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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**

**September 10, 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:

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 8-27-14 Regular Meeting**
 - **CDC Successor Agency 8-27-14 Regular Meeting**
 - **Public Financing Authority 8-27-14 Regular Meeting**
- (C) Approval of Payment of Demands as presented.**

- (D) Authorization to waive minor bid irregularity and award the contract for HVAC maintenance and as-needed repairs per Bid 14/15-20008 to Countywide Mechanical Systems Incorporated for an amount not to exceed \$9,595.00 for October 1, 2014 through June 30, 2015; and authorization for the City Manager to approve three (3) additional 12-month options to renew along with the corresponding purchase orders and approve annual change orders up to \$2,878.50 or 30% of the then-current contract amount.
- (E) Allowance of a claim against the City by Whillock Contracting, Inc. in the amount of \$15,121.06 and rejection as to the balance.

2. PUBLIC HEARINGS: None

3. ORDINANCES (First Reading): None

4. CITY COUNCIL ITEMS AND REPORTS:

(A) Community Oriented Policing Committee Semi-Annual Report. (Minto)

Recommendation:
Note and file report.

5. CONTINUED BUSINESS:

(A) 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. (Continued from 8/27/14) (Relates to Item 5B)

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.

- (B) 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. (Continued from 8/27/14) (Relates to Item 5A)

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.

6. NEW BUSINESS:

- (A) Approval of Memorandum of Understanding regarding training activities with the United States Marine Corp.

Recommendation:

Authorize City Manager to sign Memorandum of Understanding.

- (B) Resolution authorizing execution of an agreement for reimbursement of costs related to the preparation of and the environmental review for the City of Santee Subarea Plan with HomeFed Fanita Rancho, LLC; subsequent execution of a related professionals services agreement with ICF International for environmental consultant services; and filing of a Notice of Exemption under the California Environmental Quality Act.

Recommendation:

1. Authorize the City Manager to execute the Agreement for Reimbursement of Costs Related to the Preparation of and Environmental Review for the City of Santee Subarea Plan; and
2. Authorize the City Manager to execute a Professional Services Agreement with ICF International.

- (C) Authorization of additional construction changes orders for the City Hall Drainage Repairs Project (CIP 2013-40).

Recommendation:

Authorize the Director of Development services to approve an additional \$15,000 in contract change orders for construction improvements.

(D) Resolution awarding the construction contract for the San Diego River Trail, Walker Preserve (CIP 2011-35).

Recommendation:

Adopt the Resolution

1. Rejecting the bid protest submitted by Straight Line General Contracting as being without merit; and
2. Awarding the construction contract to IO Environmental & Infrastructure, Inc. for a total amount of \$1,711,601.49 and authorizing the City Manager to execute the contract; and
3. Authorizing the Director of Development Services to approve change orders in an amount not to exceed \$171,160.15.

(E) Informational report on the status of state regulated transportation network companies.

Recommendation:

Receive report.

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 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

(B) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

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

Significant Exposure to Litigation: One case

13. ADJOURNMENT:



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 } County of San Diego } ss. City of Santee }	<h3>AFFIDAVIT OF POSTING AGENDA</h3>
I, <u>Patsy Bell, CMC, City Clerk</u> 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 <u>September 5, 2014</u> at <u>4:30 p.m.</u>	
_____ Signature	_____ 9/5/14 Date

City of Santee
COUNCIL AGENDA STATEMENT

1B

MEETING DATE September 10, 2014

AGENDA ITEM NO.

ITEM TITLE APPROVAL OF MEETING MINUTES: SANTEE CITY COUNCIL,
CDC SUCCESSOR AGENCY AND SANTEE PUBLIC FINANCING
AUTHORITY REGULAR MEETING OF AUGUST 27, 2014

DIRECTOR/DEPARTMENT Patsy Bell, CMC, City Clerk

PB

SUMMARY

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

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION

Approve Minutes as presented.

ATTACHMENTS (Listed Below)

August 27, 2014 Minutes

Minutes

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

Draft

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

August 27, 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 7:02 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 Ryan. Council/Authority Member John W. Minto 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, Acting City Planner Kevin Mallory, 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: Rabbi Rafi Andrusier, Chabad of East County

PLEDGE OF ALLEGIANCE: Deputy Michael King

PROCLAMATION: Deputy Michael King Day

Mayor Voepel presented the Proclamation to Deputy King and presented his wife Kathy with a bouquet of white roses.

PROCLAMATION: World Mission Society Church of God

Mayor Voepel presented the Proclamation to Pastor Enoch Chung.

Draft

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

Mayor Voepel requested to reorder Item 2(A) to follow Closed Session Item 12(B); and at the request of the applicants, he also requested to continue Items 6(B) and 6(C) to the September 10, 2014 Council meeting.

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 7-23-14 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. (Reso 58-2014)**
- (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. (Reso 59-2014)**
- (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. (Reso 60-2014)**
- (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. (Reso 61-2014)**
- (J) Adoption of a Resolution approving subdivision improvement agreement and final map for Conejo Subdivision (TM2007-02). Location: 9907 Conejo Road & 10121 Conejo Lane. (Reso 62-2014)**

Draft

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

2. PUBLIC HEARINGS:

(A) Item reordered to follow Closed Session Item 12(B).

3. ORDINANCES (First Reading): None

4. CITY COUNCIL 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. (Reso 63-2014)**

Assistant to the City Manager Valverde presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

PUBLIC SPEAKER:

In Support

- Dustin Reilich, HERO Program Director of Municipal Development, answered Council's questions.

ACTION: After further discussion, on motion of Council Member Dale, seconded by Vice Mayor McNelis, the 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 was adopted with all voting aye, except Council Member Minto who was absent.

Draft

- (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)

Item 6(B) was not discussed as it was previously continued to the September 10, 2014 Council meeting.

- (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)

Item 6(C) was not discussed as it was previously continued to the September 10, 2014 Council meeting.

- (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.

ACTION: On motion of Council Member Dale, seconded by Mayor Voepel, the expenditures for the Carlton Oaks Fire in the amount of the estimated \$27,808 were approved and \$9,400 from the General Fund Reserve was appropriated with all voting aye, except Council Member Minto who was absent.

- (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. (Reso 64-2014)

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

Draft

ACTION: On motion of Vice Mayor McNelis, seconded by Council Member Dale, the 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; declaring vehicles V-102 and V-103, two 1998 Ford F-250 pickups, surplus on receipt; accepting the two new vehicles; directing the sale of surplus vehicles at public auction; and authorizing the City Manager to execute all necessary documents was adopted with all voting aye, except Council Member Minto who was absent.

7. COMMUNICATION FROM THE PUBLIC: None

8. CITY MANAGER REPORTS:

Acting City Manager Orso-Delgado noted that he had provided Council with a monthly update report.

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

Council Members recessed at 8:04 p.m. and convened in Closed Session at 8:05 p.m. to discuss Items 12(A) and 12(B) with all Members present, except Council Member Minto who was absent.

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

Draft

(B) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Gov. Code section 54956.8)

Property: Parcel 4 of Parcel Map18857, APN: 381-052-04

Real Property Negotiator: Acting City Manager

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

Council Members reconvened in Open Session at 8:54 p.m. with all Members present, except Council Member Minto who was absent. Mayor Voepel stated that no reportable action was taken.

The following item was reordered to follow Closed Session Item 12(B).

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 (Reso 65-2014)**

The Public Hearing opened at 8:55 p.m. Acting City Planner Mallory presented a staff report utilizing a PowerPoint presentation and answered Council's questions regarding the project, such as the types of residents (student vs. non-student) that would occupy the apartments, property tax exemptions, security, and parking.

PUBLIC SPEAKERS:

In Support:

- Paul Ague, San Diego Christian College, answered Council's questions.
- Matt Reid, San Diego Christian College, answered Council's questions.
- Joe Werner, JMR Properties
- Chris Wood, Ryan Companies
- John Olsen, Santee Chamber of Commerce

ACTION: After further discussion, on motion of Council Member Dale, seconded by Vice Mayor McNelis, the Public Hearing closed at 9:56 p.m., the Negative Declaration was approved as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA), and the Resolution approving Development Review Permit DR2013-2 was adopted with all voting aye, except Council Member Minto who was absent.

Draft

Council Members recessed at 9:57 p.m. and convened in Closed Session at 9:59 p.m. to discuss Items 12(C), 12(D), and 12(E) with all Members present, except Council Member Minto who was absent.

