

PARKING REQUIRED: 276 STALLS TOTAL
 PARKING PROVIDED: 273 STALLS TOTAL
 COMPACT: 91 STALLS (33%)
 STANDARD: 172 STALLS
 ACCESSIBLE: 7 STALLS

TOO SMART GROWTH PARKING
 REDUCTION REQUEST - 5 STALLS - 2%

128 unit- APARTMENT COMPLEX
 CONCEPTUAL SITE PLAN
 SCALE: 1"=30'-0"



City of Santee
COUNCIL AGENDA STATEMENT

6A

MEETING DATE

August 27, 2014

AGENDA ITEM NO.

ITEM TITLE RESOLUTION AUTHORIZING THE CITY OF SANTEE TO JOIN THE CALIFORNIA HERO PACE PROGRAM, CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE CITY'S JURISDICTION IN THE PROGRAM AND APPROVING AN AMENDMENT TO THE JOINT POWERS AGREEMENT RELATED THERETO ADDING THE CITY OF SANTEE AS AN ASSOCIATE MEMBER OF THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS

DIRECTOR/DEPARTMENT

Kathy Valverde, Assistant to the City Manager *KV*

SUMMARY

In 2010 and 2013, the City of Santee joined two "Property Assessed Clean Energy" (PACE) financing programs, respectively known as California FIRST and FIGTREE. These programs offer property owners the opportunity to reduce their energy and water costs by financing certain renewable energy, energy efficiency and water conservation improvements on their properties. Unfortunately, these programs are not currently available to single-family residential property owners. While CaliforniaFIRST and FIGTREE are looking to expand their residential programs in the near future, they currently only provide financing for commercial and multi-family properties.

A PACE program currently targeting single-family residential properties and successfully operating throughout the state and the county has recently come to our attention. Offered by the Western Riverside Council of Governments, the California HERO PACE Program will allow Santee's single-family residential property owners the chance to participate in the financing of renewable energy, energy and water efficiency improvements and electric vehicle charging infrastructure.

Like the CaliforniaFIRST and FIGTREE Programs, the City must formally adopt a resolution to join the HERO PACE program and allow Santee residents to take advantage of the financing program. Details of the HERO Program are outlined further in the attached staff report.

FINANCIAL STATEMENT *m*

There is no cost to participate in the California HERO PACE Program or to become an Associate Member of the Western Riverside Council of Governments in order to permit the provision of PACE Program services within the City.

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATION *RD*

Adopt Resolution authorizing the City of Santee to join the California HERO PACE program; consenting to the inclusion of properties within the City's jurisdiction in the program and approving an amendment to the Joint Powers Agreement related thereto.

ATTACHMENTS

1. Staff Report
2. Resolution

STAFF REPORT

HERO PACE PROGRAM Property Assessed Clean Energy Financing

August 27, 2014

Background

With an abundance of sunshine, solar energy is a dependable energy generation option for many California residents and businesses. But with the high cost of adding solar panels to a home or business, not everyone who wants solar can afford it. Additionally, many property owners want to reduce their water and energy use and, at the same time, save money by investing in energy efficient and/or water conservation improvements. Yet most people still resist making these improvements due to the large upfront cost. Realizing that cost is a major factor when deciding whether to upgrade a property to be more efficient, the state passed two bills to help with these affordability issues.

California law has long provided counties and cities with the power to issue bonds and levy assessments on property tax bills to finance public projects such as sewers, parks, and the undergrounding of utilities. With the passage of Assembly Bill 811 in 2008 and Assembly Bill 474 in 2009, all California cities and counties now have the ability to create "Property Assessed Clean Energy" (PACE) financing programs. The intent of the PACE legislation is to promote the installation of renewable energy, energy efficiency, water conservation and electric vehicle charging infrastructure by making these improvements more affordable. PACE loans allow residential and commercial property owners the ability to voluntarily finance 100% of the cost of eligible improvements, through an assessment on the property which is then paid back over time via a contractual assessment on the property tax bill.

Program Summary

The Western Riverside Council of Governments (WRCOG) is the sponsoring joint powers authority for the California HERO Program. Since its launch in Western Riverside County in late 2011, the Program has approved over \$825 million in applications and has funded over \$197 million in projects. Because of its success, the California HERO Program is now being offered to additional California cities and counties.

The HERO PACE Program would provide the City of Santee with an effective mechanism of offering both residential and commercial property owners the opportunity to make energy and water efficiency retrofits to their property with little or no up-front costs. In many cases, the savings realized from these improvements exceed payment obligations required for the financing. Examples of retrofits include solar photovoltaic systems, electric vehicle charging stations, high efficiency air conditioners, dual-pane windows, insulation, cool roofs, energy efficient pool pumps, high efficiency faucets and fixtures, and other permanently installed energy and water efficient improvements.

If a property owner chooses to participate in the HERO Program, the installed improvements are financed by the issuance of bonds by the WRCOG joint powers

authority. The bonds are secured by a voluntary contractual assessment levied on the owner's property, which the owner agrees to repay over time as part of the annual County property tax bill as an assessment line item. Additionally, all HERO Program administrative costs are covered through an initial administrative fee included in the property owner's voluntary contractual assessment and an annual administrative fee which is also collected on the property owner's tax bill.

Participation in the HERO PACE Program is completely voluntary. Property taxes for properties in the City that do not choose to participate are unaffected by the program. Additionally, under the HERO PACE Program, the City has no direct contractual relationship with property owners. Property owners who choose to participate will contract directly with the HERO Program administrators and potential contractors to perform work. Additionally, all ongoing administration and coordination is managed by the Program administrators.

The City's revenues and funds will not be pledged to the payment of the bonds. The HERO Program does not impose any financial or administrative burdens on the City.

Benefits to Property Owners

The benefits of the HERO Program to the property owner include:

- 100% Voluntary. Property owners can choose to participate in the program at their discretion, contingent upon improvements and properties meeting certain eligibility criteria. Property owners who choose not to participate have no impact to their property tax bill.
- Eligibility. The HERO Program is the first in our region to provide PACE financing for single-family residential properties, giving homeowners options to finance renewable energy, energy efficiency, water efficiency improvements or electric vehicle charging infrastructure that could lower their utility bills.
- Savings. Renewable energy, energy efficiency and water conservation improvements can help lower utility bills. Additionally, in many cases, property owners can match the useful life of the repayment obligation with the useful life of the financed improvements. Savings realized from the improvements oftentimes exceed payment obligations.
- Financing Based on Assessed Value. The amount eligible for financing is based on the assessed value of the subject property; loans do not involve the borrowers' personal credit rating.
- Payment Obligation May Remain with the Property. Under Chapter 29, a voluntary contractual assessment stays with the property upon sale or transfer of ownership. However, certain residential conforming mortgage providers and Federal Home Loan Banks known as Fannie Mae and Freddie Mac, will require the assessment be paid off at the time the property is refinanced or sold.

Benefits to the City of Santee

The benefits of the HERO Program to the City include:

- The City is able to assist property owners in becoming more energy and water efficient with minimal staff time and no cost. By opting-in to the already successful HERO Program, the City is able to offer Santee property owners alternative financing options.
- The City does not have to issue bonds or incur debt, nor is City obligated to repay any bonds issued, or to pay the assessments levied on the participating properties. The City will incur no obligation of indebtedness as a result of participation in the HERO Program.
- The City is not responsible for the conduct of any assessment proceedings, the levy of assessments, any required remedial action in the case of delinquencies in such assessment payments, or the issuance, sale or administration of the bonds in connection with HERO Program.
- WRCOG will be responsible for the formation and ongoing administration of the AB 811 district necessary to levy contractual assessments of this type. The City will incur no ongoing responsibility or cost for these activities.
- The region may likely see an increase in local jobs due to the anticipated increase in demand for contractors to install the improvements.

While the City of Santee is also currently a member of both the California FIRST and FIGTREE PACE programs, these programs are completely non-exclusive. The inclusion of the HERO program would provide greater options and potentially greater benefits for property owners, similar to having multiple mortgage lenders to choose from. More importantly, the HERO Program is currently the only PACE program available to single-family residential property owners. CaliforniaFIRST and FIGTREE currently only provide financing for commercial and multi-family properties but are looking to expand their residential programs in the near future.

If City Council approves participation in the HERO Program, the City can be included in the judicial validation process in mid-September. Once the validation process is approved, the HERO program will begin local marketing and development immediately. It is expected that the HERO Program would be available to Santee property owners by January 1, 2015.

Fiscal Impact

The intent of the HERO Program is to provide a "turn-key" operation with no cost to the City and very limited staff time necessary. There is no fiscal impact to the City nor will the City incur any obligation of indebtedness as a result of participation in the HERO Program. All HERO Program administrative costs are covered through an initial administrative fee included in the property owner's voluntary contractual assessment and an annual administrative fee which is also collected on the property owner's tax bill.

Recommended Action

Adopt the attached Resolution authorizing the City of Santee to join the California HERO Program and consenting to the inclusion of properties within the City's jurisdiction to enable property owners to finance permanently fixed renewable energy, energy and water efficiency improvements and electric vehicle charging infrastructure on their properties. Also approve an amendment to the Joint Powers Agreement adding the City of Santee as an Associate Member of the Western Riverside Council of Governments to permit the provision of PACE financing program services in the City.

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
AUTHORIZING THE CITY OF SANTEE TO JOIN THE CALIFORNIA HERO PACE PROGRAM,
CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE CITY'S JURISDICTION IN
THE PROGRAM AND APPROVING AN AMENDMENT TO THE JOINT POWERS AGREEMENT
RELATED THERETO ADDING THE CITY OF SANTEE AS AN ASSOCIATE MEMBER OF THE
WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS**

WHEREAS, the Western Riverside Council of Governments ("Authority") is a joint exercise of powers authority established pursuant to Chapter 5 of Division 7, Title 1 of the Government Code of the State of California (Section 6500 and following) (the "Act") and the Joint Power Agreement entered into on April 1, 1991, as amended from time to time (the "Authority JPA"); and

WHEREAS, the Authority has established the California HERO Program to provide for the financing of renewable energy distributed generation sources, energy and water efficiency improvements and electric vehicle charging infrastructure (the "Improvements") pursuant to Chapter 29 of the Improvement Bond Act of 1911, being Division 7 of the California Streets and Highways Code ("Chapter 29") within counties and cities throughout the State of California that elect to participate in such program; and

WHEREAS, the City of Santee ("City") is committed to development of renewable energy sources and energy efficiency improvements, reduction of air emissions and greenhouse gases, and protection of our environment; and

WHEREAS, in Chapter 29, the Legislature has authorized cities and counties to assist property owners in financing the cost of installing Improvements through a voluntary contractual assessment program; and

WHEREAS, installation of such Improvements by property owners within the jurisdictional boundaries of the counties and cities that are participating in the California HERO Program would promote the purposes cited above; and

WHEREAS, the City wishes to provide innovative solutions to its property owners to achieve energy and water efficiency and independence, and in doing so cooperate with the Authority in order to efficiently and economically assist property owners within the City in financing such Improvements; and

WHEREAS, the Authority has established the California HERO Program, which as such is a voluntary contractual assessment program, as permitted by the Act, the Authority JPA, originally made and entered into April 1, 1991, as amended to date, and the Amendment to Joint Powers Agreement Adding the City of Santee as an Associate Member of the Western Riverside Council of Governments to Permit the Provision of Property Assessed Clean Energy (PACE) Program Services within the City (the "JPA Amendment"), by and between the Authority and the City, a copy of which is attached as Exhibit "A" hereto, to assist property owners within the jurisdiction of the City in financing the cost of installing Improvements; and

WHEREAS, the City will not be responsible for the conduct of any assessment proceedings; the levy and collection of assessments or any required remedial action in the case of delinquencies in the payment of any assessments or the issuance, sale or administration of any bonds issued in connection with the California HERO Program.

RESOLUTION NO. _____

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Santee, California, hereby finds, determines and declares as follows:

Section 1. The properties in the City's incorporated area will be benefited by the availability of the California HERO Program to finance the installation of Improvements.

Section 2. This City Council consents to inclusion in the California HERO Program of all of the properties in the jurisdictional boundaries of the City and to the Improvements, upon the request by and voluntary agreement of owners of such properties, in compliance with the laws, rules and regulations applicable to such program; and to the assumption of jurisdiction thereover by the Authority for the purposes thereof.

Section 3. The consent of this City Council constitutes assent to the assumption of jurisdiction by the Authority for all purposes of the California HERO Program and authorizes the Authority, upon satisfaction of the conditions imposed in this resolution, to take each and every step required for or suitable for financing the Improvements, including the levying, collecting and enforcement of the contractual assessments to finance the Improvements and the issuance and enforcement of bonds to represent and be secured by such contractual assessments.

Section 4. This City Council hereby approves the JPA Amendment and authorizes the execution thereof by appropriate City officials.

Section 5. City staff is authorized and directed to coordinate with Authority staff to facilitate operation of the California HERO Program within the City, and report back periodically to this City Council on the success of such program.

Section 6. This Resolution shall take effect immediately upon its adoption. The City Clerk is directed to send a certified copy of this resolution to the Secretary of the Authority Executive Committee.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 27th day of August 2014, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK

Attachment: Exhibit A – Amendment to the Joint Powers Agreement

EXHIBIT A

AMENDMENT TO THE JOINT POWERS AGREEMENT ADDING THE CITY OF SANTEE AS AN ASSOCIATE MEMBER OF THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS TO PERMIT THE PROVISION OF PROPERTY ASSESSED CLEAN ENERGY (PACE) PROGRAM SERVICES WITHIN SUCH CITY

This Amendment to the Joint Powers Agreement ("JPA Amendment") is made and entered into on the 27th day of August 2014, by City of Santee ("City") and the Western Riverside Council of Governments ("Authority") (collectively the "Parties").

RECITALS

WHEREAS, the Authority is a joint exercise of powers authority established pursuant to Chapter 5 of Division 7, Title 1 of the Government Code of the State of California (Section 6500 and following) (the "Joint Exercise of Powers Act") and the Joint Power Agreement entered into on April 1, 1991, as amended from time to time (the "Authority JPA"); and

WHEREAS, as of October 1, 2012, the Authority had 18 member entities (the "Regular Members").

WHEREAS, Chapter 29 of the Improvement Act of 1911, being Division 7 of the California Streets and Highways Code ("Chapter 29") authorizes cities, counties, and cities and counties to establish voluntary contractual assessment programs, commonly referred to as a Property Assessed Clean Energy ("PACE") program, to fund certain renewable energy sources, energy and water efficiency improvements, and electric vehicle charging infrastructure (the "Improvements") that are permanently fixed to residential, commercial, industrial, agricultural or other real property; and

WHEREAS, the Authority has established a PACE program known as the "California HERO Program" pursuant to Chapter 29 which authorizes the implementation of such PACE financing program for cities and counties throughout the state; and

WHEREAS, the City desires to allow owners of property within its jurisdiction to participate in the California HERO Program and to allow the Authority under Chapter 29, as it is now enacted or may be amended hereafter, to finance Improvements to be installed on such properties; and

WHEREAS, this JPA Amendment will permit the City to become an Associate Member of the Authority and to participate in the California HERO Program for the purpose of facilitating the implementation of such program within the jurisdiction of the City; and

WHEREAS, pursuant to the Joint Exercise of Powers Act, the Parties are approving this JPA Agreement to allow for the provision of PACE services through the California HERO Program, including the operation of such PACE financing program, within the incorporated territory of the City; and

WHEREAS, the JPA Amendment sets forth the rights, obligations and duties of the City and Authority with respect to the implementation of the California HERO Program within the incorporated territory of City.

MUTUAL UNDERSTANDINGS

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions hereinafter stated, the Parties hereto agree as follows:

A. JPA Amendment.

1. The Authority JPA. City agrees to the terms and conditions of the Authority JPA, attached.

2. Associate Membership. By adoption of this JPA Amendment, City shall become an Associate Member of Authority on the terms and conditions set forth herein and the Authority JPA and consistent with the requirements of the Joint Exercise of Powers Act. The rights and obligations of City as an Associate Member are limited solely to those terms and conditions expressly set forth in this JPA Amendment for the purposes of implementing the California HERO Program within the incorporated territory of City. Except as expressly provided for by the this JPA Amendment, City shall not have any rights otherwise granted to Authority's Regular Members by the Authority JPA, including but not limited to the right to vote on matters before the Executive Committee or the General Assembly, the right to amend or vote on amendments to the Authority JPA, and the right to sit on committees or boards established under the Authority JPA or by action of the Executive Committee or the General Assembly, including, without limitation, the General Assembly and the Executive Committee. City shall not be considered a member for purposes of Section 9.1 of the Authority JPA.

3. Rights of Authority. This JPA Amendment shall not be interpreted as limiting or restricting the rights of Authority under the Authority JPA. Nothing in this JPA Amendment is intended to alter or modify Authority Transportation Uniform Mitigation Fee (TUMF) Program, the PACE Program administered by Authority within the jurisdictions of its Regular Members, or any other programs administered now or in the future by Authority, all as currently structured or subsequently amended.

B. Implementation of California HERO Program within City Jurisdiction.

1. Boundaries of the California HERO Program within City Jurisdiction. The boundaries within which contractual assessments may be entered into under the California HERO Program (the "Program Boundaries") shall include the entire incorporated territory of City.

2. Determination of Eligible Improvements. Authority shall determine the types of distributed generation renewable energy sources, energy efficiency or water conservation improvements, electric vehicle charging infrastructure or such other improvements as may be authorized pursuant to Chapter 29 (the "Eligible Improvements") that will be eligible to be financed under the California HERO Program.