12. CLOSED SESSION:

(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

Council Members reconvened in Open Session at 10:46 p.m. with all Members present, except Council Member Minto who was absent. Mayor Voepel stated that no reportable action was taken.

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:47 p.m.

Date Approved: _____

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

City of Santee
COUNCIL AGENDA STATEMENT

1C

MEETING DATE September 10, 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 *20D*

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>
08/19/14	Accounts Payable	\$ 1,373.95
08/20/14	Accounts Payable	229,157.30
08/21/14	Payroll	338,735.37
08/21/14	Accounts Payable	172,137.55
08/25/14	Accounts Payable	111,530.56
08/26/14	Accounts Payable	927,148.58
08/29/14	Accounts Payable	38,221.38
09/02/14	Retiree Medical	<u>4,732.00</u>
	TOTAL	<u>\$ 1,823,036.69</u>

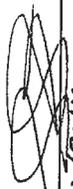
I hereby certify to the best of my knowledge and belief that the foregoing demands listing is correct, just, conforms to the approved budget, and funds are available to pay said demands.

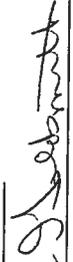


Tim K. McDermott, Director of Finance

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
932091	8/19/2014	10956 FRANCHISE TAX BOARD	PPE 08/13/14 Special		CA STATE TAX WITHHELD	136.40
932092	8/19/2014	10956 FRANCHISE TAX BOARD	PPE 08/27/14 Special		CA STATE TAX WITHHELD	1,237.55
Total :						1,373.95
2 Vouchers for bank code : ubgen						1,237.55
2 Vouchers in this report						1,373.95
Bank total :						1,373.95
Total vouchers :						1,373.95

Prepared by: 
Date: 08/22/2014

Approved by: 
Date: 8-22-14

vchlist

08/20/2014 11:06:35AM

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106415	8/20/2014	10168 ALBERTA WEBB ASSOCIATES	143360	50696	FIRE BENEFIT AUDIT	2,500.00
					Total :	2,500.00
106416	8/20/2014	10194 AMERICAN PUBLIC WORKS ASSOC	678231		MEMBERSHIP RENEWAL	199.00
					Total :	199.00
106417	8/20/2014	10062 BATHRICK, FRANK T	06192014A		COMMISSION STIPEND	50.00
					Total :	50.00
106418	8/20/2014	11710 BEAT, DAVID	EN14062S		REFUNDABLE SECURITY	500.00
					Total :	500.00
106419	8/20/2014	10018 BENCHMARK LANDSCAPE SVCS INC	111595	50537	LANDSCAPE SERVICES	6,197.00
					Total :	6,197.00
106420	8/20/2014	10021 BOUND TREE MEDICAL LLC	81492399	50724	EMS SUPPLIES	404.67
			81492400	50724	EMS SUPPLIES	812.29
			81492401	50724	EMS SUPPLIES	44.45
			81492402	50725	PHARMACEUTICALS	11.75
			81493982	50725	PHARMACEUTICALS	5.36
			81498118	50724	EMS SUPPLIES	51.52
			81498119	50724	EMS SUPPLIES	25.76
					Total :	1,355.80
106421	8/20/2014	10260 CALIFORNIA PARK & RECREATION	09/01-08/31/15		MEMBERSHIP RENEWAL	1,080.00
					Total :	1,080.00
106422	8/20/2014	11169 CALIFORNIA WATERS LLC	8803		FOUNTAIN REPAIRS	35.00
			9217		FOUNTAIN REPAIRS	1,843.00
					Total :	1,878.00
106423	8/20/2014	10299 CARQUEST AUTO PARTS	11102-334604	50727	VEHICLE SUPPLIES	53.24
			11102-334626	50727	VEHICLE SUPPLIES	159.34
			11102-334662	50727	VEHICLE REPAIR PARTS	217.40
					Total :	429.98
106424	8/20/2014	10032 CINTAS CORPORATION #694	694730415	50815	UNIFORM/PARTS CLEANER RNTL	59.43

Bank code :	ubgen			Invoice	PO #	Description/Account	Amount
Voucher	Date	Vendor					
106424	8/20/2014	10032	10032 CINTAS CORPORATION #694				
106425	8/20/2014	10979	CITY OF LA MESA	16546		FINGERPRINTING COSTS	Total : 59.43
106426	8/20/2014	10801	CLAIMS MANAGEMENT ASSOC INC	521336		CLAIM SERVICES	Total : 200.00
				521337		CLAIM SERVICES	213.00
				521338		CLAIM SERVICES	234.30
							504.10
							Total : 951.40
106427	8/20/2014	10036	COOPERATIVE PERSONNEL SERVICES	SOP37361		ACCOUNTANT SKILLS TEST	200.00
							Total : 200.00
106428	8/20/2014	10040	COUNTYWIDE MECHANICAL SYSTEMS	14063122		HVAC REPAIRS	723.50
							Total : 723.50
106429	8/20/2014	10333	COX COMMUNICATIONS	052335901		8950 COTTONWOOD AVE	232.15
				501 3110 094486701		CITY HALL GROUP BILL	1,336.83
							Total : 1,568.98
106430	8/20/2014	11418	DAMOOR, KESHAV	06192014C		COMMISSION STIPEND	50.00
							Total : 50.00
106431	8/20/2014	10200	DELGADO, PEDRO ORSO	81214		CELL PHONE REIMBURSEMENT	102.49
							Total : 102.49
106432	8/20/2014	11208	DION & SONS INC	S64992	50816	DIESEL EXHAUST FLUID	132.14
							Total : 132.14
106433	8/20/2014	10057	ESGIL CORPORATION	06143905CM		CREDIT - PLAN CHECK	-108.00
				07143939		CODE ENFORCEMENT SVCS	150.00
				08/04/14-08/08/14		SHARE OF FEES	10,994.11
							Total : 11,036.11
106434	8/20/2014	10058	ETS PRODUCTIONS INC	11535		SUMMER CONCERT SERIES	8,930.00
							Total : 8,930.00
106435	8/20/2014	10580	FASTENAL COMPANY	CAS167533	50734	SHOP SUPPLIES	56.64

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106435	8/20/2014	10580 FASTENAL COMPANY	(Continued) CAS167558	50771	YARD SUPPLIES	2.32
					Total :	58.96
106436	8/20/2014	10251 FEDERAL EXPRESS	2-742-06574		SHIPPING CHARGES	33.10
					Total :	33.10
106437	8/20/2014	10009 FIRE ETC	64173	50737	FIRE EXTINGUISHER SERVICE	149.16
					Total :	149.16
106438	8/20/2014	10202 FURTADO, DANIEL	014385316225		WORK BOOTS	200.00
					Total :	200.00
106439	8/20/2014	10144 HDL COREN & CONE	0020521-IN		CAFR STATISTICAL REPORT	595.00
					Total :	595.00
106440	8/20/2014	10256 HOME DEPOT CREDIT SERVICES	4151246 4151264	50818 50818	STATION SUPPLIES SPEAKER	148.01 13.61
					Total :	161.62
106441	8/20/2014	11233 JIMMIE JOHNSON'S KEARNY MESA	368695	50747	VEHICLE REPAIR PART	45.47
					Total :	45.47
106442	8/20/2014	10120 KEARNY PEARSON FORD	1004621	50748	VEHICLE REPAIR PART	116.41
					Total :	116.41
106443	8/20/2014	11034 KRUK, JAMES	00201		SUMMER CONCERT SERIES	800.00
					Total :	800.00
106444	8/20/2014	10174 LN CURTIS AND SONS	6046384-00	50702	FIREFIGHTER TURNOUTS	7,983.62
					Total :	7,983.62
106445	8/20/2014	10793 MARKETING WORX INC	7344 7349 7350		STAFF SHIRTS DAY CAMP SHIRTS DAY CAMP SHIRTS	121.50 101.25 256.50
					Total :	479.25
106446	8/20/2014	10079 MEDICO PROFESSIONAL	1464071	50869	MEDICAL LINEN SERVICE	24.30

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106446	8/20/2014	10079 MEDICO PROFESSIONAL	(Continued) 1464072 1467446 1467447	50869 50869 50869	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	26.29 24.29 26.29
				Total :		101.17
106447	8/20/2014	11285 MGT OF AMERICA INC	25646	50543	SB90 CLAIMS FY12/13	6,000.00
				Total :		6,000.00
106448	8/20/2014	10410 MILLER, DAVID JOSEPH	08222014		DJ SERVICES	200.00
				Total :		200.00
106449	8/20/2014	10083 MUNICIPAL EMERGENCY SERVICES	00542005_SNV	50800	MOUNTING EQUIPMENT	621.81
				Total :		621.81
106450	8/20/2014	11682 NEWMAN-CHANEY, VIVIAN M	20140727001		INSTRUCTOR PAYMENT	1,251.00
				Total :		1,251.00
106451	8/20/2014	10521 OSHKOSH CAPITAL	4918779		FIRE ENGINE LEASE PAYMENT	40,881.46
				Total :		40,881.46
106453	8/20/2014	10344 PADRE DAM MUNICIPAL WATER DIST	20122553 20123122 20123238 20124957 20126680 20126706 20127372 20129488 20157657 20157659 20158652 20158731 20300090 20302742 20302746 20302752		10118 MAGNOLIA AVE MAGNOLIA AVE - RW MAGNOLIA AVE - RW MAGNOLIA AVE 10131 MAST BLVD SAN REMO ESTATES - RW CONEJO RD BILTEER DR CUYAMACA ST CUYAMACA ST NE CUYAMACA ST NW CUYAMACA ST MAGNOLIA (NORTH EL NOPAL) 10601 MAGNOLIA AVE #1 10605 MAGNOLIA AVE #2 10609 MAGNOLIA AVE #3	54.05 27.10 27.10 134.90 173.85 298.15 109.18 65.66 985.08 589.21 1,053.33 1,788.87 27.10 133.30 166.50 280.39

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106453	8/20/2014	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued)			
			20302928		MAGNOLIA AVE VLLG	658.65
			20302930		MAGNOLIA (NORTH KERRIGAN)	491.21
			20303048		10629 MAGNOLIA AVE #6	206.84
			20303136		10625 MAGNOLIA AVE #7	198.12
			20303146		10613 MAGNOLIA AVE #4	280.39
			20303156		10617 MAGNOLIA AVE #5	217.45
			20303166		10621 MAGNOLIA AVE #8	189.40
			20303202		MAGNOLIA AVE 7&8	33.20
			20303628		MAGNOLIA AVE	113.50
			20303846		MAGNOLIA AVE	359.65
			20316111		EL NOPAL JULIO	66.06
			20352468		EUCALYPTUS CT	53.70
			20402775		10210 WOODGLEN VISTA - RW	4,707.17
			20402857		WOODGLEN VISTA DR - RW	4,216.68
			20403145		WOODLGEN VISTA DR	263.31
			20434525		PRINCESS JOANN RD	292.30
			20903888		CUYAMACA ST FLD	5,405.40
			20903892		CUYAMACA ST	2,572.73
			20903954		S FIELDS # 1 TWN CENTER	5,219.22
			20903956		S FIELDS # 2 TWN CENTER	4,637.10
			20903958		S FIELDS # 3 TWN CENTER	5,289.29
			20904454		RIVERWALK DR	3,467.47
			20905700		550 PARK CENTER DR	421.55
			20905720		550 PARK CENTER DR	96.53
			20905730		550 PARK CENTER DR	96.53
			20906464		MAST BLVD	119.95
			20930458		MAGNOLIA AVE - RW	365.23
			20931659		MAGNOLIA AVE - RW	37.88
			20931731		MAGNOLIA AVE & S BRAVERMAN	32.49
			20960110		MISSION CREEK DR	1,437.84
			20962784		MISSION CREEK TOWNHOMES	602.39
			20964110		99 WILLOW POND RD - RW	489.20
			20965043		102 RIVER PARK DR - RW	494.59
			20971810		RIVER PARK DR	901.83
			20971812		RIVER PARK DR	597.00
			20972190		RIVER PARK DR	2,052.30

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106453	8/20/2014	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued) 20972390 20972985 23037089 23037565 23038028 23106288 23106864 24200549 24202225 24213058 24301350 26007501 26012480 26508965 29701296 40000097		RIVER PARK DR - RW RIVER PARK DR - RW 9518 MAST BLVD 9557 MAST BLVD 9643 MAST BLVD 9721 MAST BLVD 9793 MAST BLVD 8950 COTTONWOOD AVE MAGNOLIA @ MISSION GORGE 10355 MISSION GORGE RD CALA LILY ST WOODSIDE @ NORTHCOTE 9161 SHADOW HILL RD DIAMONDBACK DR SANTEE AREA - FLOATER MISSION GORGE RD - MED	904.23 494.59 97.17 238.53 322.11 75.61 278.99 400.94 48.66 132.09 1,697.83 167.32 1,702.08 35.93 228.91 310.84 59,733.75
106454	8/20/2014	10241 JAN SHERAR	063014 081214		PETTY CASH REIMBURSEMENT PETTY CASH REIMBURSEMENT	102.67 93.27 195.94
106455	8/20/2014	11225 POPPE, MIKE	1036818		SAFETY GLASSES	300.00 300.00
106456	8/20/2014	11456 PRIORITY NEOPOST	INV356355		EQUIPMENT MAINT. AGREEMENT	1,600.00 1,600.00
106457	8/20/2014	10095 RASA	4741 4742	50861 50861	MAP CHECK MAP CHECK	230.00 230.00 460.00
106458	8/20/2014	10097 ROMAINE ELECTRIC CORPORATION	12-026206	50654	VEHICLE SUPPLIES	80.04 80.04
106459	8/20/2014	10108 SAN DIEGO ASSOC OF GOVERNMENTS	AR169337		ARJIS MEMBER ASSESSMENT	35,506.00

Voucher List
CITY OF SANTEE

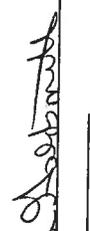
Bank code : ubgen		Invoice		PO #	Description/Account	Amount
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106459	8/20/2014	10108	10108 SAN DIEGO ASSOC OF GOVERNMENT (Continued)			
106460	8/20/2014	10424	SANTEE FIREFIGHTERS	50392	FIREFIGHTER APPAREL	99.50
					Total :	35,506.00
106461	8/20/2014	10585	SHARP REES-STEALY MEDICAL		MEDICAL PROCEDURES	1,837.00
			2731254746		ANNUAL PHYSICAL	143.00
			2741265158		ANNUAL PPD TEST	36.00
			2741267253			
					Total :	2,016.00
106462	8/20/2014	10314	SOUTH COAST EMERGENCY VEHICLE		EQUIPMENT REPAIR	1,342.81
			472631-A	50680	EQUIPMENT REPAIR	2,146.33
			472631-B	50418		
					Total :	3,489.14
106463	8/20/2014	10422	SOUTHERN CALIFORNIA SOIL AND		MISSION GORGE MEDIAN	2,544.00
			368406	50783		
					Total :	2,544.00
106464	8/20/2014	10217	STAPLES ADVANTAGE		OFFICE SUPPLIES	27.19
			3237340288	50784	OFFICE SUPPLIES	60.12
			3237406030	50741	OFFICE SUPPLIES	27.96
			3237406034	50741	OFFICE SUPPLIES	76.70
			3237406036	50784	OFFICE SUPPLIES	67.72
			3237406038	50703	OFFICE SUPPLIES	
					Total :	259.69
106465	8/20/2014	10116	STAT PHARMACEUTICALS INC		PHARMACEUTICALS	583.96
			417916-00	50470		
					Total :	583.96
106466	8/20/2014	10027	STATE OF CALIFORNIA		FINGERPRINTING COSTS	-32.00
			046281		FINGERPRINTING COSTS	96.00
			048189			
					Total :	64.00
106467	8/20/2014	10617	STATE OF CALIFORNIA		APRIL - JUNE 2014	2,376.00
			L1279653184			
					Total :	2,376.00
106468	8/20/2014	11676	SYCUAN BAND OF THE KUMEYAAY		LOST EQUIP REIMBURSEMENT	921.00
			INV00000983			
					Total :	921.00
106469	8/20/2014	10158	THE SOCO GROUP INC		DELIVERED FUEL	770.10
			0062998-IN	50786		