3. Implementation of California HERO Program within the Program Boundaries. Authority will undertake such proceedings pursuant to Chapter 29 as shall be legally necessary to enable Authority to make contractual financing of Eligible Improvements available to eligible property owners within the Program Boundaries.

4. Financing the Installation of Eligible Improvements. Authority shall implement its plan for the financing of the purchase and installation of the Eligible Improvements under the California HERO Program within the Program Boundaries.

5. Ongoing Administration. Authority shall be responsible for the ongoing administration of the California HERO Program, including but not limited to producing education plans to raise public awareness of the California HERO Program, soliciting, reviewing and approving applications from residential and commercial property owners participating in the California HERO Program, establishing contracts for residential, commercial and other property owners participating in such program, establishing and collecting assessments due under the California HERO Program, adopting and implementing any rules or regulations for the California HERO Program, and providing reports as required by Chapter 29.

City will not be responsible for the conduct of any proceedings required to be taken under Chapter 29; the levy or collection of assessments or any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale or administration of any bonds issued in connection with the California HERO Program.

6. Phased Implementation. The Parties recognize and agree that implementation of the California HERO Program as a whole can and may be phased as additional other cities and counties execute similar agreements. City entering into this JPA Amendment will obtain the benefits of and incur the obligations imposed by this JPA Amendment in its jurisdictional area, irrespective of whether cities or counties enter into similar agreements.

C. Miscellaneous Provisions.

1. Withdrawal. Authority may withdraw from this JPA Amendment upon six (6) months written notice to the other party; provided, however, there is no outstanding indebtedness of Authority within City. The provisions of Section 6.2 of the Authority JPA shall not apply to City under this JPA Amendment. Notwithstanding the foregoing, City may withdraw, either temporarily or permanently, from its participation in the California HERO Program or either the residential or commercial component of the California HERO Program upon thirty (30) written notice to WRCOG without liability to the Authority or any affiliated entity. City withdrawal from such participation shall not affect the validity of any voluntary assessment contracts (a) entered prior to the date of such withdrawal or (b) entered into after the date of such withdrawal so long as the applications for such voluntary assessment contracts were submitted to and approved by WRCOG prior to the date of City's notice of withdrawal.

2. Mutual Indemnification and Liability. Authority and City shall mutually defend, indemnify and hold the other party and its directors, officials, officers, employees and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, to property or persons, including wrongful death, to the extent arising out of the willful misconduct or negligent acts, errors or omissions of the indemnifying party or its directors, officials, officers, employees and agents in connection with the California HERO Program administered under this JPA Amendment, including without limitation the payment of expert witness fees and attorneys fees and other related costs and expenses, but excluding payment of consequential damages. Without limiting the foregoing, Section 5.2 of the Authority JPA shall not apply to this JPA Amendment. In no event shall any of Authority's Regular Members or their officials, officers or employees be held directly liable for any damages or liability resulting out of this JPA Amendment.

3. Environmental Review. Authority shall be the lead agency under the California Environmental Quality Act for any environmental review that may required in implementing or administering the California HERO Program under this JPA Amendment.

4. Cooperative Effort. City shall cooperate with Authority by providing information and other assistance in order for Authority to meet its obligations hereunder. City recognizes that one of its responsibilities related to the California HERO Program will include any permitting or inspection requirements as established by City.

5. Notice. Any and all communications and/or notices in connection with this JPA Amendment shall be either hand-delivered or sent by United States first class mail, postage prepaid, and addressed as follows:

Authority:
Western Riverside Council of Governments
Attn: Executive Director
4080 Lemon Street, 3rd Floor. MS1032
Riverside, CA 92501-3609

City:
City of Santee
City Clerk
10601 Magnolia Avenue
Santee, CA 92071

6. Entire Agreement. This JPA Amendment, together with the Authority JPA, constitutes the entire agreement among the Parties pertaining to the subject matter hereof. This JPA Amendment supersedes any and all other agreements, either oral or in writing, among the Parties with respect to the subject matter hereof and contains all of the covenants and agreements among them with respect to said matters, and each Party acknowledges that no representation, inducement, promise of agreement, oral or otherwise, has been made by the other Party or anyone acting on behalf of the other Party that is not embodied herein.

7. Successors and Assigns. This JPA Amendment and each of its covenants and conditions shall be binding on and shall inure to the benefit of the Parties and their respective successors and assigns. A Party may only assign or transfer its rights and obligations under this JPA Amendment with prior written approval of the other Party, which approval shall not be unreasonably withheld.

8. Attorney's Fees. If any action at law or equity, including any action for declaratory relief is brought to enforce or interpret the provisions of this Agreement, each Party to the litigation shall bear its own attorney's fees and costs.

9. Governing Law. This JPA Amendment shall be governed by and construed in accordance with the laws of the State of California, as applicable.

10. No Third Party Beneficiaries. This JPA Amendment shall not create any right or interest in the public, or any member thereof, as a third party beneficiary hereof, nor shall it authorize anyone not a Party to this JPA Amendment to maintain a suit for personal injuries or property damages under the provisions of this JPA Amendment. The duties, obligations, and responsibilities of the Parties to this JPA Amendment with respect to third party beneficiaries shall remain as imposed under existing state and federal law.

11. Severability. In the event one or more of the provisions contained in this JPA Amendment is held invalid, illegal or unenforceable by any court of competent jurisdiction, such portion shall be deemed severed from this JPA Amendment and the remaining parts of this JPA

City of Santee
COUNCIL AGENDA STATEMENT

6B

(relates to 6C)

MEETING DATE August 27, 2014

AGENDA ITEM NO.

ITEM TITLE REQUEST FOR AUTHORIZATION TO CONSIDER AN APPLICATION (PA 2014-9) FOR A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION AND ZONE BASE DISTRICT FROM THE "PARK/OPEN SPACE" LAND USE DESIGNATION AND THE "PARK/OPEN SPACE" ZONE TO THE "GENERAL COMMERCIAL" LAND USE DESIGNATION AND ZONE OVER A FIVE-ACRE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF MISSION GORGE ROAD AND COTTONWOOD AVENUE (APPLICANT: SANTEE SCHOOL DISTRICT)

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

SUMMARY During the 2003 General Plan Update process, the City Council chose not to automatically process General Plan and Zone Amendments, but rather to have requests first go to the City Council as discussion items for preliminary review of proposed amendments. Staff is requesting City Council authorization to proceed with an application submitted by the Santee School District ("District") to evaluate a request for a General Plan Amendment (GPA) and Zone Code Amendment, as described below.

The District owns 13.21 acres at the southeast corner of Mission Gorge Road and Cottonwood Avenue. Of these 13.21 acres, 8.15 acres are currently designated for general commercial development. The request is to change the "Park/Open Space" land use designation and zone (Exhibit A) that affects the remaining 5.06 acres to the "General Commercial" land use designation and zone (Exhibit B). The District wishes to sell the entire 13.21 acres to a commercial developer, and, by establishing a uniform "General Commercial" land use designation/zone prior to the bidding process, development uncertainty would be minimized. If staff receives authorization to consider the Amendments, the District would follow with formal Amendment applications. In this instance, it is likely that the Amendments would be processed by the District without a concurrent land development application. However, a conceptual site plan is attached for consideration (Exhibit C).

A decision by the City Council to authorize staff to consider an application for a General Plan Amendment and Rezone of the Zoning Base District Map does not indicate eventual approval of the requested amendment.

FINANCIAL STATEMENT The cost to process the General Plan Amendment and Amendment to the Zone Base District Map would be covered by the Applicant.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION  Provide direction as to whether staff should proceed with processing an application requesting a General Plan Amendment and change to the Zoning Base District Map.

ATTACHMENTS Staff Report, Aerial Vicinity Map, Existing GP/Zone District. Proposed GP/Zone District, District Application with Conceptual Site Plan, Airport Safety Zones, Ordinance 175

**STAFF REPORT
PRE-APPLICATION PA 2014-9**

REQUEST FOR AUTHORIZATION TO CONSIDER AN APPLICATION FOR A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION AND ZONE BASE DISTRICT FROM THE "PARK/OPEN SPACE" LAND USE DESIGNATION AND THE "PARK/OPEN SPACE" ZONE TO THE "GENERAL COMMERCIAL" LAND USE DESIGNATION AND ZONE OVER A FIVE-ACRE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF MISSION GORGE ROAD AND COTTONWOOD AVENUE (APPLICANT: SANTEE SCHOOL DISTRICT)

A. BACKGROUND

On August 7, 2014, the Santee School District (District) submitted a request to the City for consideration of a General Plan Amendment (GPA) and Zone Base District Amendment affecting approximately 5.06 acres of a larger 13.21-acre property located at the southeast corner of Mission Gorge Road and Cottonwood Avenue.

The overall 13.21-acre site is comprised of three tax assessor's parcels, 384-091-01, 384-091-13 and 384-091-14. The property occupies 1,254 linear feet along Mission Gorge Road, 362 linear feet along Cottonwood Avenue, and 130 linear feet along Railroad Avenue. There are two land use designations affecting the property: approximately 8.15 acres are designated "General Commercial" and 5.06 acres are designated "Park/Open Space" (Exhibit A).

In 2003 the Santee School site was changed from "Public" to "General Commercial," over 8.15 acres and "Park/Open Space" over 5.06 acres. The portion in the Park/Open Space zone is the subject of the amendment requests. This area is developed with the Santee Chamber of Commerce building, ball fields used by the Santee National Pioneer Little League (SNPLL) for practice games, a Community Services Department recreation building, playground and parking.

The proposed GPA and Rezone could be appropriate for the comprehensive development of the site for a commercial center, as depicted on the conceptual site plan provided by the District in its application (Exhibit C).

B. ISSUES

Topics expected to be evaluated and addressed would include consistency with the General Plan/Zone Code, traffic/circulation, land use compatibility with nearby residential and commercial uses and the Gillespie Field airport. At a minimum, the following issues would be analyzed as part of the formal application review process for a proposed GPA and amendment to the Zone Base District Map:

Land Use Compatibility

The application would be reviewed to ensure an overall design compatibility with existing (commercial and residential) and planned land uses (industrial) contemplated in

the General Plan Land Use Element. Adequate building setbacks and landscaping, building placement and on-site parking would all be considered with a formal land development application.

Gillespie Field Airport Land Use Compatibility Plan (ALUCP)

The subject site is located within the Airport Influence Area of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP) adopted by the San Diego Regional Airport Authority ("Authority") in January 2010. The entire site is affected by 2 safety zones, zone 2 which is part of the airport's inner approach/departure zone, and zone 4 which is part of the airport's outer approach/departure zone (refer to Exhibit D). The City's General Plan and Zone Code amendments are subject to review by the Authority for consistency with the ALUCP pursuant to state law. A change from "Park/Open Space" to "General Commercial" over the remaining 5-acre portion of the site would be evaluated. It is anticipated that a consistency determination by the Authority would not prohibit commercial development consistent with the purpose and intent of the City's Land Use Element of the General Plan.

Termination of Existing Uses

The existing recreational uses occupy approximately 3.77 acres of the subject site, outlined in yellow (excluding the Chamber building and parking lot),



These uses would be terminated when the site is commercially developed, and the Santee Chamber of Commerce would be relocated. The building occupied by the Chamber is owned by the District. Based on information provided by the District in the application (Exhibit C), the Chamber may purchase the building for \$1.00 if and when it needs to be moved. The Chamber would be given a six-month advance notice to vacate the premises. Although the SPNLL has since moved to the ball

fields at Chet F. Harritt Elementary School, practice games are still played on the subject site. Use of the turf field for soccer has been relocated to Chet F. Harritt Elementary.

Ordinance 175 requires a public hearing and findings prior to approval of projects that will displace sports fields (Exhibit E). In 2009 the City of Santee and the District collaborated on the improvement of ball fields at the Chet F. Harritt Elementary School intended to compensate for the eventual removal of the ball fields on the 5-acre subject site. In April 2014 the District completed the final construction phase for relocating the three ball fields, snack bar, bleachers and other necessary appurtenances to the Chet

F. Harritt Elementary School. The fields are utilized primarily by two youth sports leagues, the Santee American Youth Soccer Organization (AYSO) (Region 341) and SNPLL.

Subject to City Council's concurrence, compliance with Ordinance 175, through ball field replacement, has been achieved. However, notice to the SNPLL may still be required as the ball fields continue to be used for practice; ball field removal may still be subject to a noticed public hearing and the required findings made for removal.



The Community Services recreation building and playground would be relocated upon notice. To compensate for the total loss of all recreational uses, one approach is acre-for-acre replacement of the 3.77 acres to the Renzulli Site. Another approach is to only replace the playground, the Community Services building and parking area, shown in red in the picture (one acre) by providing for a one-acre mini neighborhood park in an underserved

area of the City. An opportunity may be available on the Renzulli Site to provide this amenity.

Traffic/Circulation

The site has frontage on three streets, Mission Gorge Road, Cottonwood Avenue, and Railroad Avenue. The concept site plan included in Exhibit F indicates that commercial development of the site may utilize all three streets for vehicular access/egress. A future development application would provide information about traffic and pedestrian circulation, ingress, egress and safety to facilitate staff review of the compatibility related to surrounding development.

C. STAFF RECOMMENDATION

Provide direction as to whether staff should proceed with processing an application requesting a General Plan Amendment and change to the Zone Base District Map.

Attachment: Aerial Vicinity Map

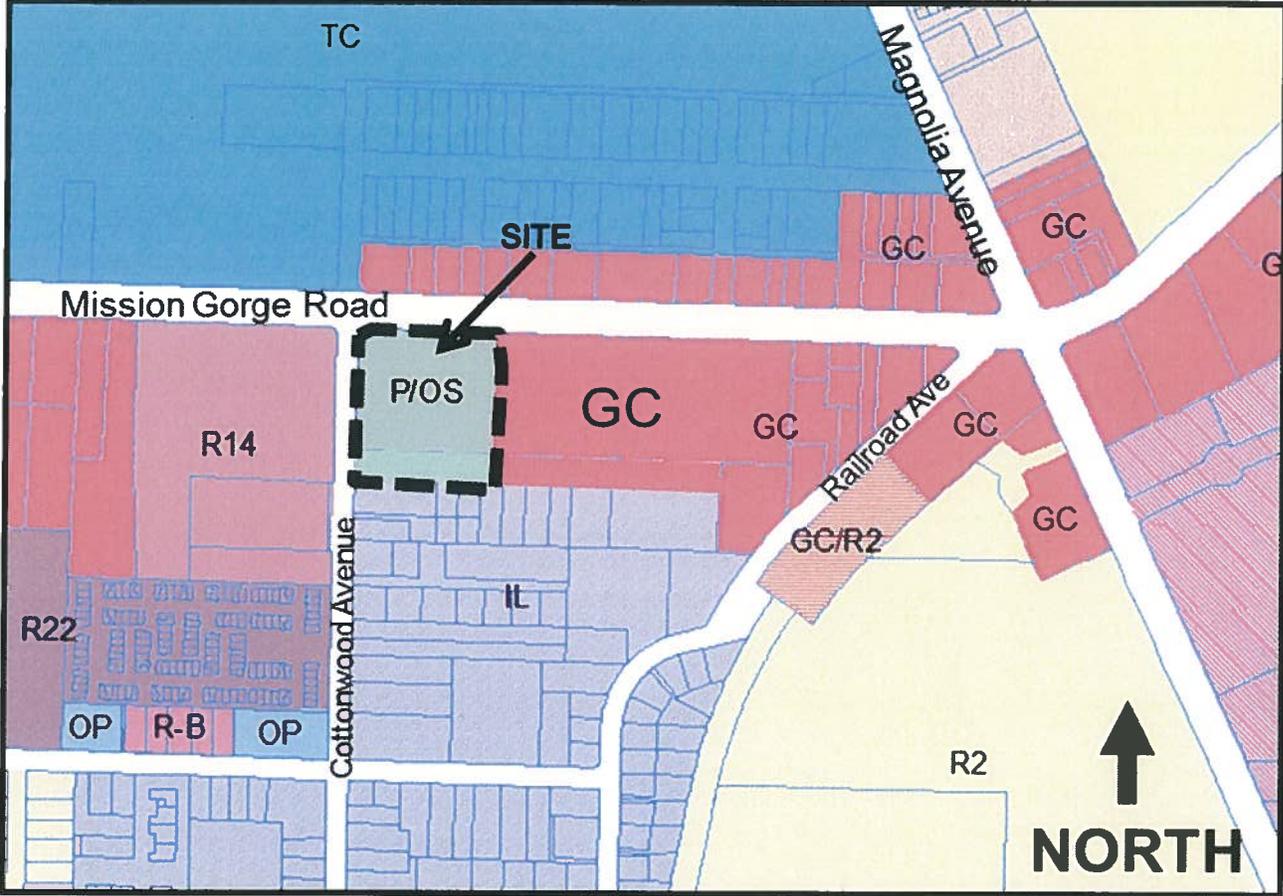
Exhibits:

- A: Existing General Plan and Zone District
- B: Proposed General Plan and Zone District
- C: Santee School District Application with Conceptual Site Plan
- D: Gillespie Field Airport Safety Zones
- E: Ordinance 175

Aerial Vicinity (PA2014-9)