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106469	8/20/2014	10158 THE SOCO GROUP INC	(Continued) CL15545	50787	FLEET CARD FUELING	1,803.28
106470	8/20/2014	10244 TRS TEAMAN, RAMIREZ SMITH INC	2060 68614	50685	2013/14 AUDIT SERVICES	2,573.38
106471	8/20/2014	10257 TYLER TECHNOLOGIES INC	045-113217	24171	INTEGRATED FIN MGMT SUPPORT	12,000.00
106472	8/20/2014	11194 USAFACT	2282741-IN		BACKGROUND CHECK	5,108.86
106473	8/20/2014	10331 HDS WHITE CAP CONST SUPPLY	10001715867 10002181332	50844	CREDIT MEMO YARD SUPPLIES	88.45
106474	8/20/2014	10137 WILLIAMS, RUSTY	06192014B		COMMISSION STIPEND	88.45
106475	8/20/2014	10797 WILSON, LEE	06192014D		COMMISSION STIPEND	-5.66
106476	8/20/2014	10318 ZOLL MEDICAL CORPORATION	2148845	50802	COMMISSION STIPEND EMS SUPPLIES	64.45
61 Vouchers for bank code : ubgen						58.79
61 Vouchers in this report						50.00
Bank total :						50.00
Total vouchers :						1,176.94
Total :						1,176.94
Bank total :						229,157.30
Total vouchers :						229,157.30

Prepared by: 
Date: 08/20/2014

Approved by: 
Date: 8-20-14

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106477	8/21/2014	10844 FRANCHISE TAX BOARD	PPE 08/13/14		WITHHOLDING ORDER	110.00
106478	8/21/2014	10508 LIFE INSURANCE COMPANY OF	August 2014 August 2014 add'l		LIFE INSURANCE LIFE INSURANCE	2,534.26 31.42
106479	8/21/2014	10779 NATIONAL BENEFIT SERVICES LLC	PPE 08/13/14		FLEXIBLE SPENDING ACCOUNT	2,565.68
106480	8/21/2014	10784 NATIONAL UNION FIRE INSURANCE	August 2014 August 2014 add'l		VOLUNTARY AD&D VOLUNTARY AD&D	1,914.10 1,914.10
106481	8/21/2014	10353 PERS	08 14 3 08 14 3A		RETIREMENT PAYMENT RETIREMENT PAYMENT	137.56 5.70
106482	8/21/2014	10335 SAN DIEGO FIREFIGHTERS FEDERAL	August 2014		LONG TERM DISABILITY-SAFETY	123,430.38
106483	8/21/2014	10424 SANTEE FIREFIGHTERS	Ben18619		RETIREMENT PAYMENT	796.95
106484	8/21/2014	10776 STATE OF CALIFORNIA	PPE 08/13/14		WITHHOLDING ORDER	143.26
106485	8/21/2014	10783 UNITED WAY OF SAN DIEGO COUNTY	August 2014		UNITED WAY	877.50
106486	8/21/2014	10001 US BANK	PPE 08/13/14		PARS RETIREMENT	877.50
106487	8/21/2014	10959 VANTAGE TRANSFER AGENT/457	PPE 08/13/14 PPE 08/13/14A		ICMA - 457 ICMA - 457	2,162.49 2,162.49
					Total :	693.07
					Total :	693.07
					Total :	115.40
					Total :	115.40
					Total :	918.30
					Total :	918.30
					Total :	30,227.12
					Total :	350.00
					Total :	30,577.12

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106488	8/21/2014	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 08/13/14		RETIREE HEALTH SAVINGS ACCOL	7,833.30
Total :						7,833.30
12 Vouchers for bank code : ubgen						Bank total : 172,137.55
12 Vouchers in this report						Total vouchers : 172,137.55

Prepared by: 
Date: 08/21/14

Approved by: 
Date: 8-21-14

vchlist

08/26/2014 10:31:19AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
52853	8/25/2014	10956 FRANCHISE TAX BOARD	PPE 08/13/14		CA STATE TAX WITHHELD	24,087.64
52930	8/25/2014	10955 DEPARTMENT OF THE TREASURY	PPE 08/13/14		FEDERAL WITHHOLDING TAX	79,804.80
6178621	8/19/2014	10955 DEPARTMENT OF THE TREASURY	PPE 08/13/14 Special		FEDERAL WITHHOLDING TAX	2,373.86
6178622	8/19/2014	10955 DEPARTMENT OF THE TREASURY	PPE 08/24/14 Special		FEDERAL WITHHOLDING TAX: PAYI	5,264.26
Total :						24,087.64
Total :						79,804.80
Total :						2,373.86
Total :						5,264.26
Bank total :						111,530.56
Total vouchers :						111,530.56

4 Vouchers for bank code : ubgen

4 Vouchers in this report

Prepared by: 
Date: 08/26/2014

Approved by: 
Date: 8-26-14

vchlist

08/26/2014 6:24:39PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106489	8/26/2014	10292 ALL STAR FIRE EQUIPMENT INC	175190	50804	EQUIPMENT REPAIR PARTS	1,397.53
					Total :	1,397.53
106490	8/26/2014	11445 AMERICAN MESSAGING	L10728980H		FD PAGER SERVICE	136.74
					Total :	136.74
106491	8/26/2014	10006 AMERICAN PLANNING ASSOCIATION	087214-1454		MEMBERSHIP RENEWAL	630.00
					Total :	630.00
106492	8/26/2014	10194 AMERICAN PUBLIC WORKS ASSOC	616554		MEMBERSHIP RENEWAL	199.00
					Total :	199.00
106493	8/26/2014	11709 ARCHERY HOUSE LLC	708		INSTRUCTOR PAYMENT	900.00
					Total :	900.00
106494	8/26/2014	11588 ATKINSON, ANDELSON,	456995		PROFESSIONAL SERVICES	443.63
					Total :	443.63
106495	8/26/2014	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS JUL 2014		LEGAL SERVICES JULY 2014	63,604.11
					Total :	63,604.11
106496	8/26/2014	10021 BOUND TREE MEDICAL LLC	81499607	50724	EMS SUPPLIES	326.14
			81499608	50724	EMS SUPPLIES	16.68
			81499609	50724	EMS SUPPLIES	661.87
			81499610	50724	EMS SUPPLIES	25.02
			81501003	50725	PHARMACEUTICALS	89.45
			81502454	50724	EMS SUPPLIES	86.81
			81505670	50725	PHARMACEUTICALS	4.20
			81505671	50725	PHARMACEUTICALS	2.80
			81505672	50725	PHARMACEUTICALS	4.20
					Total :	1,217.17
106497	8/26/2014	10098 BURNER, RONALD	73114	50714	ATHLETIC FIELD COORDINATION	2,083.34
					Total :	2,083.34
106498	8/26/2014	10542 C2 REPROGRAPHICS	638201		SD RIVER TRAIL SPECS	202.53

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106498	8/26/2014	10542	10542		C2 REPROGRAPHICS	
106499	8/26/2014	11399			CABLE, PIPE, & LEAK DETECTION	
106500	8/26/2014	10876	988281249	50719	CANON SOLUTIONS AMERICA INC	
106501	8/26/2014	10299	11102-335180 11102-335193 11102-335201	50727	CARQUEST AUTO PARTS	
106502	8/26/2014	10031	NK79323 NL04774	50848 50847	CDW GOVERNMENT LLC	
106503	8/26/2014	10032	694732886	50815	CINTAS CORPORATION #694	
106504	8/26/2014	11330	74691		CLEANSTREET	
106505	8/26/2014	10171	LC14-76		COUNTY OF SAN DIEGO AUDITOR &	
106506	8/26/2014	10171	07/2014 AGENCY REV 07/2014 DMV REVENUE 07/2014 PHOENIX REV		COUNTY OF SAN DIEGO AUDITOR &	
106507	8/26/2014	10358	15CTOFSAN01 15CTOFSASN01	50729	COUNTY OF SAN DIEGO	
106508	8/26/2014	10541	SN-2014/2015-1		COUNTY OF SAN DIEGO	
					WATER LEAK DETECTION	202.53
					WATER LEAK DETECTION	450.00
					WATER LEAK DETECTION	270.00
					SCANNER MAINTENANCE	720.00
					SCANNER MAINTENANCE	50.58
					SCANNER MAINTENANCE	50.58
					VEHICLE SUPPLIES	20.71
					VEHICLE SUPPLIES	20.71
					VEHICLE SUPPLIES	57.40
					VEHICLE SUPPLIES	98.82
					HP LAPTOP COMPUTER	618.44
					COMPUTER SOFTWARE	669.52
					COMPUTER SOFTWARE	1,287.96
					UNIFORM/PARTS CLEANER RNTL	59.43
					UNIFORM/PARTS CLEANER RNTL	59.43
					SANTREE STREET FAIR	280.00
					SANTREE STREET FAIR	280.00
					MEMBERSHIP RENEWAL	12,164.00
					MEMBERSHIP RENEWAL	12,164.00
					07/14 AGENCY PARK CITE REPT	40.00
					07/14 DMV PARK CITE REPT	122.50
					07/14 PHOENIX CITE REV REPT	185.00
					07/14 PHOENIX CITE REV REPT	347.50
					SHERIFF RADIOS	4,845.00
					800 MHZ ACCESS (FIRE/PS)	1,281.40
					800 MHZ ACCESS (FIRE/PS)	6,126.40
					ANIMAL CONTROL SERVICES	80,734.75
					ANIMAL CONTROL SERVICES	80,734.75

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106508	8/26/2014	10541 COUNTY OF SAN DIEGO	(Continued)			80,734.75
106509	8/26/2014	10705 COUNTY OF SAN DIEGO TREASURER	UDC 2014-16		ANNUAL SD OES MEMBERSHIP	1,765.52
					Total :	1,765.52
106510	8/26/2014	10613 COUNTY OF SD EMERGENCY MEDICAL	JUNE2014		CSA 69 REIMBURSEMENT	81,554.00
					Total :	81,554.00
106511	8/26/2014	11168 CTE INC CLARK TELECOM AND	00002026	50875	STREET LIGHT REPAIRS	282.99
			00002027	50875	STREET LIGHT MAINTENANCE	491.66
			00002028	50875	DIG ALERT MARKOUTS	457.74
					Total :	1,232.39
106512	8/26/2014	10043 D & D SERVICES INC	86757	50837	ANIMAL DISPOSAL	1,235.00
					Total :	1,235.00
106513	8/26/2014	10057 ESGIL CORPORATION	07143941		FIRE INSPECTIONS-07/2014	747.00
			08/11/14 - 08/15/14		SHARE OF FEES	16,876.76
			13-833		PERMIT FEES REFUND	-664.46
					Total :	16,959.30
106514	8/26/2014	11716 ESPINOLA, TANYA	08072014		MILEAGE REIMBURSEMENT	84.56
					Total :	84.56
106515	8/26/2014	10251 FEDERAL EXPRESS	2-749-43552		SHIPPING CHARGES	24.01
					Total :	24.01
106516	8/26/2014	10009 FIRE ETC	64249	50735	RADIO SETUP	255.00
					Total :	255.00
106517	8/26/2014	11714 GARHARTT, DUSTYN	08102014		PARAMEDIC LICENSE RENEWAL	200.00
					Total :	200.00
106518	8/26/2014	11196 HD SUPPLY FACILITIES	9131056426	50745	STATION SUPPLIES	1,094.79
			9131310165	50745	STATION SUPPLIES	161.02
					Total :	1,255.81
106519	8/26/2014	10075 IRON MOUNTAIN INFO MGMT INC	200366635	50707	OFF-SITE DATA STORAGE	183.73

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106519	8/26/2014	10075 IRON MOUNTAIN INFO MGMT INC	(Continued) KPD0311	50842	OFF-SITE STORAGE	370.61
					Total :	554.34
106520	8/26/2014	10151 KONICA MINOLTA BUSINESS	9000737127	50739	COPIES 7/3-8/02, 2014	54.48
106521	8/26/2014	11680 KOOPMAN, ASHLEY	001		INSTRUCTOR PAYMENT	54.48
					Total :	240.00
106522	8/26/2014	10174 LN CURTIS AND SONS	6046385-00	50750	FIREFIGHTER SAFETY GEAR	240.00
106523	8/26/2014	10154 MCDUGAL LOVE ECKIS BOEHMER &	86451		CLAIM SERVICES	388.80
					Total :	388.80
106524	8/26/2014	10079 MEDICO PROFESSIONAL	1470877 1470878	50869 50869	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	1,927.76 24.30
					Total :	1,927.76
106525	8/26/2014	10533 MUNI SERVICES LLC	0000034468	50698	2014 CAFR STATS REPT	26.29
106526	8/26/2014	11717 O'MALLEY, TODD			SUMMER CONCERT SERIES	50.59
			10401		Total :	475.00
106528	8/26/2014	10344 PADRE DAM MUNICIPAL WATER DIST	20902014 20902021 20902023 20902032 20902134 20902136 20902205 20902461 21000894 21002705 21010397 21013462		TOWN CENTER PKY - RW TOWN CENTER PKY - RW TOWN CENTER PKW - RW 170 TOWN CENTER PKY - RW TOWN CENTER PKY - RW TOWN CENTER PKY - RW TOWN CENTER PKY - RW TOWN CENTER PKY - RW MISSION GORGE RD 9534 VIA ZAPADOR MISSION GORGE RD MISSION GORGE & FANITA DR	50.00 50.00 519.14 292.76 249.64 2,402.65 804.81 206.52 95.73 944.95 300.55 772.82 155.02 48.66

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106528	8/26/2014	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued)			
			21015591		GLEN OAKS WAY	75.61
			21502414		PROSPECT AVE/ CLIFFORD HGTS	454.13
			21503082		PROSPECT CT	89.58
			21506676		MISSION GORGE RD	2,100.81
			21509881		BIG ROCK RD	3,785.48
			22001782		MISSION GORGE RD	2,076.52
			22108500		8115 ARLETTE ST	79.15
			22108550		BIG ROCK RD	195.70
			22500472		8915 CARLTON HILLS BLVD	76.83
			23000004		CARLTON HILLS BLVD	2,974.44
			23000020		CARLTON HILLS BLVD	60.66
			23000231		9329 LAKE CANYON RD	54.05
			23000755		9413 CARLTON HILLS BLVD	171.19
			23001898		9555 CARLTON HILLS BLVD	179.24
			23003384		9457 MAST BLVD	44.49
			23036584		9496 MAST BLVD	48.66
			23048037		PENNYWOOD RD - RW	66.05
			23048315		9705 CARLTON HILLS BLVD	93.00
			23050931		9776 CARLTON HILLS BLVD	71.44
			23052603		9809 CARLTON HILLS BLVD	64.83
			23200646		9313 LAKE CANYON RD	27.10
			23201051		9231 LAKE CANYON RD	71.44
			23305937		9000 MAST BLVD NE	244.25
			23500006		CARLTON OAKS DR	68.78
			23500010		CALLE DEL LAGO - MED	586.32
			23500117		9310 FANITA PKY	83.99
			23500521		9310 CARLTON OAKS DR	926.97
			23607107		MAST BLVD EAST	626.94
			23607133		MAST BLVD WEST	653.89
			23607136		8750 MAST BLVD	455.52
			23607138		MAST BLVD	8,534.24
			24204686		PROSPECT @ MAGNOLIA - RW	227.75
			24204976		MAGNOLIA @ PROSPECT - RW	156.46
			24204987		PROSPECT @ MAGNOLIA	82.22
			24205292		PROSPECT @ MAGNOLIA - RW	66.05
			24215485		PROSPECT AVE POC #4 MTR C	168.79

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106528	8/26/2014	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued) 24215491 24216037		PROSPECT AVE POC #4 MTR D PROSPECT AVE POC #4 MTR B	260.42 82.55
					Total :	32,878.79
106529	8/26/2014	11539 PALM ENGINEERING CONSTRUCTION	PP #1 PP #1R	50688	MISSION GORGE MEDIAN PROJ RETENTION	144,482.91 -7,224.15
					Total :	137,258.76
106530	8/26/2014	11421 PCS MOBILE	44831	50852	MOBILE DATA COMPUTERS	8,049.84
					Total :	8,049.84
106531	8/26/2014	10161 PRIZM JANITORIAL SERVICES INC	7694	50866	JANITORIAL SERVICES	2,620.55
					Total :	2,620.55
106532	8/26/2014	10101 PROFESSIONAL MEDICAL AND	Z9272139 Z972137 Z972138	50777 50777 50777	OXYGEN CYLINDERS & REFILLS OXYGEN CYLINDERS & REFILLS OXYGEN CYLINDERS & REFILLS	13.95 46.50 69.75
					Total :	130.20
106533	8/26/2014	11248 RAMONA PAVING & CONSTRUCTION	2286 2286R	50678	BUENA VISTA & RAILROAD AVE RETENTION	406,957.20 -20,347.86
					Total :	386,609.34
106534	8/26/2014	10570 SAN DIEGO COUNTY TRAINING	2014/15		MEMBERSHIP DUES	50.00
					Total :	50.00
106535	8/26/2014	10407 SAN DIEGO GAS & ELECTRIC	0422 970 321 8 2237 358 004 2 3422 380 562 8 4394 020 550 9 7990 068 577 7 8509 742 169 4		STREET LIGHTS TRAFFIC SIGNAL GAS TAX LMD PARKS CITY HALL GROUP BILL	30,103.53 4,353.10 107.08 5,716.10 14,132.02 9,982.56
					Total :	64,394.39
106536	8/26/2014	11638 SAVMART PHARMACEUTICAL	584402 584403	50856 50856	PHARMACEUTICALS PHARMACEUTICALS	28.10 42.15