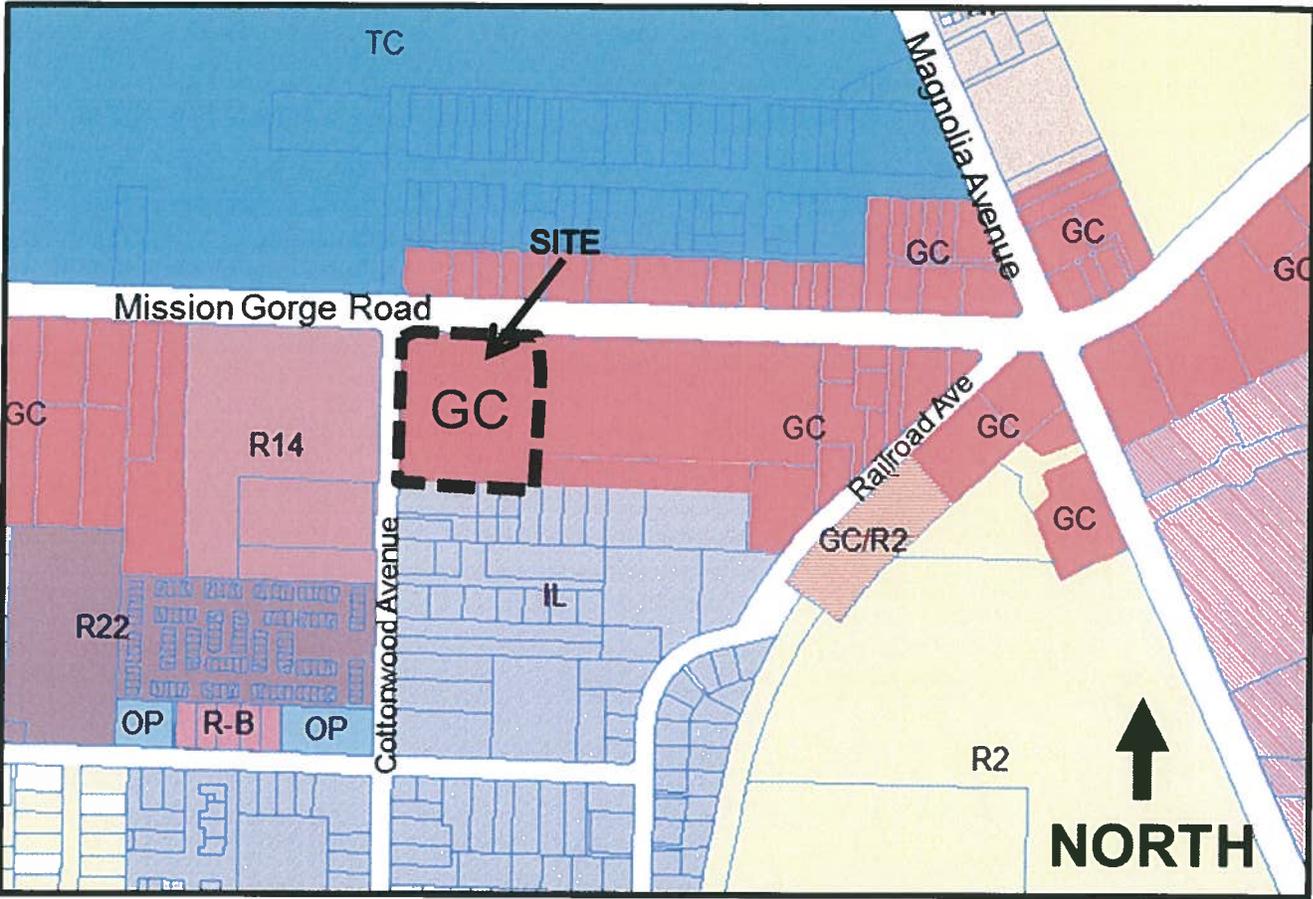
Exhibit A (PA2014-9)
 Existing General Plan Land Use Designation and Zone District



	GENERAL PLAN DESIGNATION	ZONE DISTRICT
P/OS – Park Open Space	This designation determines areas of permanent open spaces, biological resource protection, parks and/or areas precluded from major development because of land use constraints such as airport clear zones and established floodways. Recreational uses, such as golf courses with customary support facilities, are considered appropriate within these areas.	The Park/Open space district indicates areas of permanent open spaces, biological resource protection, parks and/or areas precluded from major development because of land constraints or habitat preservation. The use regulations, development standards, and criteria are intended to provide low intensity development and encourage recreational activities and the preservation and management of natural resources. Recreational uses such as golf courses with customary support facilities are considered appropriate for these areas.

Exhibit B (PA2014-9)

Applicant's Proposed General Plan Land Use Designation and Zone District



	GENERAL PLAN DESIGNATION	ZONE DISTRICT
GC – General Commercial	This designation provides for commercial areas with a wide range of retail and service activities. Intended uses include community shopping center, department stores, restaurants, financial institutions, automotive uses and other specialized services. This designation encourages the grouping of commercial outlets into consolidated centers. Appropriate areas to be established with general commercial activities should have direct access to major roads, prime arterials or freeways.	This district is intended for general commercial activities and services of more intensive nature. These uses would be located primarily along major transportation routes and would include major shopping facilities, major service-oriented uses, and major financial and corporate headquarters which are designed to serve the city or the region as a whole

Exhibit C
District Application

APPLICATION FOR

**ZONE AMENDMENT OR
RECLASSIFICATION**

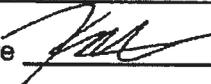
FOR DEPARTMENT USE ONLY
RECEIVED
City of Santee
AUG 07 2014
Engineering Div.
Dept. of Development Services

Department of Development Services
10601 Magnolia Avenue, Santee, CA 92071-1222, (619) 258-4100



PA2014-9

NOTICE: THIS APPLICATION IS A REQUEST FOR APPROVAL OF A LAND USE PERMIT. DO NOT BEGIN CONSTRUCTION PURSUANT TO THIS APPLICATION UNTIL YOU HAVE RECEIVED WRITTEN APPROVAL OF YOUR REQUEST FROM THE CITY AND HAVE OBTAINED ANY REQUIRED BUILDING PERMITS.

<p>1. Applicant <u>Santee School District</u></p> <p>Address <u>9625 Cuyamaca St</u> <u>Santee, CA 92071</u></p> <p>Phone <u>619-258-2321</u></p> <p>Signature <u></u></p> <p>Print Name <u>Karl Christensen</u></p>	<p>2. Property Owner <u>Santee School District</u></p> <p>Address <u>9625 Cuyamaca St</u> <u>Santee, CA 92071</u></p> <p>Phone _____</p> <p>Signature <u></u> (Authorizing Applicant to Submit Application)</p> <p>Print Name <u>Karl Christensen</u></p>
<p>3. Applicant's Representative <u>Karl Christensen</u></p> <p>Address <u>Same as above</u></p> <p>Phone <u>Same as above</u></p> <p>Signature <u></u></p> <p>Print Name <u>Karl Christensen</u></p>	<p>4. Site Address <u>10335 Mission Gorge Rd</u></p> <p>5. Assessor's Parcel No. <u>384-091-01,13,14</u></p> <p>6. Location: North / South / East / West side of <u>South side of Mission Gorge</u> between <u>Magnolia Ave</u> and <u>Cottonwood Rd</u></p>
<p>FOR ZONE RECLASSIFICATION:</p> <p>7. Current zoning designation: <u>Park/Open Space and General Commercial</u></p> <p>8. Requested zoning designation: <u>All General Commercial</u></p> <p>9. Why is this zone amendment or reclassification being requested : <u>See Attached</u></p>	

Application for Zone Amendment or Reclassification

9. Why is this zone amendment or reclassification being requested: (continued)

[Empty box for response]

I, the undersigned, under penalty of perjury, claim the information contained within this application is, to the best of my knowledge, correct.

Signed: 
(Applicant)

Please Print Name: KARL CHRISTENSEN

GENERAL PLAN AMENDMENT

AUG 07 2014



FOR DEPARTMENT USE ONLY
RECEIVED
City of Santee
AUG 07 2014
PA 2014-9
Engineering Div.
Dept. of Development Service

Department of Development Services
10601 Magnolia Avenue, Santee, CA 92071-1222, (619) 258-4100

NOTICE: THIS APPLICATION IS A REQUEST FOR APPROVAL OF A LAND USE PERMIT. DO NOT BEGIN CONSTRUCTION PURSUANT TO THIS APPLICATION UNTIL YOU HAVE RECEIVED WRITTEN APPROVAL OF YOUR REQUEST FROM THE CITY AND HAVE OBTAINED ANY REQUIRED BUILDING PERMITS.

<p>1. Applicant <u>Santee School District</u></p> <p>Address <u>9625 Cuyamaca St</u> <u>Santee CA 92071</u></p> <p>Phone <u>619-258-2321</u></p> <p>Signature <u>[Signature]</u></p> <p>Print Name <u>Karl Christensen</u></p>	<p>2. Property Owner <u>Santee School District</u></p> <p>Address <u>9625 Cuyamaca St</u> <u>Santee CA 92071</u></p> <p>Phone <u>619-258-2321</u></p> <p>Signature <u>[Signature]</u> (Authorizing Applicant to Submit Application)</p> <p>Print Name _____</p>
<p>3. Applicant's Representative <u>Karl Christensen</u></p> <p>Address <u>Same</u></p> <p>Phone <u>619-258-2321</u></p> <p>Signature <u>[Signature]</u></p> <p>Print Name <u>Karl Christensen</u></p>	<p>4. Site Address <u>10335 Mission Gorge Rd</u></p> <p>5. Assessor's Parcel Number(s) <u>384-091-01, 13, 14</u></p> <p>6. Existing Land Use <u>Vacant/Ballfields</u></p> <p>7. Current General Plan Designation <u>Park/Open Space and General Commercial</u></p> <p>8. Requested General Plan Designation <u>All General Commercial</u></p>
<p>9. Why is this amendment being requested? <u>See attached</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	

I, the undersigned, under penalty of perjury, claim the information contained within this application is, to the best of my knowledge, correct.

Signed: [Signature]
(applicant)

Please Print Name: KARL CHRISTENSEN

DETAILS OF GENERAL PLAN AMENDMENT AND REZONING APPLICATION FOR SANTEE SCHOOL SITE

Background:

The subject property is a 13.21 acre site located on the South side of Mission Gorge Road between Magnolia Ave to the East and Cottonwood Road to the West ("Site"). Up until 2003, this site functioned as the Santee Elementary School. On May 20, 2003, the school was permanently closed due to district-wide enrollment decline. Later that year, in response to escalating incidents of vandalism, the buildings on the site were demolished.

The Site is currently used for several purposes:

- Three (3) Little League Baseball fields and an adjacent parking lot on the westerly portion of the property are used by the Pioneer National Little League for practices and games
- One (1) soccer field in the center-easterly portion of the property is used by AYSO for practices and games
- One (1) portable building and play structure in the center-southerly section of the property is owned and operated by the City of Santee for the Parks & Recreation Department
- One (1) portable building and small parking lot on the north-westerly corner of the property is used by the Chamber of Commerce
- The majority of the easterly portion of the property is vacant
- From time to time, portions of the property are used by businesses under temporary Use of Facilities Agreements with the school district:
 - Up until 2014, the paved driveway area on the northern section of the property was used by the Farmers Market every Wednesday
 - The south-easterly corner of the property is currently being used by Ramona Paving for storage of materials for a nearby construction project

On December 2, 2003, the Site was declared surplus by the Santee School District Governing Board and plans were made to sell the property to a developer. On September 9, 2004, the Governing Board adopted a resolution declaring its intent to sell the property and a notification and bidding process ensued. On August 16, 2005, a developer's bid was selected. However, there were several delays in the process and ultimately a 2nd selected developer was unable to obtain necessary zoning changes to consummate the sale transaction.

Since the process to sell the Site to the highest bidder was unsuccessful, in 2007, the District shifted to a negotiated ground lease methodology. This required obtaining a waiver of certain Education Code provisions from the State Board of Education ("SBE") ("SBE Waiver") and a Request for Proposal ("RFP") process. On August 5, 2008, the Governing Board selected Haagen LLC as the developer for a negotiated ground lease. After obtaining the final SBE Waiver on March 11, 2010, the RFP process was repeated and on February 1, 2011 the Governing Board again selected Haagen LLC as the developer for a negotiated ground lease. Ultimately, this process was also unsuccessful and the SBE Waiver authorizing the District to use this methodology expired on March 31, 2014.

Reason for Rezoning and General Plan Amendment Request:

The District now desires to sell the entire 13.21 acres to a developer for commercial development through a competitive bidding process consistent with Education Code. Currently, the majority of the property is zoned General Commercial but the westerly portion is zoned Park/Open Space. If the property has a bifurcated zoning when the bid process commences, submitted bids will most likely include a reduction in price to account for the developer's risk associated with the rezoning and General Plan amendment process. In order to maximize the sale price, the District prefers to sell the property outright without inclusion of contingency clauses in the Purchase and Sale Contract for rezoning and entitlements. Therefore, the District is seeking to have the entire 13.21 acre site zoned and designated as General Commercial prior to advertising for bids.

Provisions for Current Users of the Land

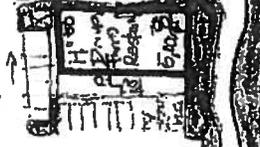
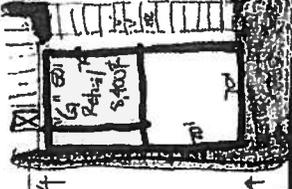
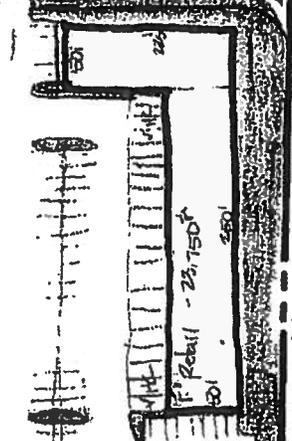
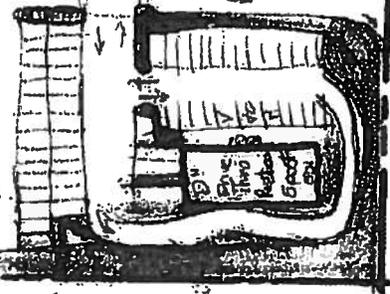
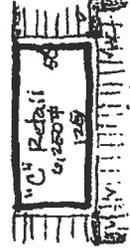
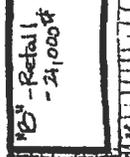
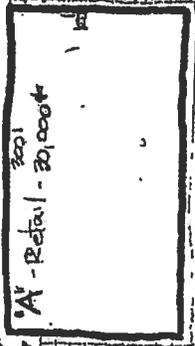
- ***Pioneer National Little League:*** In April 2014, the District completed the final construction phase for relocating the three (3) ballfields, snack bar, bleachers, and other necessary appurtenances to Chet F Harritt Elementary School. This \$2.5 million project was initiated in response to the City's direction to comply with ordinances regarding displacement of recreational areas when the District was working with the City on the negotiated ground lease process. The League and other interested parties were repeatedly consulted during each phase of this relocation project and the League is fully aware that the Chet F Harritt fields are to replace the Santee School Site ballfields.
- ***Chamber of Commerce:*** The building used by the Chamber of Commerce is owned by the District and governed by a long-term Use of Facilities Agreement executed February 6, 1990. This agreement contains a clause for the Chamber to buy the building for \$1 if it must be removed from the present site. John Olson, President of the Chamber of Commerce, was notified in early 2013 that the District was working toward leasing the Site to a commercial developer. Mr. Olson indicated that the Chamber would not want the building and would relocate to another office complex in Santee when the Site was no longer available for Chamber use. He did ask, however, that the Chamber be given ample advanced notice (at least 6 months) to allow them time to find new housing. The District is committed to satisfying this request and will provide written notice, and any appropriate requested assistance, well before commencing with the competitive bidding process for sale of the Site.

Old Saritree School Site - Commercial Development Schematic



Fall Road Ave.

Back



Mission Gorge Rd.

Cottonwood Ave.

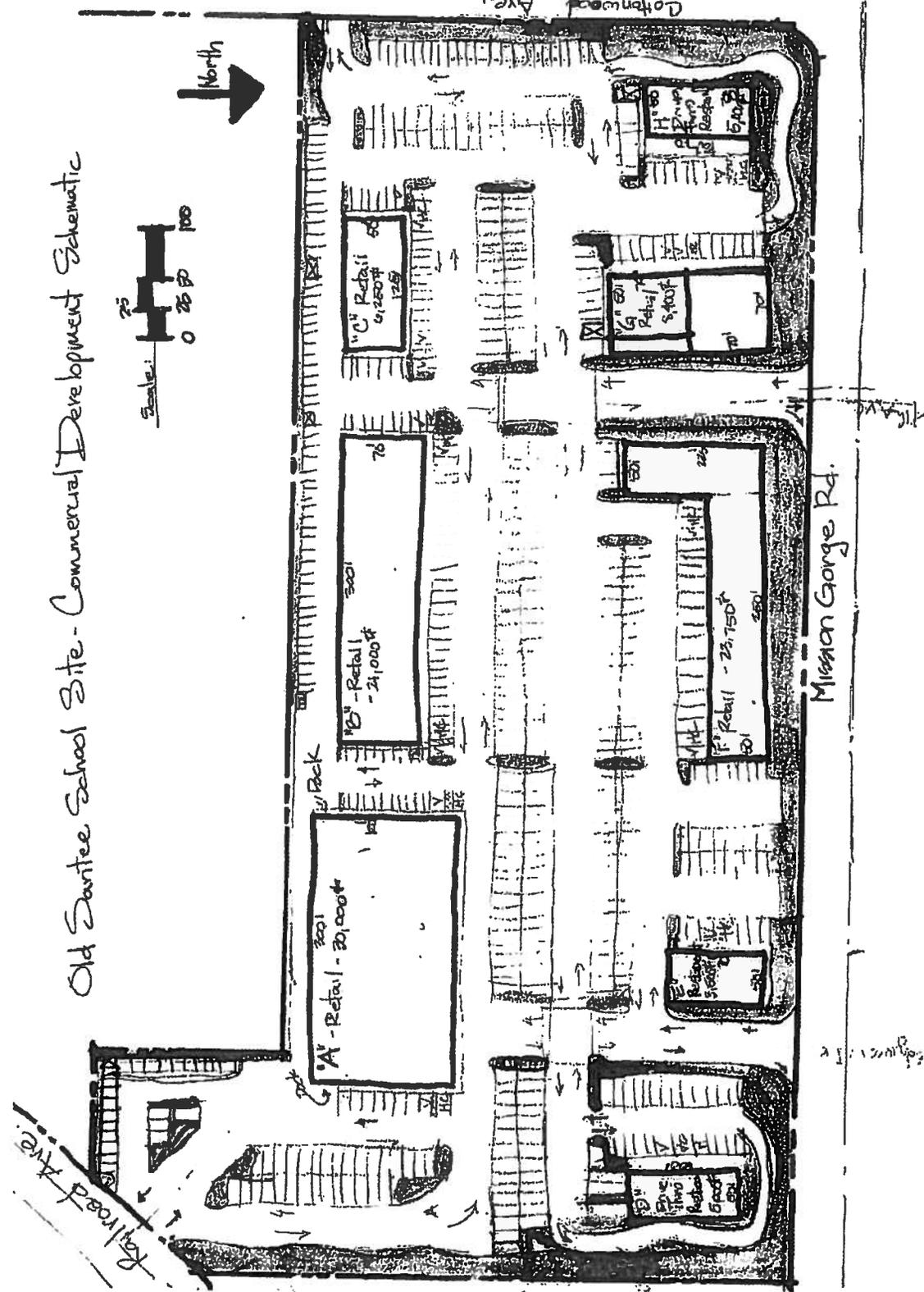
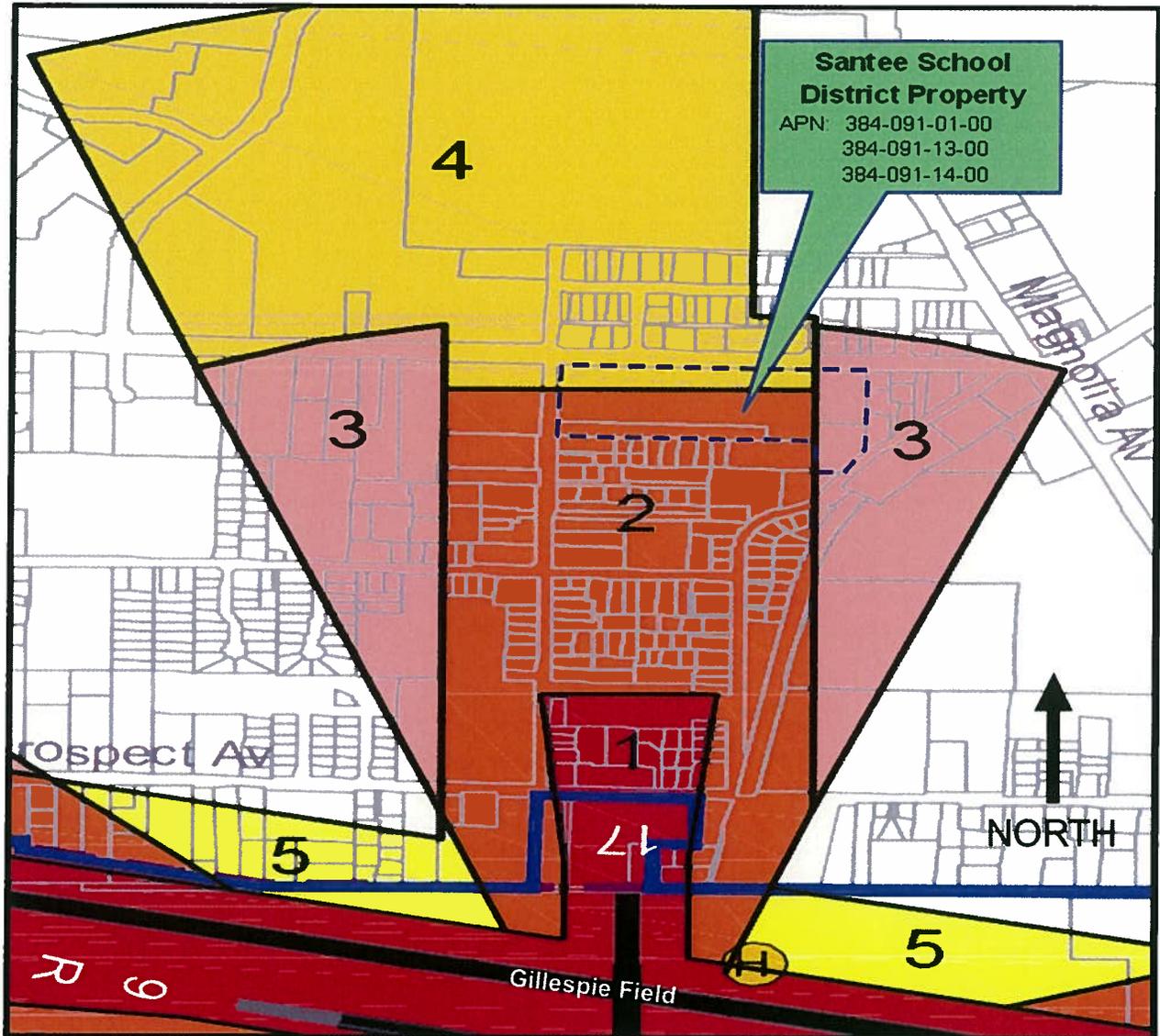


Exhibit D
Gillespie Field Safety Zones



PA 2014-9 Santee Elementary School Site

Exhibit E

ORDINANCE NO. 175

AN ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA
REQUIRING A PUBLIC HEARING AND FINDINGS
PRIOR TO APPROVAL OF DEVELOPMENT PROJECTS
THAT WILL DISPLACE SPORTS FIELDS

The City Council of the City of Santee does ordain as follows;

SECTION 1: Sports Fields Defined:

"Sports Fields" as used herein shall mean and include any and all property used as of the date of this Ordinance, for baseball, soft-ball or soccer by one or more identifiable groups. "Sports field" shall also include those structures or improvements constructed or installed to facilitate use of the property for sports activities, such as lights, buildings, or bleachers.

SECTION 2: Public Hearing Required:

Prior to approval of a development project that would result in the displacement of sports fields, the City Council of the City of Santee shall conduct a public hearing to determine arrangements for relocation of those facilities

SECTION 3: Notice of Hearing:

- (a) Notice of said hearing shall be given by mail to the property owner, the proponent of the development project, and all organizations known to the City that have within the twelve (12) months prior to the hearing used the sports facilities. Notice shall also be posted at the site of the sports facilities.
- (b) Notice of said hearing shall be mailed, posted and published in a newspaper of general circulation no less than ten (10) days prior to the hearing.

SECTION 4: Findings Required:

At the close of said hearing and prior to approval of a development project that would result in displacement of sports fields, the Council shall either

1. Find that relocation of the sports fields is feasible and direct the appropriate actions be taken to accomplish such relocation; or
2. Find that relocation of the sports facilities is not feasible.

SECTION 5: Criteria to Determine Feasibility:

In making its finding that relocation is feasible or infeasible, Council shall consider the following:

- (1) The geographical requirements placed on past users by their respective athletic charters.
- (2) The cost to relocate facilities should be borne by the developer, the property owner, and then, if necessary, by the City.
- (3) Improvements at relocated facilities should be equal to or better than facilities displaced.

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Santee, held the 8th day of October 1986 and thereafter PASSED AND APPROVED at a regular meeting of said City Council held the 22nd day of October, 1986 by the following vote to wit:

AYES: GALLARDO, SOLOMON, CLARK, BARTELL, DOYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

APPROVED:

Jack Doyle
 JACK DOYLE, MAYOR

APPROVED:

Loretta H. Roper
 LORETTA H. ROPER, CITY CLERK

CERTIFICATE OF CITY CLERK

I, Loretta H. Roper, City Clerk of the City of Santee, California, do hereby certify the foregoing to be a true and exact copy of Ord. 175 passed and adopted by the City Council of said City on the date thereon recited.

THIS ORDINANCE HAS BEEN PUBLISHED OR POSTED PURSUANT TO LAW

Loretta H. Roper
 City Clerk

City of Santee
COUNCIL AGENDA STATEMENT

6C

(relates to 6B)

MEETING DATE August 27, 2014

AGENDA ITEM NO.

ITEM TITLE REQUEST FOR AUTHORIZATION TO CONSIDER AN APPLICATION FOR A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM THE "PUBLIC" TO THE "R-7 MEDIUM DENSITY RESIDENTIAL" LAND USE DESIGNATION AND TO CHANGE THE "PARK/OPEN SPACE" ZONE TO THE "MEDIUM DENSITY RESIDENTIAL (R-7)" ZONE OVER AN UNDEVELOPED 11.39-ACRE PROPERTY LOCATED ON THE NORTH SIDE OF PROSPECT AVENUE, EAST OF FANITA DRIVE (APPLICANT: M. GRANT REAL ESTATE INCORPORATED, CASE FILE PA 2014-08)

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

SUMMARY During the 2003 General Plan Update process, the City Council chose not to automatically process General Plan and Zone Amendments, but rather to have requests first go to the City Council as discussion items for preliminary review of proposed amendments. Staff is requesting City Council authorization to proceed with an application submitted by M. Grant Real Estate Inc. to evaluate a request for a General Plan Amendment (GPA) and Zone Code Amendment, described herein. A Purchase and Sale Agreement between the Santee School District ("District") and M. Grant Real Estate Inc. (Applicant) establishes the Applicant's standing in the submittal of the application.

The District owns 11.39 acres of undeveloped land on Prospect Avenue, commonly known as the Renzulli Site. The land use designation is "Public" and the zone classification is "Park/Open Space." The request is to change the "Public" land use designation to "R-7 Medium Density Residential" and to change the Zone Base District Map to reflect the "Medium Density Residential (R-7)" Zone. If staff receives authorization to consider the Amendments, the Applicant would follow with a formal application concurrent with land development application. For the initiation request, a conceptual site plan provided by the Applicant is attached for consideration.

A decision by the City Council to authorize staff to consider an application for a General Plan Amendment and Rezone of the Zoning Base District Map does not indicate eventual approval of the requested amendment. It is anticipated that the City Council would consider the General Plan Amendment and Rezone application together with the land entitlement applications at a future date.

FINANCIAL STATEMENT The cost to process the General Plan Amendment and Amendment to the Zone Base District Map would be covered by the Applicant.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION Provide direction as to whether staff should proceed with processing an application requesting a General Plan Amendment and change to the Zoning Base District Map, as requested by the Applicant.

ATTACHMENTS Staff Report, Aerial Vicinity Map, Application/Conceptual Site Plan, Existing GP/Zone District, Proposed GP/Zone District, Santee School District letter, Ordinance 175, Parks & Recreation Master Plan Excerpt, Land Development Opportunity Bid

**STAFF REPORT
PRE-APPLICATION PA 2014-8**

REQUEST FOR AUTHORIZATION TO CONSIDER AN APPLICATION FOR A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM THE "PUBLIC" TO THE "R-7 MEDIUM DENSITY RESIDENTIAL" LAND USE DESIGNATION AND TO CHANGE THE "PARK/OPEN SPACE" ZONE TO THE "MEDIUM DENSITY RESIDENTIAL (R-7)" ZONE OVER AN UNDEVELOPED 11.39-ACRE PROPERTY LOCATED ON THE NORTH SIDE OF PROSPECT AVENUE, EAST OF FANITA DRIVE (APPLICANT: M. GRANT REAL ESTATE, INCORPORATED)

A. BACKGROUND

Initiation Request

On August 5, 2014, M. Grant Real Estate Incorporated (Applicant) submitted a request to the City for consideration of a General Plan Amendment (GPA) and Zone Base District Amendment affecting an undeveloped 11.39-acre property on Prospect Avenue. The application and conceptual site plan are attached (Exhibit A). The land designation is "Public" and the Zone is "Park/Open Space" (Exhibit B). The Applicant proposes to change the land use designation and Zone Base District Map to accommodate multiple-family residential development in accordance with the R-7 Medium Density Residential designation and zone (Exhibit C).

The 11.39-acre site is comprised of two tax assessor's parcels, 383-112-05 and 383-112-28. The property occupies approximately 500 linear feet along Prospect Avenue, and extends north approximately 1,000 linear feet. This site is known as the Renzulli Site, and was used by the Santee Bobby Sox until December 2003. Refer to the District letter in Exhibit D for relocation details.

Santee School District Bid

On February 4, 2014, the Board of Education of the District adopted Resolution No. 1314-15, declaring its intention to sell the Renzulli Site as surplus property pursuant to applicable provisions of the California Education Code. Prior to issuance of the bid, the District met with city staff to discuss the merit of changing the "Public" land use designation to one which would accommodate multiple-family residential development. In lieu of applying for the necessary amendments to the General Plan land use designation and Zone Base District Map first, the District decided to move forward with the bid process, thereby transferring the Amendment process to the successful bidder.

City staff indicated that it would be *willing to entertain* a General Plan Amendment and an amendment to the Zone Base District Map to change a portion (7.62 acres) of the site to "R-7 Medium Residential" but to retain the "Public" land use designation over the remaining portion (3.77 acres) closest to Prospect Avenue. The City staff's rationale for this approach was rooted in three factors: 1) preserving land for a neighborhood park in an underserved area of the city; 2) the 3.77 acres used for recreational purposes at Mission Gorge Road/Cottonwood Avenue could be replaced on the Renzulli Site; and 3) the City staff had previously evaluated and recommended to the City Council an R-7

Medium Residential designation on a northern portion of the site and an R-2 Low Density Residential on the southern portion of the site as part of the 2003 comprehensive update to the General Plan.

Given City staff's receptivity to the potential amendments, in April of this year the District issued a Request for Bids for the sale of the Renzulli property, establishing a minimum bid of \$3.2 Million and disclosing the requirement for the amendments to the General Plan and Zone Code. City staff assisted with the written description of the General Plan Amendment and amendment to the Zone Base District Map contained in the advertisement for bids (Exhibit G).

M. Grant Real Estate, Inc. (Applicant) was the successful bidder; the District and the Applicant have entered into a Purchase and Sale Agreement. This Agreement does not prohibit the Applicant from requesting a different Amendment request than that described in the Bid Package. This was confirmed by Karl Christensen of the District in the following message to the Applicant -

I checked with our attorney on the legalities surrounding this inquiry. As we are governed by strict regulations contained in Education Code for sale of surplus land, the District cannot negotiate a different price for sale of this land, either up or down. Therefore, the final density and number of units contemplated, as well as the ultimate zoning and entitlement obtained, is irrelevant to the sale transaction or the agreed upon price.

Past General Plan/Zone Base District Amendment Considerations

When the General Plan was comprehensively updated in August 2003, the Renzulli site was included in the land use analysis and environmental impact report for a potential change from "Public" to Low-Medium Density Residential R-2 over the southern 8.6 acres closest to Prospect Avenue and Medium Residential R-7 over the northern 3.4 acres. The 2003 Staff Report acknowledged that the site "is occupied by softball fields used by the Santee Bobby Sox, and is identified as a potential future park site in the City's Parks and Recreation Facilities Master Plan."

Final action by the City Council excluded District properties until such time as the requirements set forth in Ordinance 175 (ball field replacement) could be met. A copy of the Ordinance is provided in Exhibit E. The requirements of the Ordinance were triggered because the Renzulli property was being used by the Santee Bobby Sox at the time, and the Pioneer Little League was using the Santee Elementary School site.

Four months later, in December 2003, the Santee School District requested land use and zone changes to three properties, among which was the Renzulli Site. The amendment that would have changed the land use from "Public" to R-2 and R-7 was included and analyzed in Mitigated Negative Declaration (AEIS 03-13) and mitigation was developed by staff intended to compensate for the loss of the Renzulli fields, described as follows:

“The Renzulli site contains ball fields used by the Santee Bobby Sox which would be lost with residential development. The Santee School District has been actively marketing the site for residential use, and the loss of the ball fields will be a direct consequence of the re-designation and re-classification of the site to R-2 and R-7. As such the MND contains a mitigation measure which requires financial compensation for their loss, no less than \$420,000 and not to exceed \$450,000. The property owner must agree in writing to this mitigation prior to the effective date of the Zone Amendment.”

The District advised the City that it did not intend to proceed with the stated financial mitigation, and the amendment was withdrawn at the request of the District.

The Bobby Sox team was relocated to the Carlton Hills Elementary School in December 2003; the Renzulli Site has remained unused for over ten years. While sports fields will not be displaced today, findings in accordance with Ordinance 175 may be necessary given that the Renzulli Site was used as sports fields at the time the Ordinance was enacted in October 1986. The Ordinance includes a definition of sports fields to mean any and all property used for baseball, soft-ball, or soccer by one or more identifiable groups.