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106536	8/26/2014	11638 SAVMART PHARMACEUTICAL	14080320	50797	TRANSPORT SERVICES	70.25
106537	8/26/2014	10110 SECTRAN SECURITY INC				116.55
					Total :	116.55
106538	8/26/2014	10314 SOUTH COAST EMERGENCY VEHICLE	472648	50782	VEHICLE REPAIR PART	104.89
			472689	50782	VEHICLE SUPPLIES	203.57
			472701	50782	VEHICLE REPAIR PARTS	320.95
					Total :	629.41
106539	8/26/2014	11056 STANDARD ELECTRONICS	20364	50757	SECURITY SYSTEM UPGRADE	8,591.74
					Total :	8,591.74
106540	8/26/2014	11391 STANLEY, BREANNE	080714		SANTEE BLUEGRASS FESTIVAL	500.00
					Total :	500.00
106541	8/26/2014	10217 STAPLES ADVANTAGE	3238057618	50798	OFFICE SUPPLIES	183.59
					Total :	183.59
106542	8/26/2014	10158 THE SOCO GROUP INC	CL16429	50787	FLEET CARD FUELING	1,129.66
			CL17187	50787	FLEET CARD FUELING	283.05
					Total :	1,412.71
106543	8/26/2014	10132 TURNOUT MAINTENANCE CO LLC	11125	50788	TURNOUT REPAIR	503.00
					Total :	503.00
106544	8/26/2014	10133 UNDERGROUND SERVICE ALERT	720140668	50720	DIG ALERT SERVICES	108.00
					Total :	108.00
106545	8/26/2014	11692 VALDEZ, CHRISTY	2003089.001		RECREATION REFUND	65.00
					Total :	65.00
106546	8/26/2014	10799 VOSBURGH, TODD	1037197		SAFETY GLASSES	292.00
					Total :	292.00
106547	8/26/2014	10068 GRAINGER	9500869061		VEHICLE SUPPLIES	180.41
					Total :	180.41

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106548	8/26/2014	10317 WM HEALTHCARE SOLUTIONS INC	0266108-2793-8	50793	BIOMEDICAL WASTE DISPOSAL	97.70
			0266109-2793-6	50793	BIOMEDICAL WASTE DISPOSAL	97.68
					Total :	195.38
106549	8/26/2014	10232 XEROX CORPORATION	075294839	50871	COPY CHARGES	37.62
			075294840	50701	COPY CHARGES	405.42
			075294841	50704	COPY CHARGES & LEASE	324.97
			075294842	50868	COPY CHARGES & LEASE	316.75
			075294843	50831	COPY CHARGES & LEASE	233.86
					Total :	1,318.62

60 Vouchers for bank code : ubgen

60 Vouchers in this report

Bank total : 927,148.58

Total vouchers : 927,148.58

Prepared by: 
Date: 08/26/2014

Approved by: 
Date: 8-26-14

Bank code :	ubgen								
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount			
411	8/29/2014	11485 SOURCEPOINT	AR169433		TOWN CTR/ RIVERVIEW PKWY	38,221.38			
					Total :	38,221.38			
					Bank total :	38,221.38			
					Total vouchers :	38,221.38			

1 Vouchers for bank code : ubgen

1 Vouchers in this report

Prepared by: 
Date: 8/28/2014

Approved by: 
Date: 8-28-14

City of Santee
COUNCIL AGENDA STATEMENT

1D

MEETING DATE September 10, 2014

AGENDA ITEM NO.

ITEM TITLE AUTHORIZATION TO AWARD CONTRACT FOR HVAC MAINTENANCE AND AS-NEEDED REPAIRS TO COUNTYWIDE MECHANICAL SYSTEMS INCORPORATED PER BID 14/15-20008

DIRECTOR/DEPARTMENT

Bill Maertz, Community Services 

SUMMARY

The current contract for HVAC maintenance and as-needed repairs will expire on September 30, 2014. In compliance with the City's purchasing ordinance, Santee Municipal Code 3.24.110, the Finance Department administered a formal bid process for a new contract for said services. On August 27, 2014, three bids were received and opened for Bid 14/15-20008. Based on the requirements for lowest responsive responsible bid, staff recommends awarding the contract to Countywide Mechanical Systems Incorporated for a total amount of \$9,595.00, which includes anticipated costs for scheduled maintenance and as-needed repairs and related services. Staff recommends waiver of a bid irregularity in the low bid consisting of the bidder's failure to complete the list of subcontractors form, which may be waived as a minor irregularity as it does not affect price and no subcontractors will be used.

The term of the initial contract shall be October 1, 2014 through June 30, 2015, with three (3) subsequent 12-month options to renew. Annual increases for this contract, if any, shall be at the sole discretion of the City and shall not exceed the San Diego All-Urban Consumers Index (CPI) for the preceding calendar year.

Staff also requests City Council authorization for the City Manager to approve future purchase orders per subsequent contract renewals and annual change orders up to \$2,878.50 or 30% of the then-current contract amount.

FINANCIAL STATEMENT 

Funding for this contract is provided by various maintenance accounts in the adopted FY 2014-15 Community Services Department operating budget.

ENVIRONMENTAL REVIEW

This is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15301 (maintenance of existing structures, facilities or mechanical equipment).

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATION 

1. Waive minor bid irregularity and award the contract for HVAC maintenance and as-needed repairs per Bid 14/15-20008 to Countywide Mechanical Systems Incorporated for an amount not to exceed \$9,595.00 for October 1, 2014 through June 30, 2015; and
2. Authorize the City Manager to approve three (3) additional 12-month options to renew along with the corresponding purchase orders; and
3. Authorize the City Manager to approve annual change orders up to \$2,878.50 or 30% of the then-current contract amount.

ATTACHMENTS

Bid Summary



CITY OF SANTEE

MAYOR
Randy Voepel

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

ACTING CITY MANAGER
Pedro Orso-Delgado

August 27, 2014
RFB 14/15-20008

Bid Results
for
HVAC MAINTENANCE & AS-NEEDED REPAIRS

Bids received and verified:

- | | | |
|----|-------------------------------------|-------------------------------------|
| 1. | Countywide Mechanical Systems, Inc. | Total: <u>\$9,595.00</u> corrected |
| 2. | ACCO Engineered Systems | Total: <u>\$14,643.00</u> corrected |
| 3. | Johnson Controls, Inc. | Total: <u>\$17,108.93</u> |

City of Santee
COUNCIL AGENDA STATEMENT

1E

MEETING DATE September 10, 2014

AGENDA ITEM NO.

ITEM TITLE CLAIM AGAINST THE CITY BY WHILLOCK CONTRACTING INC.

DIRECTOR/DEPARTMENT Shawn Hagerty, City Attorney ^{SH}

SUMMARY/DISCUSSION

A claim was filed against the City by Whillock Contracting Inc. pursuant to Government Code section 900 et seq, relating to the Carlton Hills Blvd Storm Drain Improvement Project.

The claim has been reviewed by the City Attorney prior to bringing it forward for consideration. The City Attorney recommends the claim be allowed in the amount of \$15,121.06 and rejected as to the balance, as provided in Government Code section 913.

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

FINANCIAL STATEMENT *SH*

The Carlton Hills Blvd Storm Drain Improvement Project is funded with TransNet as part of the Santee Street Rehabilitation and Major Repair Work Program. The recommended claim settlement amount will be funded with TransNet.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *SH*

That the claim be allowed in the amount of \$15,121.06 and rejected as to the balance.

ATTACHMENTS (Listed Below)

None

City of Santee
COUNCIL AGENDA STATEMENT

4A

MEETING DATE September 10, 2014

AGENDA ITEM NO.

ITEM TITLE **COMMUNITY ORIENTED POLICING COMMITTEE
ANNUAL REPORT**

DIRECTOR/DEPARTMENT Council Member John Minto

SUMMARY

The Santee City Council established the Community Oriented Policing Committee (COMPOC) in 1996 as part of its overall Community Oriented Policing Programs.