B. ISSUES

Issues expected to be evaluated and addressed would include consistency with the General Plan/Zone Code, traffic/circulation, land use compatibility with nearby residential uses and need for parkland. These are briefly described below:

General Plan Consistency and Land Use Compatibility

The application would be reviewed to ensure an overall design compatibility with the surrounding single-family residential neighborhood. A park with parking lot is appropriate, and could support the making of General Plan consistency findings. For example, the Recreation Element contains policies that encourage developers to contribute land and to develop on that land recreational facilities (Policy 1.8). Policy 2.4 further promotes the location of mini-parks in the built-up areas of Santee where recreational facilities are needed and where available land is limited. The Land Use Element also encourages planned residential developments to provide adequate open space, recreational facilities and other amenities and facilities (Policy 2.3). Similarly Policy 8.3 encourages an innovative mix of land uses when such a mix could enhance the viability of development and provide for common public services and site planning requirements.

The Recreation Element and 2010 Parks and Recreation Master Plan

The City of Santee General Plan establishes a goal of 10 acres of parkland for every 1,000 people in the City. Of these ten acres, five acres are developed public park land and the remaining five acres are comprised of other recreational facilities such as school facilities and regional parks. The General Plan also maintains a goal of

equitable distribution, locating almost every home within 1 mile of a neighborhood park and within 3 miles of a community or regional park. With an anticipated build-out population of approximately 72,000 persons, Santee's goal is to reach 360 acres of developed parkland and 360 acres of other recreational facilities. Currently within the City there are 336.6 acres of developed parkland. This includes the 43 acres added to Mast Park and the 107 acres of the Walker Preserve under development.

In December 2010, the City updated its Parks and Recreation Master Plan. Among the high priority strategies identified in the Plan is to "Acquire vacant parcels in locations where service gaps exist and where they overlap." A service area is defined as a circular area around a park or amenity whose radius encompasses the population associated with the recommended facility standard for each park classification and amenity. Equity mapping was completed by merging demographic with geographic park and facility information. With respect to the southwest quadrant of the City, Big Rock Park is the nearest community park and the Renzulli property falls just beyond its service radius. The facility standards and equity mapping identified a need for more neighborhood parks and group picnic facilities in the southwest portion of the City. Dog parks were non-existent at the time of Plan preparation. In response to the need for dog parks in the area, there is a temporary, unfenced off-leash dog park at Big Rock, available two hours in the morning Monday through Friday. This area is also underserved in the provision of neighborhood parks. The Master Plan identified the need for three picnic shelter sites in the City that could support groups of 25 people or more. An excerpt from the Master Plan is provided in Exhibit F.

Traffic/Circulation

The site is located on Prospect Avenue and access would be taken from this street. A future development application would provide information about traffic and pedestrian circulation, ingress, egress and safety to facilitate staff review of the compatibility related to surrounding development.

C. STAFF RECOMMENDATION

Provide direction as to whether staff should proceed with processing an application requesting a General Plan Amendment and change to the Zone Base District Map as requested by the Applicant.

Attachment: Aerial Vicinity Map

Exhibits:

- A: District Application with conceptual site plan
- B: Existing General Plan land use designation and zone
- C: Applicant's proposed General Plan land use designation and zone
- D: District letter dated November 18, 2003
- E: Ordinance 175
- F: Excerpt from the Parks and Recreation Master Plan (2010)
- G. Santee School District Bid

Aerial Vicinity (PA2014-8)



Exhibit A

Application with Conceptual site plan

APPLICATION FOR

GENERAL PLAN AMENDMENT



Department of Development Services
10601 Magnolia Avenue, Santee, CA 92071-1222, (619) 258-4100

RECEIVED FOR DEPARTMENT USE ONLY
City of Santee
AUG 05 2014
Engineering Div.
Dept. of Development Service
PA 2014 - J

NOTICE: THIS APPLICATION IS A REQUEST FOR APPROVAL OF A LAND USE PERMIT. DO NOT BEGIN CONSTRUCTION PURSUANT TO THIS APPLICATION UNTIL YOU HAVE RECEIVED WRITTEN APPROVAL OF YOUR REQUEST FROM THE CITY AND HAVE OBTAINED ANY REQUIRED BUILDING PERMITS.

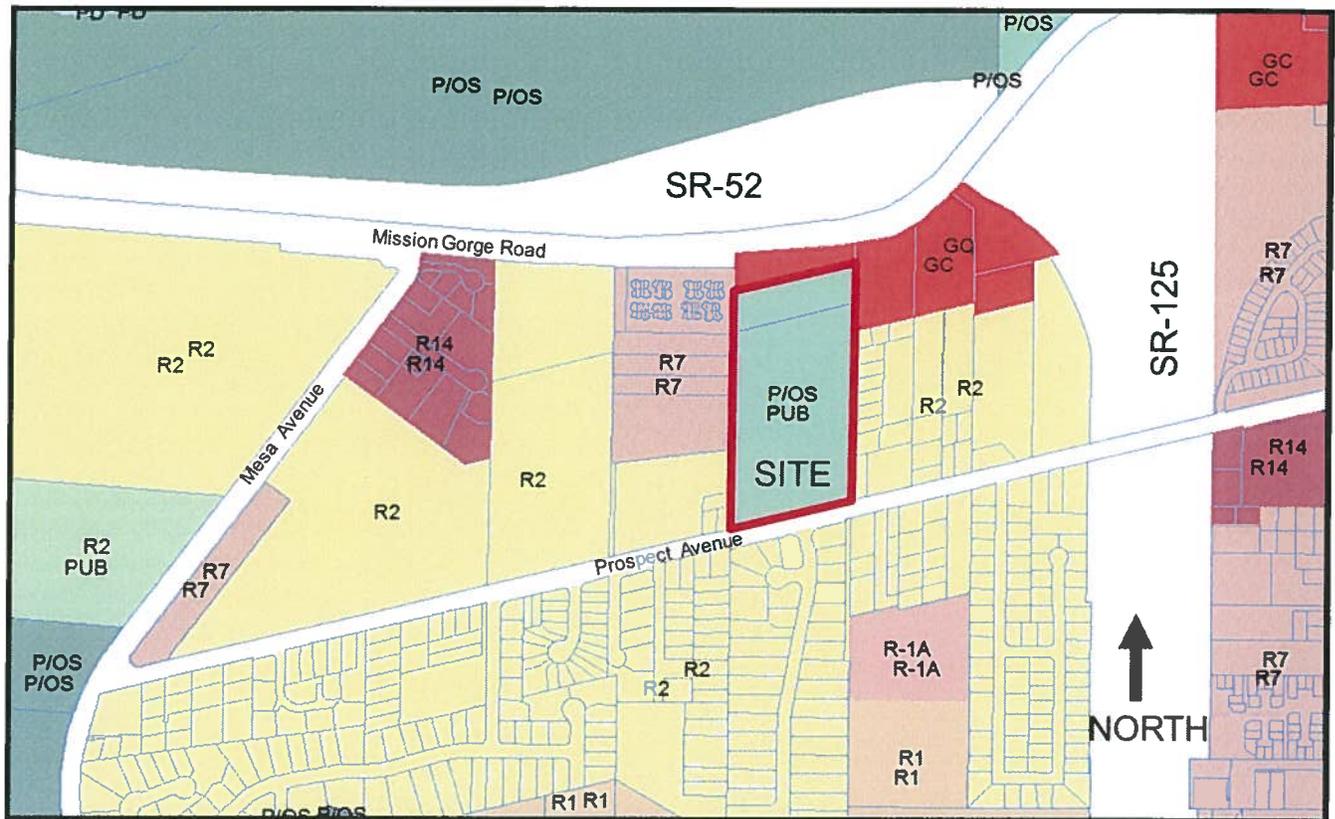
1. Applicant M. Grant Real Estate, Inc.
Address 110 Town Center Parkway
Santee, CA 92071
Phone 619-444-2054
Signature [Signature]
Print Name Michael A. Grant, Pres.
2. Property Owner Santee School District
Address 9625 Cuyamaca Street
Santee, CA 92071
Phone 619-258-2300
Signature [Signature]
Print Name
3. Applicant's Representative Development Contractor, Inc.
Address 110 Town Center Parkway
Santee, CA 92071
Phone 619-444-2054
Signature [Signature]
Print Name Michael A. Grant, Pres.
4. Site Address 8632 W. Prospect Ave.
Santee, CA 92071
5. Assessor's Parcel Number(s) 383-112-05, 28
6. Existing Land Use Vacant Lot
7. Current General Plan Designation Public
8. Requested General Plan Designation Residential Sub-division
9. Why is this amendment being requested? Residential Sub-division

I, the undersigned, under penalty of perjury, claim the information contained within this application is, to the best of my knowledge, correct.

Signed: [Signature]
(applicant)

Please Print Name: Michael A. Grant, President

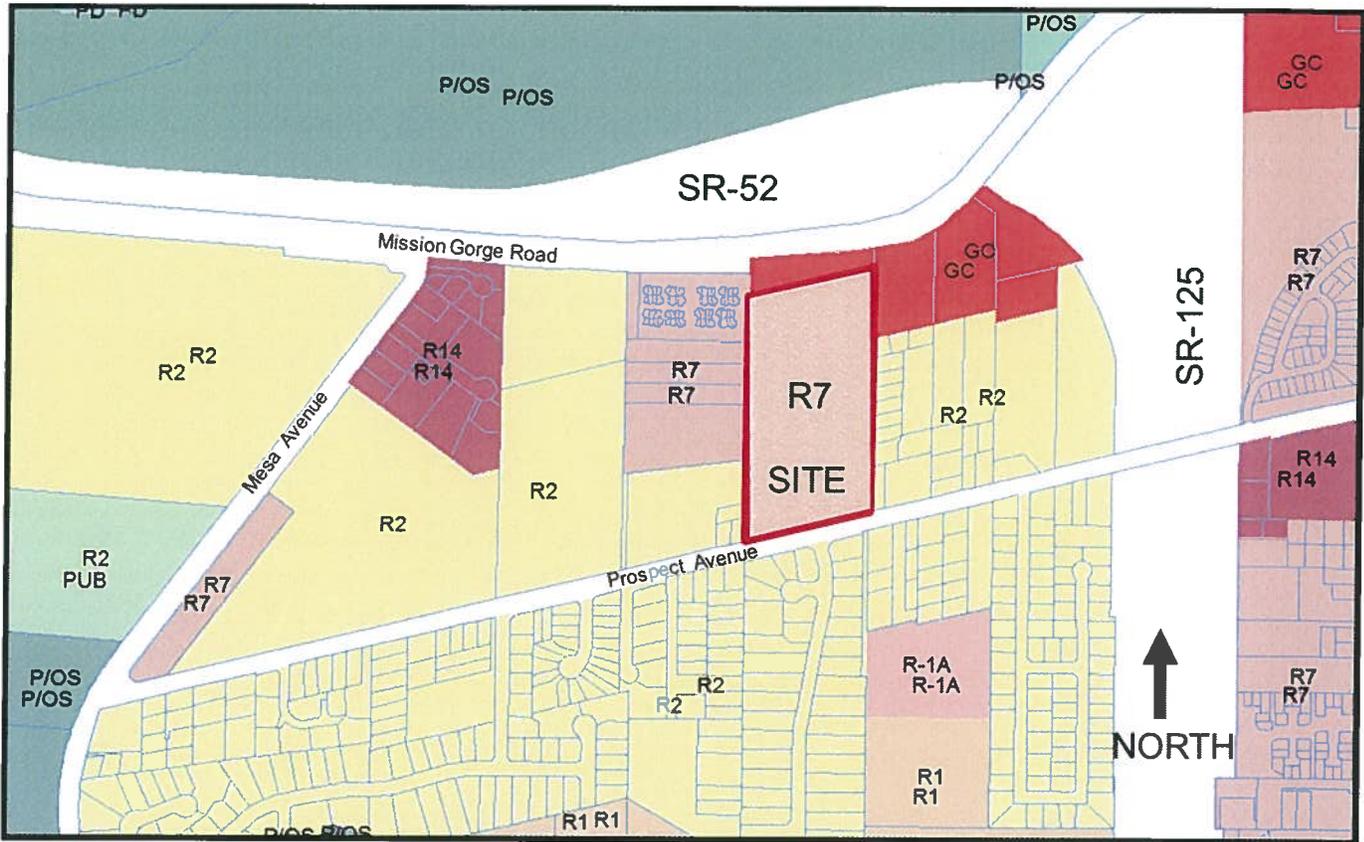
Exhibit B (PA2014-8)
 Existing General Plan Land Use Designation and Zone District



	GENERAL PLAN DESIGNATION	ZONE DISTRICT
PUBLIC	PUBLIC - This designation determines areas of permanent open spaces, biological resource protection, parks and/or areas precluded from major development because of land use constraints such as airport clear zones and established floodways. Recreational uses, such as golf courses with customary support facilities, are considered appropriate within these areas.	P/OS - The Park/Open space district indicates areas of permanent open spaces, biological resource protection, parks and/or areas precluded from major development because of land constraints or habitat preservation. The use regulations, development standards, and criteria are intended to provide low intensity development and encourage recreational activities and the preservation and management of natural resources. Recreational uses such as golf courses with customary support facilities are considered appropriate for these areas.
P/OS – Park Open Space		

Exhibit C (PA2014-8)

Applicant's Proposed General Plan Land Use Designation and Zone District



	GENERAL PLAN DESIGNATION	ZONE DISTRICT
R7 – Medium Density Residential	This designation is intended for a wide range of residential development types including attached and detached single family units at the lower end of the density range and multiple family attached units at the higher end of the density range. Areas developed under this designation should exhibit adequate access to streets of at least collector capacity and be conveniently serviced by neighborhood commercial and recreational facilities.	(Seven to Fourteen Dwelling Units/Gross Acre). This designation is intended for a wide range of residential development types including attached and detached single-family units at the lower end of the density range and multiple family attached units at the higher end of the density range. Areas developed under this designation should exhibit adequate access to streets of at least collector capacity and be conveniently serviced by neighborhood commercial and recreational facilities



Santee School District

SCHOOLS:

Cajon Park
Carlton Hills
Carlton Oaks
Chet F. Harritt
Hill Creek
Pepper Drive
Prospect Avenue
Rio Seco
Sycamore Canyon
Alternative
Success Program

November 18, 2003

Sent Via Certified Mail
#7099 3400 0009 2240 5303

Gregor Hinkley, President
Santee Bobby Sox
PO Box 710218
Santee, CA 92072-0218

Re: Termination of Use of the Renzulli Site

Dear Mr. Hinkley:

As you know, the Santee School District has allowed the Santee Bobby Sox organization to use the Renzulli site for softball games and practices for more than a decade. This arrangement has been on a year-to-year basis. On March 14, 2003, you were sent a letter indicating that the District had determined to try and sell the Renzulli site in order to raise much-needed funds to support District fiscal priorities. In July 2003, the Santee School Board of Education members took official action to adopt a resolution declaring the Board's intention to sell the Renzulli site. The District has been working diligently with the City of Santee to change the zoning to allow residential development on the Renzulli site. While this process is not yet complete, progress is being made, and the District expects the rezoning will be accomplished by 2004.

The purpose of this letter is to officially notify Santee Bobby Sox in writing that the Renzulli site will no longer be available for your use effective with the end of your softball season in December 2003. The District offered to relocate Santee Bobby Sox to the Carlton Hills Elementary School site. You were verbally notified about this move at a meeting held at the Santee School District offices on October 22, 2003, when you met with Julie McIntosh and Dustin Burns, who represent the Board of Education, and me.

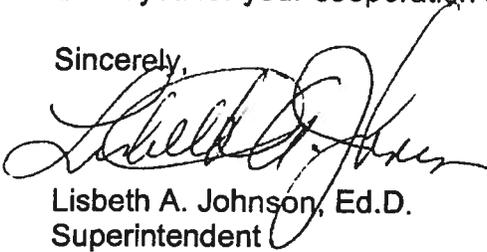
Please be assured that the District will relocate Santee Bobby Sox to the Carlton Hills school site in sufficient time to allow for the fields to be ready for the 2004 softball season. The District greatly appreciates the positive working relationship it has had and will continue to encourage with Santee Bobby Sox. District staff will be available to assist the Santee Bobby Sox representative responsible for working with you to make this transition as problem free as possible. Your meeting on Friday November 14 was scheduled to work out those details with Mr. Ted Doughty.

BOARD OF EDUCATION • Cathy Abel, Dustin Burns, Dianne El-Hajj, Julie McIntosh, Barbara Ryan
DISTRICT SUPERINTENDENT • Lisbeth A. Johnson, Ed.D.

Gregor Hinkley
Santee Bobby Sox
Page Two

If you have any questions, please feel free to contact me at (619) 258-2304. Again, thank you for your cooperation and assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisbeth A. Johnson', written over the typed name and title.

Lisbeth A. Johnson, Ed.D.
Superintendent

LAJ:CJH:ea

Cc: Kathy Dockler
Santee Bobby Sox

Ron Burner
Santee Sports Council

Exhibit E

ORDINANCE NO. 175

AN ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA
REQUIRING A PUBLIC HEARING AND FINDINGS
PRIOR TO APPROVAL OF DEVELOPMENT PROJECTS
THAT WILL DISPLACE SPORTS FIELDS

The City Council of the City of Santee does ordain as follows;

SECTION 1: Sports Fields Defined:

"Sports Fields" as used herein shall mean and include any and all property used as of the date of this Ordinance, for baseball, softball or soccer by one or more identifiable groups. "Sports field" shall also include those structures or improvements constructed or installed to facilitate use of the property for sports activities, such as lights, buildings, or bleachers.