The committee is comprised of one City Council Member, School officials, the Sheriff's Department, the Chamber of Commerce, three appointed members of the community, and community based organizations. The Committee meets once per month and members discuss community-oriented policing efforts; such as crime prevention, drug awareness, education programs, neighborhood watch programs and other issues regarding overall community policing efforts. The City Council hears recommendations from time to time for final action.

Attached is the annual report summarizing the recent accomplishments and activities of Santee's Community Oriented Policing Committee from September 2013 - June 2014

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION ✓

Note and file the report.

ATTACHMENTS (Listed Below)

COMPOC Annual Report

**CITY OF SANTEE
COMMUNITY ORIENTED POLICING COMMITTEE
(COMPOC)**

Annual Report



September 10, 2014

Committee Members

John Minto, Council Member
Pedro Orso-Delgado, Acting City Manager
James Bovet, Captain, Santee Sheriff's Station
Tim Schwuchow, Principal, Santana High School
Larry Oedewaldt, Vice Principal, Santana High School
Paul Dautremont, Principal, West Hills High School
Mary Nishikawa, Assistant Principal, West Hills High School
John Schweller, Santee School District
John Olsen, Santee Chamber of Commerce
Meredith Riffel, Santee Collaborative
Joyce Moore, Institute for Public Strategies
Warren Savage, Citizen-at-Large
Thomas Carr, Human Relations Committee Member
Tawni Jochens, Human Relations Committee Member

Staff Assistance

Jodene Dunphy, Director of Human Resources
Sue Richardson, Recreation Services Manager

Background

Community policing is a philosophy and strategy that promotes proactive problem solving and partnerships among community members, leaders and organizations. The collaborative efforts create awareness of crime trends, identifies causes, and other community issues needing attention.

The City of Santee established the Community Oriented Policing Programs (COPPS) 1994. In order to enhance the program, the City instituted the Community Oriented Policing Committee (COMPOC) in 1996. Among other things, the Committee:

- Ensures regular and effective communication among the City, law enforcement, Santee School District, Santana High School, West Hills High School, Chamber of Commerce, community service organizations and citizens;
- Reviews and analyzes resources and strategies for resolving crime-related problems;
- Provides education on crime awareness and prevention to Santee citizens, business leaders, school officials and staff, City staff and other governmental agencies;
- Encourages cooperation and reinforces partnerships among law enforcement officials from the Santee Sheriff's Department, City of Santee officials and staff, school district officials and staff, the business community, and residents in an effort to provide a safe community for Santee; and
- Provides on-going input and discussion that allows the City of Santee to optimize law enforcement services according to the community's expectations.

Recent Accomplishments

The Santee Sheriff's Department gives monthly reports on neighborhood watch and crime prevention events. In addition, the committee received the following presentations:

1.) Juvenile Diversion and the Juvenile Justice System (Sheriff's Department)

Detective Turtzer presented information on the role of juvenile detectives and the process after a juvenile is arrested for committing a crime. The Sheriff's Detective discussed diversionary contracts designed to keep juveniles out of the criminal justice system. Santee has been successful with the number of juveniles who've completed diversionary contracts.

2.) Crime Stoppers/Students Speaking Out

Don Braun of Crime Stoppers gave a presentation on Students Speaking Out. This on-campus effort allows students to anonymously provide tips to law enforcement via text or online.

3.) Strategies For Dealing With Shopping Carts

As a follow up to a City Council meeting observing an increase in abandoned shopping carts, committee recommendations were requested to help solve the problem. Deputy Snelling provided information regarding laws and challenges regarding abandoned shopping carts. Challenges include stores not willing to prosecute those taking or in possession of carts. Discussion on solutions include: shopping cart retrieval companies; establishing fees to stores for pick up; and requiring locking wheels. Cart tracker application will be investigated by the Community Services Department.

4.) Neighborhood Watch Program

Nancy Ortiz gave an overview of the neighborhood watch program including why it is important for residents and neighbors to be involved, how to start a neighborhood watch program and what takes place at neighborhood watch meetings conducted by Nancy and Deputies from the Sheriff's Department.

5.) Park Watch

Sue Richardson introduced the Park Watch program, a partnership between the City of Santee and the San Diego River Park Foundation, which will coordinate volunteers to patrol City's parks and trails. Richie Aguilera from the San Diego River Park Foundation gave an overview of the San Diego River and how the river runs through Santee. The program is funded through a TransNet grant and volunteers will help create a safe and healthy environment through their presence and reports to the City on trash, graffiti or vandalism.

6.) Update On Crime Related To Fumigation Tenting (Sheriff's Department)

Ashley Jenkins prepared a presentation on crime trends related specifically to structural fumigation of residential homes in Santee. Ms. Jenkins shared prevention tips such as hiring a security guard, obtaining a security consultation from the Sheriff's Department, requesting extra patrols, etc.

7.) Jail Update (Sheriff's Department)

Two representatives from the San Diego County Sheriff's Department provided information on the new San Diego County Women's Detention Facility currently under construction in Santee.

8.) Trends Related To Youth Use Of Marijuana And E-Vapors

Joe Eberstein provided a presentation about a county wide marijuana prevention initiative and the increase sale and use of E-vapor products. Councilman Minto recommended that a review of Santee Ordinances take place and possibly adding vapor cigarettes and similar paraphernalia.

Schedule

The Community Oriented Policing Committee meets on the second Monday of every month at 2:00 p.m.

City of Santee
COUNCIL AGENDA STATEMENT

5A

Relates to Item 5B
(Cont. from 8/27/14)

MEETING DATE September 10, 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:

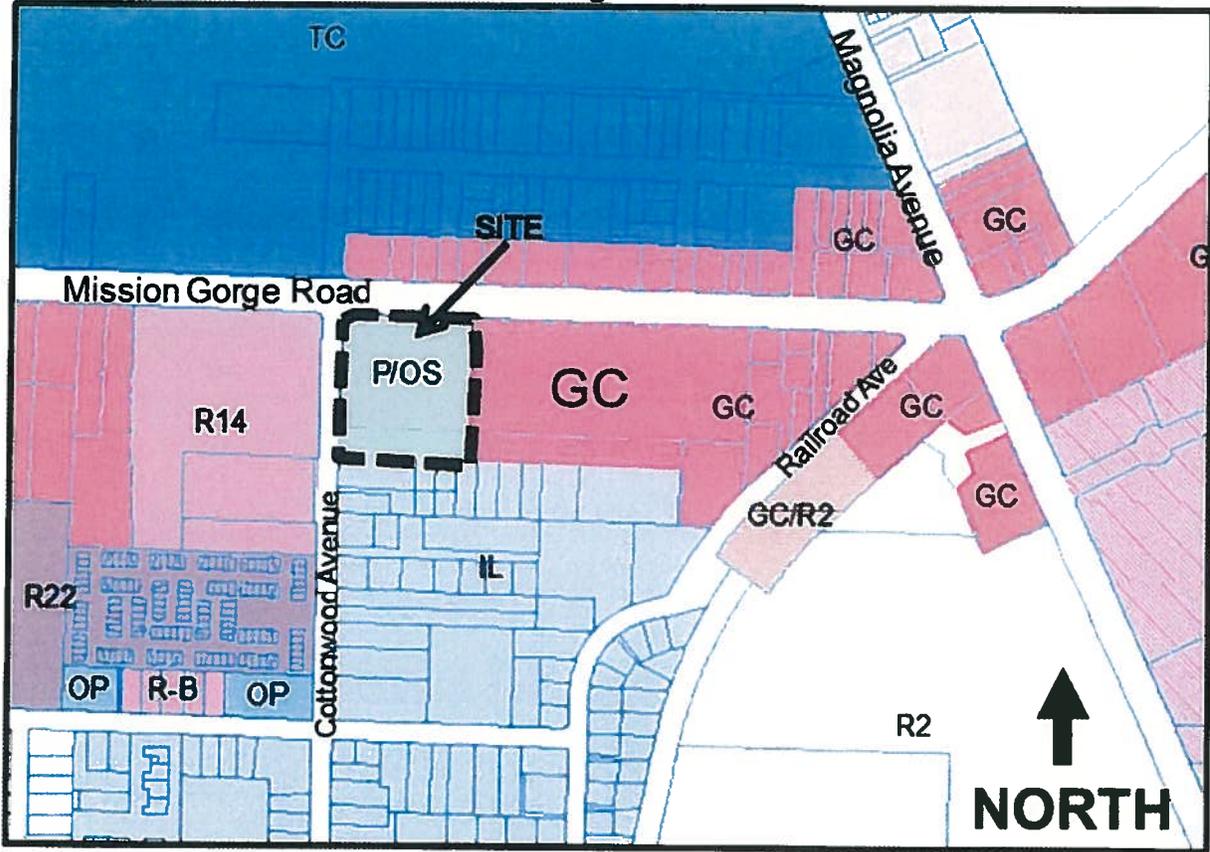
- A: Existing General Plan and Zone District
- B: Proposed General Plan and Zone District
- C: Santee School District Application with Conceptual Site Plan
- D: Gillespie Field Airport Safety Zones
- E: Ordinance 175

Aerial Vicinity (PA2014-9)



Exhibit A (PA2014-9)

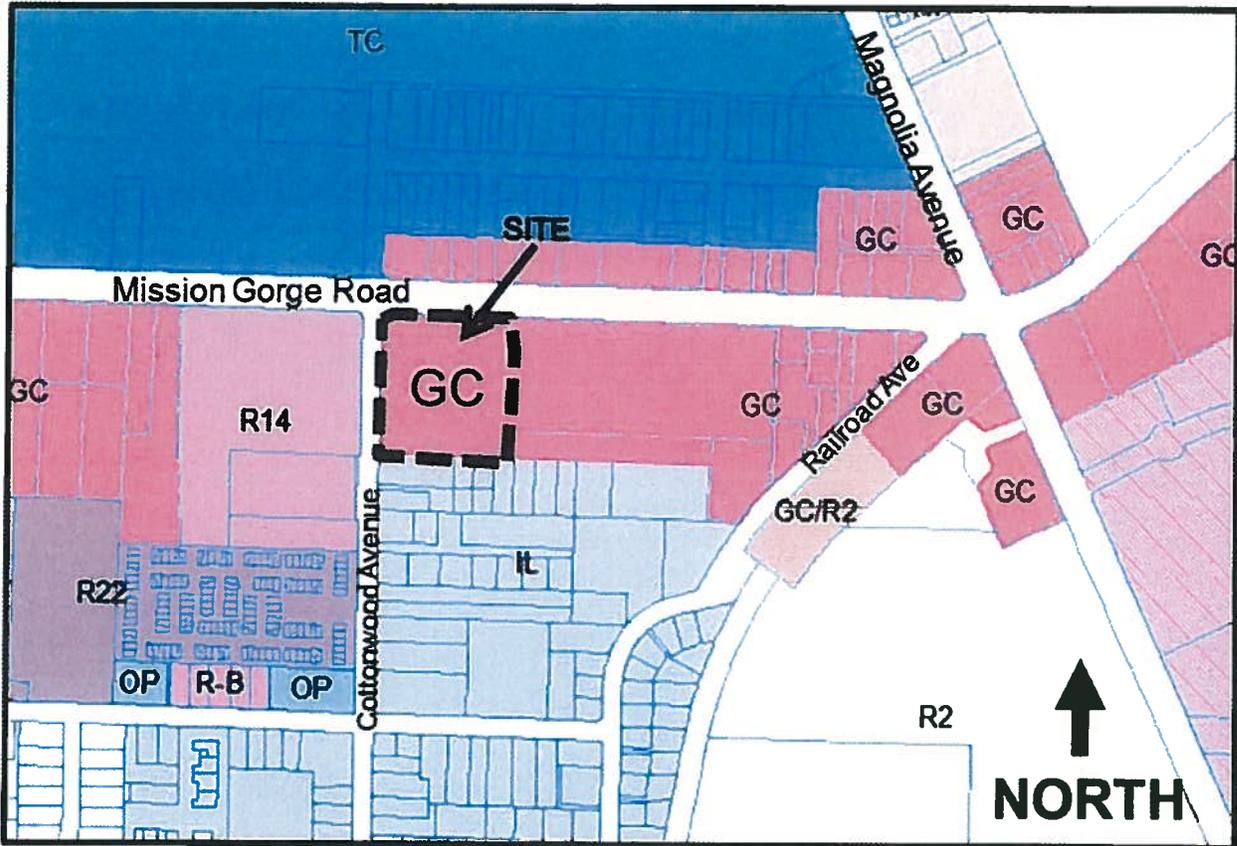
Existing General Plan Land Use Designation and Zone District



	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

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>

FOR ZONE RECLASSIFICATION:

7. Current zoning designation: Park/Open Space and General Commercial

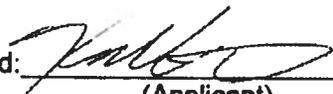
8. Requested zoning designation: All General Commercial

9. Why is this zone amendment or reclassification being requested : See Attached

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

APPLICATION FOR

RECEIVED
City of Santee

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

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<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 Santee School Site - Commercial Development Schematic

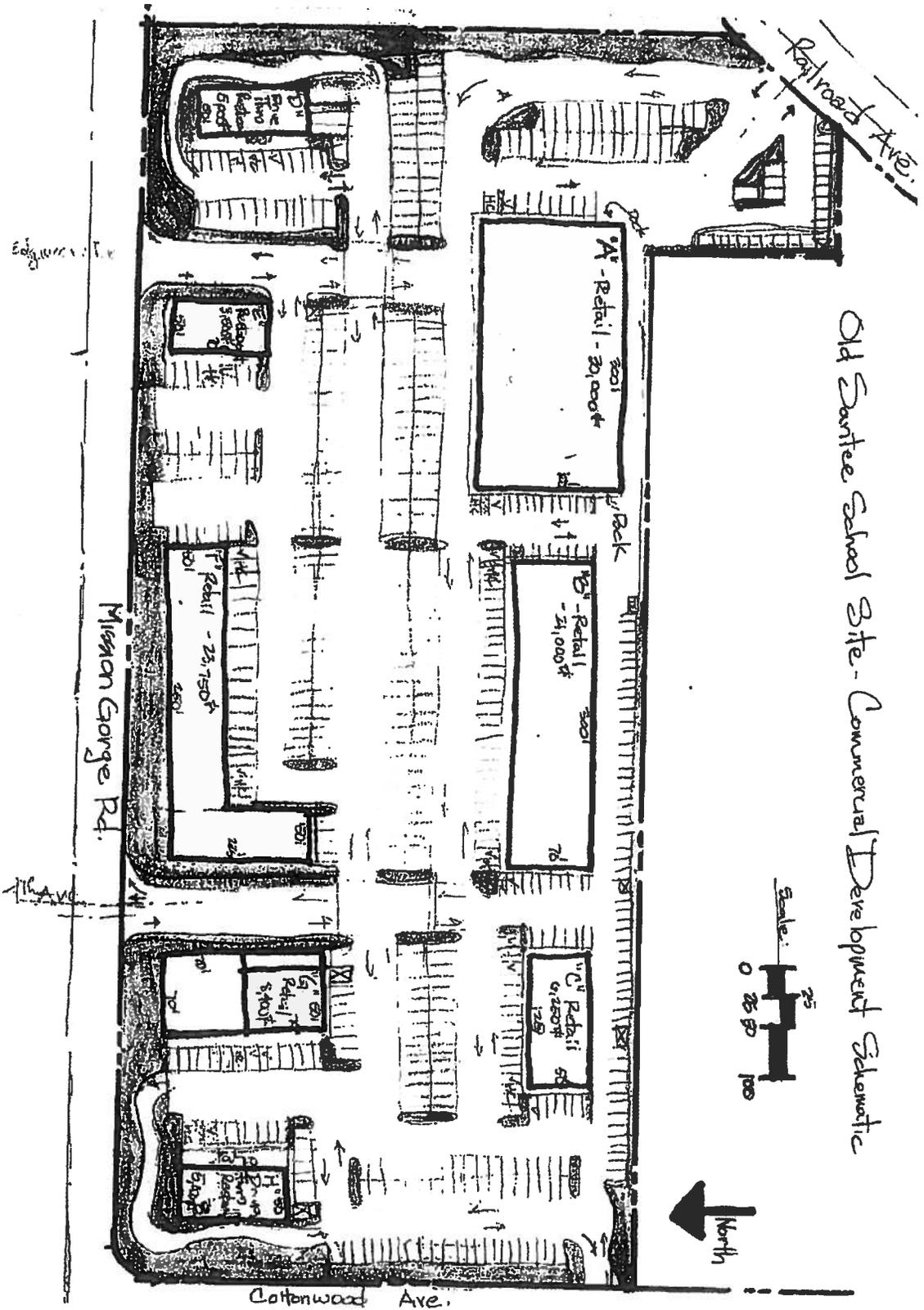