SECTION 2: Public Hearing Required:

Prior to approval of a development project that would result in the displacement of sports fields, the City Council of the City of Santee shall conduct a public hearing to determine arrangements for relocation of those facilities

SECTION 3: Notice of Hearing:

- (a) Notice of said hearing shall be given by mail to the property owner, the proponent of the development project, and all organizations known to the City that have within the twelve (12) months prior to the hearing used the sports facilities. Notice shall also be posted at the site of the sports facilities.
- (b) Notice of said hearing shall be mailed, posted and published in a newspaper of general circulation no less than ten (10) days prior to the hearing.

SECTION 4: Findings Required:

At the close of said hearing and prior to approval of a development project that would result in displacement of sports fields, the Council shall either

1. Find that relocation of the sports fields is feasible and direct the appropriate actions be taken to accomplish such relocation; or
2. Find that relocation of the sports facilities is not feasible.

SECTION 5: Criteria to Determine Feasibility:

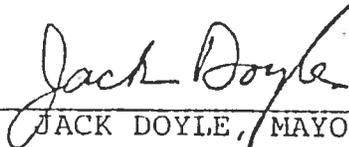
In making its finding that relocation is feasible or infeasible, Council shall consider the following:

- (1) The geographical requirements placed on past users by their respective athletic charters.
- (2) The cost to relocate facilities should be borne by the developer, the property owner, and then, if necessary, by the City.
- (3) Improvements at relocated facilities should be equal to or better than facilities displaced.

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Santee, held the 8th day of October 1986 and thereafter PASSED AND APPROVED at a regular meeting of said City Council held the 22nd day of October, 1986 by the following vote to wit:

AYES: GALLARDO, SOLOMON, CLARK, BARTELL, DOYLE
 NOES: NONE
 ABSTAIN: NONE
 ABSENT: NONE

APPROVED:


 JACK DOYLE, MAYOR

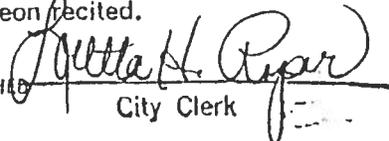
APPROVED:


 LORETTA H. ROPER, CITY CLERK

CERTIFICATE OF CITY CLERK:

I, Loretta H. Roper, City Clerk of the City of Santee, California, do hereby certify the foregoing to be a true and exact copy of Ord. 175 passed and adopted by the City Council of said City on the date thereon recited.

THIS ORDINANCE HAS BEEN PUBLISHED OR POSTED PURSUANT TO LAW


 City Clerk

4.3 Facility and Program Survey Analysis

Purpose: The purpose of the Facility and Program Analysis is to provide a priority of facility and amenity needs and recreation program needs for the Santee residents based upon the survey results.

Methodology: A scoring system was used to determine the priorities for park and recreation facilities / amenities and programs. From the household survey, this scoring system considered the following:

- Unmet needs for facilities – A factor from the total number of households having unmet need.
- Importance ranking for facilities – Normalized factor, converted from the percent (%) ranking of programs to a base number.

These scores were then totaled to provide an overall score and priority ranking for the system as a whole. The results of the priority ranking were tabulated into three categories: High Priority, Medium Priority, and Low Priority.

Program Priorities:

Table 4-1 depicts the Program Priority Assessment for the City of Santee based on information obtained from the community survey. According to the combination of unmet needs and community priority, Nature Programs, City-Wide Special Events, and Adult Fitness and Wellness Programs are the three programs with the highest priority ranking.

Program	High	Medium	Low
Nature Programs			
City-Wide Special Events			
Adult Fitness and Wellness Programs			
Senior Adult Programs			
Youth Sports Programs			
Adult Sports Programs			
Birthday Parties			
Youth Fitness Programs			
Outdoor Adventure Programs			
Water Fitness			
Martial Arts Programs			
Teen Services and Programs			
Adult Art, Dance, Performing Arts			
Programs for Individuals with Disabilities			
Youth Art, Dance, Performing Arts			
Youth Learn to Swim Programs			
Pre-School Programs			
Gymnastics and Tumbling Programs			
Tennis Lessons and Leagues			
Youth Summer Camp Programs			
Before and After School Programs			
Mobile Recreation Programs			

Notes:

1. Ranking: High = 1-8; Medium = 9-16; Low = 17-22

Table 4-1 - Program Priority Needs Assessment

Facility Priorities: Table 4-2 depicts the Facility and Amenity Assessment for the City of Santee based on information obtained from the community survey. As shown in Figure XX, using the combination of unmet community needs and community priorities these three facilities amenities merited the highest priority:

- Large Picnic Areas and Shelters
- Walking and Biking Trails
- Nature Trails and Nature Parks

	Facility	High	Medium	Low
1	Large Picnic Areas and Shelters			
2	Walking and Biking Trails			
3	Nature Trails and Nature Center			
4	Small Neighborhood Parks			
5	Indoor Senior Center			
6	Recreation/Community Center			
7	Large Regional Parks			
8	Outdoor Amphitheater/Theater			
9	Indoor Swimming Pools/Leisure Pools			
10	Off-leash Dog Parks			
11	Outdoor Swimming Pools			
12	Indoor Fitness and Exercise Facilities			
13	Youth Soccer Fields			
14	Youth Baseball and Softball Fields			
15	Indoor Teen Center			
16	Gymnasium for Basketball/Volleyball			
17	Playground Equipment			
18	Outdoor Tennis Courts			
19	Adult Softball Fields			
20	Skateboarding Parks			
21	Equestrian Facilities			
22	Disc Golf			
23	Youth Football/Lacrosse/Rugby Fields			

Notes:

1. Ranking: High = 1-8; Medium = 9-16; Low=17-23

Table 4-2 – Facility / Amenity Priority Needs Assessment

Conclusions from Priority Responses:

Based upon the Facility and Program priority responses, it was determined that the high priority facilities and programs be considered for inclusion into the Park Master Plan. The medium priority facilities and programs should also be addressed and provided in the Plan where feasible. Low priority facilities and programs can be monitored to see if their need increases or could be offered by other providers.

4.4 Level of Service Standards (Facilities Standards)

The City of Santee has traditionally used park standards to estimate the demand for public park and recreational resources. These standards are used to measure strengths and weaknesses of the park system. These standards exist for the City overall, and are incorporated into the General Plan. As part of this Master Plan, standards are also addressed for specific recreational facilities and then assessed for distribution throughout the City.

Santee Park Standards

The City of Santee 2020 General Plan (2006) establishes the goal of 10 acres of park land for every 1,000 people in the City. Of these 10 acres, five acres are developed public park land and the remaining five acres are comprised of other recreational facilities, such as school facilities and regional parks. The General Plan also maintains the goal of equitable distribution, locating almost every home within one mile of a neighborhood park and within three miles of a community or regional park.

With the anticipated build-out population of approximately 72,000 persons, Santee's goal is to reach 360 acres of developed park land and 360 acres of other recreational facilities.

Park Types

The City of Santee has three types of local parks: mini-parks, neighborhood parks, and community parks.

Mini parks are parks no larger than two acres. Their service area is a population between 500 to 1,000 people. The City does not encourage mini-parks because of their small service area and limited facilities due to size. However, as the City becomes more urban and infill parcels are increasingly limited, smaller park sites may be considered to meet particular deficits and needs.

Neighborhood parks comprise the majority of the Santee park system and serve, from 2,000 to 5,000 population sizes. Neighborhood parks range in size from 2 to 20 acres. Santee has traditionally offered three types of recreational opportunities in the neighborhood park including passive recreation in un-programmed space, active sports areas, and a gathering area, such as picnic shelters or recreation centers.

Community parks serve a larger population, between 10,000 and 25,000. They range in size from 20 to 200 acres. Activities include larger sports complexes, nature areas, or facilities that may be unique to a specific park.

Regional parks serve the entire County and are typically upwards of 200 acres in size.

The City of Santee's adopted standards are not recommended to be changed as part of the Parks Master Plan. Rather the adopted standards should be maintained to determine areas of deficiencies and recommendations.

Facility Standards

Recreational facilities are intended to meet the goal of adequate recreational provisions within the parks and adequate to serve a given population. From an analysis of the current Santee facilities, expressed community needs, comparison and assessment against national trends and the demographic projections, **Table 4-3** suggests the standards and needs for the population at build-out.

Facility Type	City of Santee Facility Standards: Current										Total Current Inventory with Other Providers Inventory Over/Under Recommended Standard	
	City of Santee Current Inventory	City of Santee Under Development	Total Current City of Santee Inventory	Other Providers Inventory	Total Current Inventory	Current City of Santee Service Level	Current City of Santee Sante/Other Providers Service Level	Priority Needs Assessment Ranking	City of Santee Standard (1985)	Recommended City of Santee Standard		Total Current City of Santee Inventory Over/Under Recommended Standard
RECREATION:												
Playgrounds (ages 2-5, 6-10)	6.0	4.0	10.0	3.0	13.0	1 site/ 5,448	1 site/ 4,190	18	1 site/ 3,000	1 site/ 4,000	Need 4 sites	Need 1 site
Picnic Shelters (25+ people)	3.0	4.0	7.0	3.0	10.0	1 site/ 7,782	1 site/ 5,448	1	N/A	1 site/ 5,000	Need 4 sites	Need 1 sites
Trails - Paved Surfaces (Miles)	7.7	4.3	12.0	5.9	17.9	0.22 miles/1,000	0.33 miles/1,000	3	N/A	0.4 miles/1,000	Need 10 miles	Need 4 miles
Trails - Non-Paved Surface (Miles)	0.7		0.7		0.7	0.01 miles/1,000	0.01 miles/1,000	2	N/A	0.05 miles/1,000	Need 2 miles	Need 2 miles
Dog Parks			0.0		0.0	1 site/ 0	1 site/ 0	9	N/A	1 site/ 50,000	Need 1 site	Need 1 site
Skate Parks (Inline, Skateboard, BMX)	1.0		1.0		1.0	1 site/ 54,476	1 site/ 54,476	20	N/A	1 site/ 50,000	Meets Standard	Meets Standard
Outdoor Basketball Courts	4.0		4.0	8.0	12.0	1 court/ 13,619	1 court/ 4,540	24	1 court/ 1,000	1 court/ 6,000	Need 5 courts	Exceeds Standard
Tennis	5.0		5.0	16.0	21.0	1 court/ 10,895	1 court/ 2,594	17	1 court/ 2,000	1 court/ 8,000	Need 2 courts	Exceeds Standard
Volleyball (sand)	2.0		2.0	4.0	6.0	1 site/ 27,238	1 site/ 9,079	24	1 site/ 8,000	1 court/ 25,000	Meets Standard	Exceeds Standard
Baseball - Adult (90')	1.0		1.0			1 field/ 54,476	1 field/ 18,159	15	1 field/ 20,000	1 field/ 20,000	Need 2 fields	Meets Standard
Baseball - Youth (Game Fields)	5.0		5.0			1 field/ 10,895	1 field/ 3,632	15	1 field/ 20,000	1 field/ 15,000	Exceeds Standard	Exceeds Standard
Softball - Adult (90')		4.0	4.0	1.0	5.0	1 field/ 13,619	1 field/ 10,895	15	1 field/ 23,000	1 field/ 15,000	Meets Standard	Exceeds Standard
Softball - Youth (Game Fields)	3.0		3.0	4.0	7.0	1 field/ 18,159	1 field/ 7,782	15	1 field/ 15,000	1 field/ 15,000	Need 1 field	Exceeds Standard
Baseball/Softball - Youth (Practice Fields)		2.0	2.0	28.0	30.0	1 field/ 0	1 field/ 2,065		N/A	1 field/ 8,000	Need 7 fields	Exceeds Standard
Soccer - Regulation (115x75 yds)	1.0	4.0	5.0	10.0	15.0	1 field/ 10,895	1 field/ 3,632	13	N/A	1 field/ 10,000	Need 4 fields	Need 1 field
Soccer - Micro (Includes Indoor, 75x45 yds)	4.0		4.0	5.0	9.0	1 field/ 13,619	1 field/ 6,053	23	1 field/ 15,000	1 field/ 8,000	Need 2 fields	Exceeds Standard
Multipurpose / Overlay fields (120x60 yds)	40,000.0		40,000.0	0.0	40,000.0	0.7 sf/person	0.7 sf/person	10	1 site/ 23,000	1.2 sf/person	Need 25,371 sf	Exceeds Standard
Outdoor Aquatics Center (Square Feet)				0.0		0.0 sf/person	0.0 sf/person	10	1 site/ 23,000	0.5 sf/person	Need 27,238 sf	Exceeds Standard
Indoor Aquatics Center (Square Feet)	11,041.0		11,041.0	30,000.0	41,041.0	0.2 sf/person	0.8 sf/person	6	1 site/ 35,000	1.0 sf/person	Need 43,435 sf	Need 13,435 sf
Community/Recreation Center (Square Feet)			0.0		0.0	0.0 sf/person	0.0 sf/person	11	1 site/ 23,000	0.5 sf/person	Need 27,238 sf	Need 27,238 sf
Gymnasium (Square Feet)												

City of San Jose
Facility Standards: Buildout

Facility Type	City of San Jose Current Inventory	City of San Jose Under Dev.	City of San Jose Planned Future Dev.	Total City of San Jose Inventory	Other Providers Inventory	Total Buildout Inventory	Buildout City of San Jose Service Level	Buildout Other Providers Service Level	City of San Jose Standard (1985)	Recommended City of San Jose Standard	Total Facilities Inventory for Recommended Standard	Total City of San Jose Inventory Over/Under Recommended Standard	Total Buildout Inventory Over/Under Recommended Standard	Total City of San Jose Buildout Inventory Over/Under Recommended Standard	Total Buildout Inventory Over/Under Recommended Standard
Playgrounds (ages 2-5, 6-10)	6.0	4.0	4.0	14.0	3.0	17.0	1 site/ 5,143	1 site/ 4,235	1 site/ 3,000	1 site/ 4,000	16.00	(4.00)	(1.00)	Need 1 site	Need 1 site
Plastic Structures (25+ people)	3.0	4.0	6.0	13.0	3.0	16.0	1 site/ 6,638	1 site/ 4,600	N/A	1 site/ 5,000	14.40	(1.40)	1.60	Need 3 sites	Meets Standard
Trails - Paved Surface (Miles)	7.7	4.3	TBD	TBD	5.9	TBD	TBD miles/1,000	TBD miles/1,000	N/A	0.4 miles/1,000	28.80	TBD	TBD	TBD	TBD
Trails - Non-Paved Surface (Miles)	0.7	TBD	TBD	TBD	TBD	TBD	TBD miles/1,000	TBD miles/1,000	N/A	0.03 miles/1,000	3.60	TBD	TBD	TBD	TBD
Dog Parks	1.0	1.0	1.0	3.0	1.0	4.0	1 site/ 72,000	1 site/ 72,000	N/A	1 site/ 50,000	1.44	(0.44)	(0.44)	Meets Standard	Meets Standard
Sports Parks (Halls, Basketball, Bmx)	4.0	3.0	3.0	10.0	6.0	16.0	1 court/ 10,284	1 court/ 4,800	1 court/ 1,000	1 court/ 6,000	12.00	(0.00)	(0.44)	Meets Standard	Meets Standard
Outdoor Basketball Courts	5.0	2.0	2.0	9.0	16.0	23.0	1 court/ 10,284	1 court/ 2,130	1 court/ 2,000	1 court/ 8,000	9.00	(2.00)	14.00	Need 8 courts	Exceeds Standard
Tennis	2.0	2.0	2.0	6.0	4.0	10.0	1 site/ 36,000	1 site/ 12,000	1 site/ 0,000	1 court/ 23,000	2.88	(0.88)	3.12	Need 2 courts	Exceeds Standard
Volleyball (Indoor)	1.0	1.0	1.0	3.0	2.0	5.0	1 field/ 72,000	1 field/ 24,000	1 field/ 20,000	1 field/ 20,000	3.60	(2.60)	(0.60)	Need 1 court	Exceeds Standard
Baseball - Adult (80')	8.0	4.0	4.0	16.0	10.0	26.0	1 field/ 14,400	1 field/ 4,800	1 field/ 20,000	1 field/ 15,000	4.80	(0.20)	19.20	Need 3 fields	Exceeds Standard
Baseball - Youth (Diamond Fields)	3.0	4.0	4.0	11.0	1.0	12.0	1 field/ 18,000	1 field/ 14,400	1 field/ 23,000	1 field/ 15,000	4.80	(0.80)	0.20	Need 1 field	Meets Standard
Softball - Youth (Diamond Fields)	0.0	0.0	0.0	0.0	0.0	0.0	1 field/ 24,000	1 field/ 10,284	1 field/ 15,000	1 field/ 8,000	4.80	(1.80)	2.20	Need 2 fields	Exceeds Standard
Baseball/Softball - Youth (Practice Fields)	0.0	0.0	0.0	0.0	0.0	0.0	1 field/ 0	1 field/ 2,769	N/A	1 field/ 8,000	8.00	(8.00)	17.00	Need 9 fields	Exceeds Standard
Soccer - Regulation (115x75 yds)	1.0	2.0	2.0	5.0	3.0	8.0	1 field/ 18,000	1 field/ 18,000	1 field/ 6,000	1 field/ 10,000	7.20	(3.20)	(0.20)	Need 3 fields	Meets Standard
Soccer - Micro (includes indoor, 75x45 yds)	4.0	4.0	4.0	12.0	10.0	22.0	1 field/ 7,200	1 field/ 3,600	N/A	1 field/ 8,000	9.00	1.00	11.00	Exceeds Standard	Exceeds Standard
Multi-purpose / Overlay Fields (125x60 yds)	40,000.0	40,000.0	40,000.0	120,000.0	5.0	125,000.0	1 field/ 18,000	1 field/ 18,000	1 field/ 15,000	1 field/ 20,000	6,400.00	(6,400.00)	(6,400.00)	Need 6,400 ft	Exceeds Standard
Indoor Aquatic Center (Square Feet)	0.0	0.0	0.0	0.0	0.0	0.0	0.0 sq/ person	0.0 sq/ person	1 site/ 23,000	1.2 sq/ person	36,000.00	(36,000.00)	(36,000.00)	Need 36,000 sq ft	Need 36,000 sq ft
Community/Recreation Center (Square Feet)	11,041.0	27,500.0	27,500.0	66,041.0	30,000.0	96,041.0	0.5 sq/ person	0.5 sq/ person	1 site/ 35,000	1.0 sq/ person	72,000.00	(23,489.00)	(23,489.00)	Need 33,459 sq ft	Need 33,459 sq ft
Gymnasium (Square Feet)	0.0	0.0	0.0	0.0	0.0	0.0	0.0 sq/ person	0.0 sq/ person	1 site/ 23,000	0.5 sq/ person	36,000.00	(36,000.00)	(36,000.00)	Need 36,000 sq ft	Need 36,000 sq ft

Population
2005
Build-out

- Notes:
- City of San Jose Inventory Over/ Under/ Standard (2005 Estimated Population) considers City of San Jose Current Inventory only for its calculation
 - San Jose Area TOTAL Inventory Over/ Under/ Standard (2005 Estimated Population) considers current City of San Jose Inventory + Other Providers Inventory for its calculation (2005 Estimated Population) considers current City of San Jose Inventory + Other Providers Inventory + City of San Jose Under Development Inventory only for its calculation
 - San Jose Area TOTAL Inventory Over/ Under/ Standard (Estimated Population at Build-Out = 72,000) considers current City of San Jose Inventory + Other Providers Inventory for its calculation
 - San Jose Area TOTAL Inventory Over/ Under/ Standard (Estimated Population at Build-Out = 72,000) considers current City of San Jose Inventory + Other Providers Inventory for its calculation
 - Trails paved surface - San Jose (Under development) Inventory obtained by combining information available in square miles and acreage format. (3.14 acres of 10' wide trail converted to paved surface miles plus 0.02 miles of paved surface mentioned)
 - Use Paved 15,400,000 sq ft. San Jose Parks and Recreation Plan 02/05/05
 - Outdoor aquatic center includes pool and deck space

Equity of Facilities

Following an assessment of the population and the communities' expressed needs for facilities and programs, an assessment of the equity of the current facilities was conducted. Equity mapping entails mapping by classification and mapping of major amenities by facility standards as applied to population density and geographic areas. The base information for this analysis is the adjusted 2020 projected population density by census tract acquired during the demographic analysis. Using the facility standards and service areas for each park and major facility type (amenity), a series of maps by each park classification and major amenities was assessed.

Methodology:

The methodology first determines the service area of any given park or facility and then develops service rings adjusted by the population density. A service area is defined as a circular area around a park or amenity whose radius encompasses the population associated with the appropriate facility standard for each park classification and amenity. Service areas are created by applying the standard of the park or amenity to the unit of measure quantity for the park or amenity.

The final step determines an average radius by comparing the service area total forecasted population projection to that of the service rings' forecasted population projection, and where the numbers are equal represents the radius distance for the service area.

Equity Mapping Details

Neighborhood Parks: This map demonstrates where neighborhood parks are currently located, City parks planned and under development review (2007), or City parks proposed to be developed in the future. The map presents the service area of neighborhood parks by the recommended facility standard of 2 acres per 1,000 residents. Currently there are 34.5 acres in 5 neighborhood parks. There are 1.9 acres in 2 neighborhood parks currently planned and under development review, and 1 additional park with undetermined acreage. Proposed future developments are expected to have 6.98 acres in 3 neighborhood parks.

Community Parks: This map demonstrates where community parks are currently located, City parks planned and under development review or City parks proposed to be developed in the future. The map presents the service area of community parks by the recommended facility standard of 3 acres per 1,000 residents. Currently there are 81 acres in 2 community parks and 171 acres in 1 publicly operated community park. There are 38 acres in 1 community park currently planned and under development review. Proposed future developments are expected to have 80.6 acres in 2 community parks.

Playgrounds: This map demonstrates where playgrounds are currently located at both City parks and public schools, City parks planned and under development review,

publicly operated parks, or City parks proposed to be developed in the future. The map presents the service area of playgrounds by the recommended facility standard of 1 site per 4,000 residents. Currently there are 6 playgrounds located at 6 City parks, 5 playgrounds located at 1 publicly operated community park, and 24 playgrounds located at 9 public schools for a total of 35 sites. There are 4 playgrounds in 2 City parks currently planned and under development review. Proposed future park developments are expected to have 5 playgrounds in 3 parks.

Picnic Shelters: This map demonstrates where picnic shelters are currently located at both City parks and public schools, City parks planned and under development review, publicly operated parks, or City parks proposed to be developed in the future. The map presents the service area of picnic shelters by the recommended facility standard of 1 site per 5,000 residents. Currently there are 6 picnic shelters located at 5 City parks, 3 playgrounds located at 1 publicly operated community park, and 9 playgrounds located at 5 public schools for a total of 18 sites. There are 9 playgrounds in 2 City parks currently planned and under development review. Proposed future park developments are expected to have 6 picnic shelters in 2 parks.

Paved Trails: This map demonstrates where paved trails are currently located at both City parks, City parks planned and under development review, publicly operated parks, or City parks proposed to be developed in the future. Currently there are 2.72 miles of paved trails located at 6 City parks, an undetermined number of miles of paved trails located at 7 City parks, and 5.89 miles of paved trails located at 1 publicly operated community park. There are 3.4 miles of paved trails in 4 City parks currently planned and under development review. Proposed future park developments are expected to have an undetermined number of miles of paved trails in 3 parks.

Non-Paved Trails: This map demonstrates where non-paved trails are currently located at City parks, publicly operated parks, or City parks proposed to be developed in the future. Currently there are 0.13 miles of paved trails located at 1 City park, an undetermined number of miles of non-paved trails at 2 City parks, and an undetermined number of miles of non-paved trails located at 1 publicly operated community park. There are 3.4 miles of non-paved trails in 4 City parks currently planned and under development review. Proposed future park developments are expected to have 6 miles of non-paved trails in 1 City park, and an undetermined number of miles of non-paved trails in 3 parks.

Dog Parks: This map demonstrates where dog parks are proposed to be developed in future parks. The map presents the service area of dog parks by the recommended facility standard of 1 court per 50,000 residents. Proposed future park developments are expected to have 1 dog park in 1 park.

Skate Parks: This map demonstrates where skate parks are currently located at City parks. The map presents the service area of skate parks by the recommended facility standard of 1 court per 50,000 residents. There is currently 1 skate park located at 1 City park. The current level of service for City parks is 1 site per 54,476 residents.

Outdoor Basketball Courts: This map demonstrates where outdoor basketball courts are currently located at City parks, public schools, or City parks proposed to be developed in the future. The map presents the service area of outdoor basketball courts by the recommended facility standard of 1 court per 6,000 residents. There are currently 4 outdoor basketball courts located at 4 City parks and 48.5 courts located at 11 public schools for a total of 52.5 existing courts. The current level of service for City parks is 1 outdoor basketball court per 13,619 residents and 1 court per 1,038 residents for City parks and public schools. Proposed future park developments are expected to have 4 outdoor basketball courts in 2 parks.

Tennis Courts: This map demonstrates where tennis courts are currently located at City parks, public schools, or City parks proposed to be developed in the future. The map also demonstrates the service area of tennis courts by the recommended facility standard of 1 court per 8,000 residents. There are currently 5 tennis courts located at 3 City parks and 28 courts located at 2 public schools for a total of 33 existing courts. The current level of service for City parks is 1 tennis court per 10,895 residents and 1 court per 1,651 residents for City parks and public schools. Proposed future park developments are expected to have 4 tennis courts in 1 park.

Volleyball Courts: This map demonstrates where volleyball courts are currently located at both City parks and public schools, publicly operated parks, or City parks proposed to be developed in the future. The map presents the service area of volleyball courts by the recommended facility standard of 1 court per 25,000 residents. There are currently 2 volleyball courts located at 2 City parks, 4 volleyball courts located at 1 publicly operated community park, and 23 courts located at 6 public schools for a total of 29 courts. The current level of service for City parks is 1 volleyball court per 27,238 residents and 1 court per 1,878 residents for City parks, the publicly operated community park, and public schools. Proposed future park developments are expected to have an undetermined number of volleyball courts in 2 parks.

Baseball Fields - Adult (90' base path): This map demonstrates where adult baseball fields are currently located at City parks. The map presents the service area of adult baseball fields by the recommended facility standard of 1 field per 20,000 residents. There is currently 1 adult baseball field located at 1 City park. The current level of service for City parks is 1 field per 54,476 residents.

Baseball Fields – Youth (60'-80' base path): This map demonstrates where youth baseball fields are currently located at City parks or public schools. The map presents the service area of youth baseball fields by the recommended facility standard of 1 field per 8,000 residents. There are currently 5 youth baseball fields located at 2 City parks and 48 fields located at 11 public schools for a total of 53 fields. The current level of service for City parks is 1 youth baseball field per 10,895 residents and 1 field per 1,028 residents for City parks and public schools.

Softball Fields – Adult: This map demonstrates where adult softball fields are located in City parks planned and under development review. The map presents the service area of

adult softball fields by the recommended facility standard of 1 field per 15,000 residents. At this time there are 4 adult softball fields in 1 City park currently planned and under development review. The current level of service for City parks is 1 adult softball field per 13,619 residents for City parks planned and under development review.

Softball Fields – Youth: This map demonstrates where youth softball fields are currently located at City parks. The map presents the service area of youth softball fields by the recommended facility standard of 1 field per 8,000 residents. There are currently 3 youth softball fields located at 1 City park. The current level of service for City parks is 1 youth softball field per 18,159 residents.

Soccer Fields - Regulation: This map demonstrates where regulation soccer fields are currently located at public schools or City parks planned and under development review. The map presents the service area of regulation soccer fields by the recommended facility standard of 1 field per 10,000 residents. Currently there are 3 fields located at 2 public schools. There are 2 regulation soccer fields in 1 City park planned and under development review.

Soccer Fields – Micro: This map demonstrates where micro soccer fields are currently located at City parks or City parks planned and under development review. The map presents the service area of youth softball fields by the recommended facility standard of 1 field per 8,000 residents. There are currently 4 micro soccer fields located at 2 City parks. There are 4 regulation soccer fields in 1 City park planned and under development review. The current level of service for City parks is 1 micro soccer field per 6,810 residents.

Multipurpose/Overlay Fields: This map demonstrates where multipurpose/overlay fields are currently located at City parks, public schools, or City parks proposed to be developed in the future. The map presents the service area of multipurpose/overlay fields by the recommended facility standard of 1 field per 20,000 residents. There is currently 1 multipurpose/overlay field located at 1 City park and are 9 fields located at 7 public schools for a total of 10 fields. The current level of service for City parks is 1 multipurpose/overlay field per 54,476 residents and 1 field per 5,448 residents for City parks and public schools. Proposed future park developments are expected to have 3 multipurpose/overlay fields in 2 parks.

Outdoor Aquatic Centers: This map demonstrates where outdoor aquatic centers are currently located at City parks, public schools, or City parks proposed to be developed in the future. The map presents the service area of outdoor aquatic centers by the recommended facility standard of 1.5 square feet per resident. There are currently 12,421 square feet of outdoor aquatic centers located at 1 City park and 6,250 square feet of outdoor aquatic centers located at 1 public school for a total of 18,671 square feet of existing outdoor aquatic centers. The current level of service for City parks is 0.2 square feet of outdoor aquatic centers per resident and 0.3 square feet of outdoor aquatic centers per resident for City parks and public schools. Proposed future park developments are expected to have 8,000 square feet of outdoor aquatic centers per resident at 1 park.

Community/Recreation Centers: This map demonstrates where community/recreation centers are currently located at City parks, City parks planned and under development review, publicly operated parks, or City parks proposed to be developed in the future. The map presents the service area of community/recreation centers by the recommended facility standard of 1.5 square feet per resident. There are currently 11,041 square feet of community/recreation centers located at 4 City parks and 32,000 square feet of community/recreation centers located at 1 publicly operated park for a total of 43,041 square feet of existing community/recreation centers. There is 18,000 square feet of community/recreation centers in 1 City park planned and under development review. The current level of service for City parks is 0.5 square feet of community/recreation centers per resident and 1.1 square feet of community/recreation centers per resident for City parks and publicly operated parks. Proposed future park developments are expected to have 22,000 square feet of community/recreation centers per resident at 1 park.

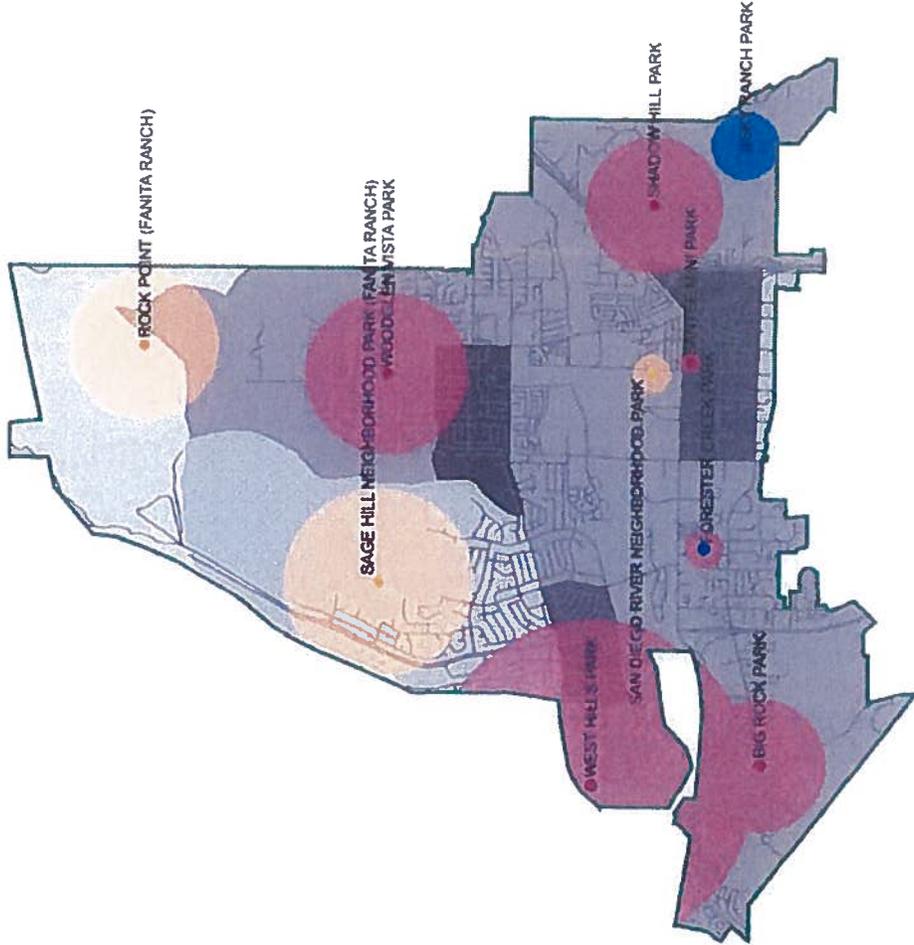


City of Santee, California

Neighborhood Parks

2020 Service Areas

Service Level of 2.0 Acres per 1,000 Residents
 2020 Projected Population of 72,000 Residents
 Based on SANDAG Projected Population Data



Legend

- SERVICE AREA**
- EXISTING NEIGHBORHOOD PARKS
 - PLANNED NEIGHBORHOOD PARKS*
 - FUTURE NEIGHBORHOOD PARKS
- DENSITY**
- 2.5 OR LESS PEOPLE PER ACRE
 - 2.5 to 5.0 PEOPLE PER ACRE
 - 5.0 to 10.0 PEOPLE PER ACRE
 - 10.0 to 15.0 PEOPLE PER ACRE
 - 15.0 OR MORE PEOPLE PER ACRE
- PARKS & FACILITIES**
- BIG ROCK NEIGHBORHOOD PARK: 5 ACRES
 - SANTEE MINI PARK: 0.25 ACRES
 - SHADOW HILL NEIGHBORHOOD PARK: 5.69 ACRES
 - WOODGLEN VISTA NEIGHBORHOOD PARK: 9.86 ACRES
 - WEST HILLS NEIGHBORHOOD PARK: 13.8 ACRES
 - FORESTER CREEK MINI PARK: 0.6 ACRES*
 - SKY RANCH PLANNED NEIGHBORHOOD PARK: 1.3 ACRES*
 - ROCK POINT FUTURE NEIGHBORHOOD PARK (FANITA RANCH): 3.7 ACRES
 - SAGE HILL FUTURE NEIGHBORHOOD PARK (FANITA RANCH): 7.1 ACRES
 - SAN DIEGO RIVER FUTURE MINI PARK: 0.55 ACRES

*Planned facilities are made within the adjacent parks as of 2008 and are subject to change with their neighborhood areas.



pros consulting



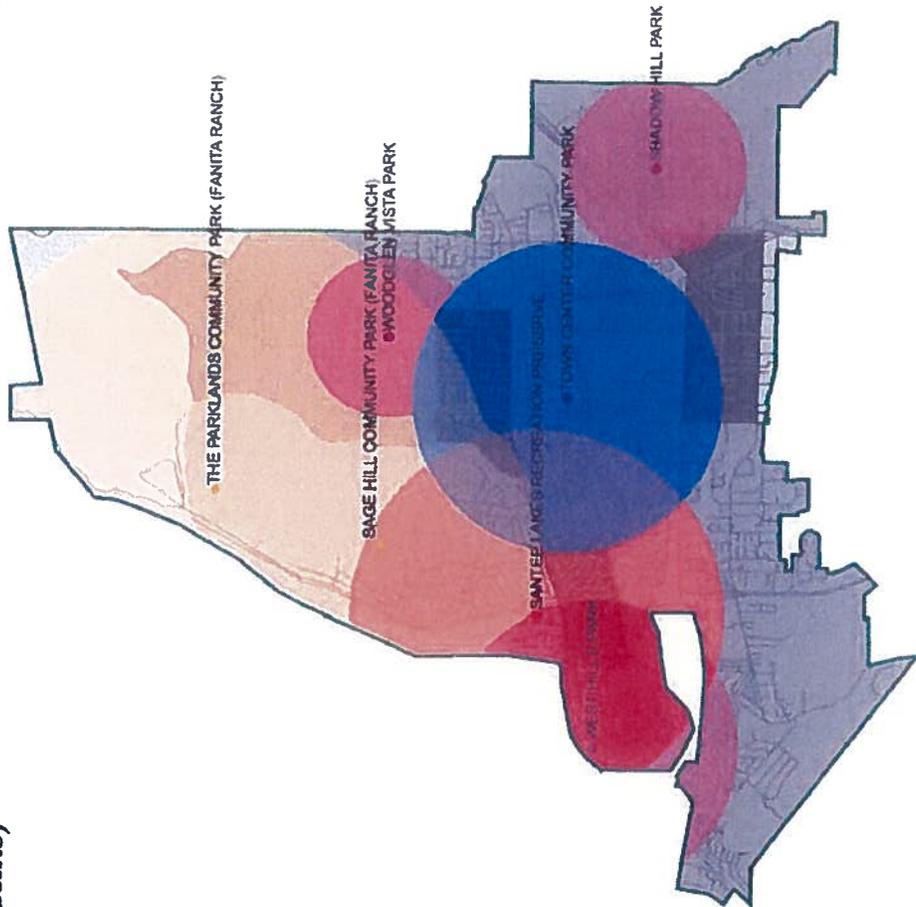


City of Santee, California

Picnic Shelters (25+ Residents)

2020 Service Areas

Service Level of 1 Site per 5,000 Residents
 2020 Projected Population of 72,000 Residents
 Based on SANDAG Projected Population Data



Legend

SERVICE AREA

- EXISTING PICNIC SHELTERS IN CITY PARKS
- EXISTING PICNIC SHELTERS BY REGIONAL PROVIDERS
- PLANNED PICNIC SHELTERS IN CITY PARKS*
- FUTURE PICNIC SHELTERS BY REGIONAL PROVIDERS

DENSITY

- 2.5 OR LESS PEOPLE PER ACRE
- 2.5 TO 5.0 PEOPLE PER ACRE
- 5.0 TO 10.0 PEOPLE PER ACRE
- 10.0 TO 15.0 PEOPLE PER ACRE
- 15.0 OR MORE PEOPLE PER ACRE

PARKS & FACILITIES

- SHADOW HILL PARK 1 EXISTING PICNIC SHELTER
- WEST HILLS PARK 1 EXISTING PICNIC SHELTER
- WOODGLEN VISTA PARK 1 EXISTING PICNIC SHELTER
- SANTEE LAKES RECREATION PRESERVE 3 EXISTING PICNIC SHELTERS
- TOWN CENTER COMMUNITY PARK 4 PLANNED PICNIC SHELTERS*
- SAGE HILL PARK (FANITA RANCH) 2 FUTURE PICNIC SHELTERS
- THE PARKLANDS (FANITA RANCH) 4 FUTURE PICNIC SHELTERS

*Planned facilities are shown under development. Sites as of 2005 and are subject to change with their development process.



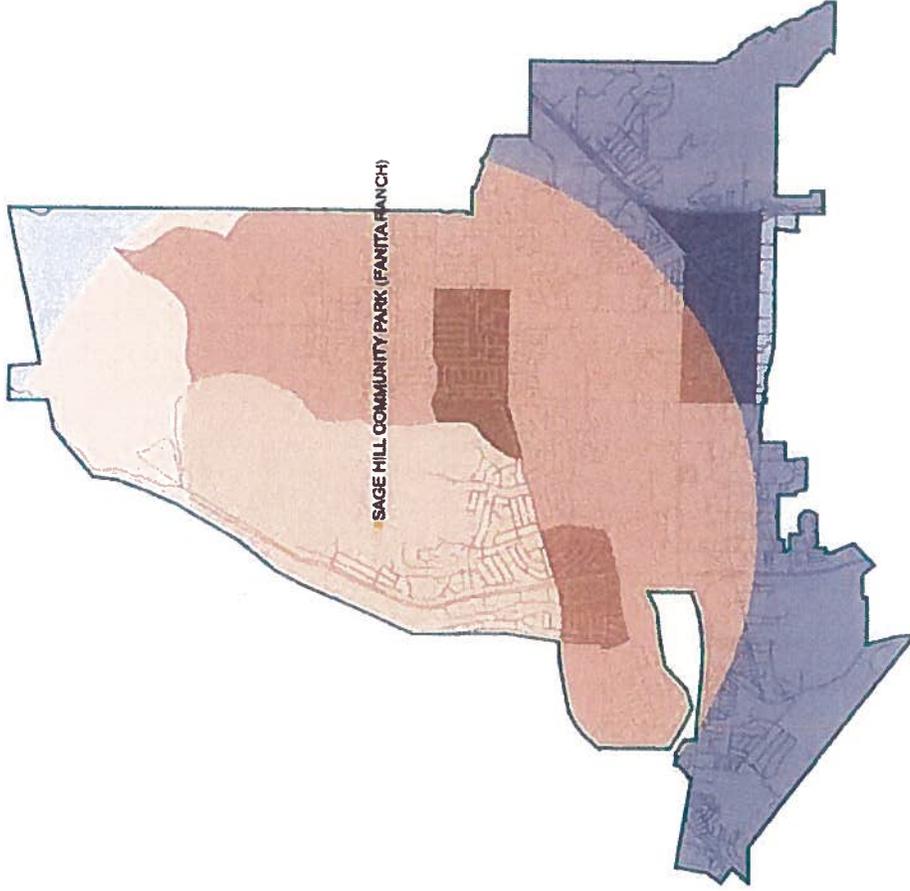


City of Santee, California

Dog Parks

2020 Service Areas

Service Level of 1 Site per 50,000 Residents
 2020 Projected Population of 72,000 Residents
 Based on SANDAG Projected Population Data



- Legend**
- SERVICE AREAS**
 - FUTURE DOG PARKS IN CITY PARKS
 - DENSITY**
 - 2.5 OR LESS PEOPLE PER ACRE
 - 2.5 TO 5.0 PEOPLE PER ACRE
 - 5.0 TO 10.0 PEOPLE PER ACRE
 - 10.0 TO 15.0 PEOPLE PER ACRE
 - 15.0 OR MORE PEOPLE PER ACRE
 - PARKS & FACILITIES**
 - SAGE HILL PARK (FANITA RANCH): 1 FUTURE DOG PARK



Land Development Opportunity

The City and the Santee School District mutually contemplate multiple-family residential development on the property. The City will entertain a land development application concurrent with applications for General Plan/Zone Code amendments that facilitate multiple-family development and park development on the 11.39-acre site.

Currently the General Plan Land Use designation is "Public" and the zone classification is "Park/Open Space". City staff would entertain changing the northernmost 7.62-acre portion to "R-7 Medium Density Residential" which establishes a density range of 7 to 14 dwelling units per acre. The remaining 3.77 acres would stay as currently designated in the General Plan, and as classified on the Zone District Base Map (refer to attached exhibits).

Land Use Designation:

The "R-7 Medium Density Residential" land use designation is intended for a wide range of residential development types, including attached and detached single-family units at the lower end of the density range, and multiple-family attached units at the higher end of the density range. Areas developed under this designation should exhibit adequate access to streets of at least collector capacity and be conveniently served by neighborhood commercial and recreational facilities.

Zone District Classification:

Chapter 17.10 of the Zone Code provides the development standards in support of this General Plan land use designation. The corresponding Zone District, "Medium Density Residential (R-7)" similarly establishes a density range of 7 to 14 dwelling units per gross acre. Among the development standards is a minimum streetscape setback of 20 feet from the Prospect Avenue public right-of-way.

Rationale for Development Application Acceptance:

The site receives access from Prospect Avenue, a collector street, and is within ½-mile of neighborhood commercial services. Residential development within the R-7 density range would be compatible with existing and proposed development in the immediate and surrounding area. The number of units could range from a minimum of 53 (7 dwelling units per acre) to a maximum of 106 (14 dwelling units per acre). More typical would be a project density of 12 dwelling units per acre with a yield of 90 dwelling units.

The western "quadrant" of the City, in which this property is situated, has "built" examples of



multiple-family development to the north and west. A 24-unit condominium development on an abutting 1.96-acre property holds land development entitlements compliant with the R-7 designation/zone standards DR07-05-07/TM05-05). This project, Rancho Fanita Villas, was approved at a density of 12.24 dwelling units per acre, and is expected to be constructed in 2014-2015.

The retention of the "Public" land use designation over the southernmost 3.77 acres would facilitate development of a neighborhood park along Prospect Avenue; a park would also provide an effective land use transition between R-7 development on the site and the single-family neighborhoods which predominate on the south side of Prospect Avenue and on both sides of the subject site. Furthermore, the retention of 3.77 acres for park purposes advances one of the goals in the Recreation Element of the General Plan to provide parks in underserved areas of the City.

It is the intent of the City to promote economical and efficient use of the land and to maximize development design flexibility by:

- Incorporating the minimum 20-foot Prospect Avenue streetscape setback, (required pursuant to Section 17.10.040.D) in the park that would front on Prospect Avenue;
- Acknowledging the proximity of the park and its merit in satisfying all, or part of, the on-site recreational amenities required pursuant to Section 17.10.040.E; and
- Integrating residential and park driveway design for efficient access.



City of Santee
COUNCIL AGENDA STATEMENT

6D

MEETING DATE August 27, 2014

AGENDA ITEM NO.

ITEM TITLE APPROVAL OF EXPENDITURES RELATED TO THE CARLTON OAKS FIRE ON APRIL 29, APRIL 30 AND MAY 1, 2014 AT AN ESTIMATED COST OF \$27,808 AND THE APPROPRIATION OF FUNDS

DIRECTOR/DEPARTMENT Chief Richard Mattick, Fire Department *RSN*

SUMMARY

On April 30, 2014, the City Manager and Purchasing Agent authorized the purchase of as-needed equipment, supplies and services to combat the Carlton Oaks Fire that lasted three days and burned four acres of Mast Park. Unanticipated costs incurred by the Fire Department were from the U.S. Forest Service for falling teams in the estimated amount of \$800, CalFire for hand crews estimated at \$19,156, meals and water at \$4,234, a portable toilet at \$174, and loss of equipment at \$3,444. Invoices have been received and paid for all of the costs with the exception of the costs from the U.S. Forestry Service and CalFire.

Section 3.24.150 of the Municipal Code authorizes the City Manager to obtain services, materials, equipment and contractual services in the case of an emergency, but requires Council approval of purchases exceeding \$20,000.

ENVIRONMENTAL REVIEW

This item is statutorily exempt from environmental review under State CEQA Guidelines section 15269(c) as an action necessary to mitigate an emergency.

FINANCIAL STATEMENT *m*

An appropriation of \$9,400 from the General Fund reserve is required for these unanticipated expenditures.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *RSN*

Approve expenditures for the Carlton Oaks Fire in the amount of the estimated \$27,808 and appropriate \$9,400 from the General Fund reserve.

ATTACHMENTS (Listed Below)

None

City of Santee
COUNCIL AGENDA STATEMENT

6E

MEETING DATE August 27, 2014

AGENDA ITEM NO.

ITEM TITLE ADOPT RESOLUTION AUTHORIZING THE PURCHASE OF ONE NEW 2014 FORD F-150 PICKUP AND ONE NEW 2015 F-350 CAB AND CHASSIS WITH UTILITY BODY PER STATE OF CALIFORNIA CONTRACT #1-14-23-20A-G AND DECLARING TWO VEHICLES SURPLUS PROPERTY

DIRECTOR/DEPARTMENT

Bill Maertz, Community Services 

SUMMARY

This item requests City Council authorization to purchase one new 2014 Ford F-150 Regular Cab 4X2 Pickup truck and one (1) new 2015 Ford F-350 Regular Cab 4X2 Cab and Chassis with added utility body for Community Services Public Services Division to replace vehicles V-102 and V-103, two 1998 Ford F-250 Pickups that have both exceeded their useful life as both trucks are 16 years old. V-102 has over 92,000 miles and needs brakes. V-103 has over 81,000 miles and has transmission problems. The tool boxes from V-102 will be removed and installed on the F-150. In addition, a lift gate will be purchased and installed on to carry mulch, dirt, trees and other landscape material as the F-150 will be used for landscape purposes. The F-350 will be fitted with a utility body and will be used to carry irrigation supplies such as valves, pipe fittings, irrigation pipe and other miscellaneous repair parts.

Santee Municipal Code 3.24.180 authorizes the City to purchase equipment and supplies from a vendor at a price established by competitive or competitively negotiated bid by another public agency as long as that bid substantially complied with the formal bidding procedures in Santee Municipal Code Section 3.24.110. In February 2014, the State of California Department of General Services (CA DGS) conducted a competitive process, substantially complying with Santee's Municipal Code, for procurement of fleet vehicles/trucks. Based on the requirements for the lowest responsive responsible bidder offering the best overall quality and selection of products and services, Wondries Fleet Group was one of the vendors awarded Contract 1-14-23-20A-G for various size pickups for a two-year term.

Santee's Purchasing Ordinance requires City Council approval of all purchases exceeding \$20,000. Staff recommends utilizing CA DGS Contract #1-14-23-20A-G to purchase one new 2014 Ford F-150 Regular Cab 4X2 Pickup truck for \$22,347.71 and one new 2015 Ford F-350 Regular Cab 4X2 Cab and Chassis with added utility body for \$40,385.96, from Wondries Fleet Group for a total amount not to exceed \$62,733.67.

Decals, warning lights, lift gate and other miscellaneous equipment will be purchased from other vendors for an additional amount not-to-exceed \$2,200.00.

CITY ATTORNEY REVIEW

N/A Completed

FLEET MANAGER REVIEW

N/A Completed

FINANCIAL STATEMENT 

Funding for these vehicles is included in the FY 2014-15 Vehicle Replacement Fund budget.

RECOMMENDATION 

1. Adopt Resolution authorizing the purchase of one new 2014 Ford F-150 Regular Cab 4X2 Pickup truck and one new 2015 Ford F-350 Regular Cab 4X2 Cab and Chassis with added utility body from Wondries Fleet Group for an amount not to exceed \$62,733.67; and
2. Declare vehicles V-102 and V-103, two 1998 Ford F-250 Pickups, surplus on receipt and acceptance of the two new vehicles and direct sale of surplus vehicles at public auction; and
3. Authorize the City Manager to execute all necessary documents.

ATTACHMENTS (Listed Below)

Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
AUTHORIZING THE PURCHASE OF ONE NEW 2014 FORD
F-150 PICKUP AND ONE NEW 2015 F-350 CAB AND CHASSIS WITH UTILITY
BODY PER STATE OF CALIFORNIA CONTRACT #1-14-23-20A-G AND
DECLARING TWO VEHICLES SURPLUS PROPERTY**

WHEREAS, the City of Santee FY 2014-15 budget includes funding for the replacement of vehicles V-102 and V-103, two 1998 Ford F-250 Pickups, that have both exceeded their useful life as both trucks are 16 years old; and

WHEREAS, in February 2014, the State of California Department of General Services (CA DGS) conducted a competitive process, substantially complying with Santee's Municipal Code, for procurement of fleet vehicles/trucks; and

WHEREAS, Wondries Fleet Group was one of the vendors awarded Contract 1-14-23-20A-G for various size pickups for a two-year term.

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

1. Authorizes the purchase of one new 2014 Ford F-150 Regular Cab 4X2 Pickup truck and one new 2015 Ford F-350 Regular Cab 4X2 Cab and Chassis with added utility body from Wondries Fleet Group per California Department of General Services Contract 1-14-23-20A-G for an amount not to exceed \$62,733.67.
2. Declares vehicles V-102 and V-103, two 1998 Ford F-250 Pickups, surplus on receipt and acceptance of the two new vehicles and directs sale of vehicles V-102 and V-103 at public auction.
3. Authorizes the City Manager to execute all necessary documents.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 27th day of August, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK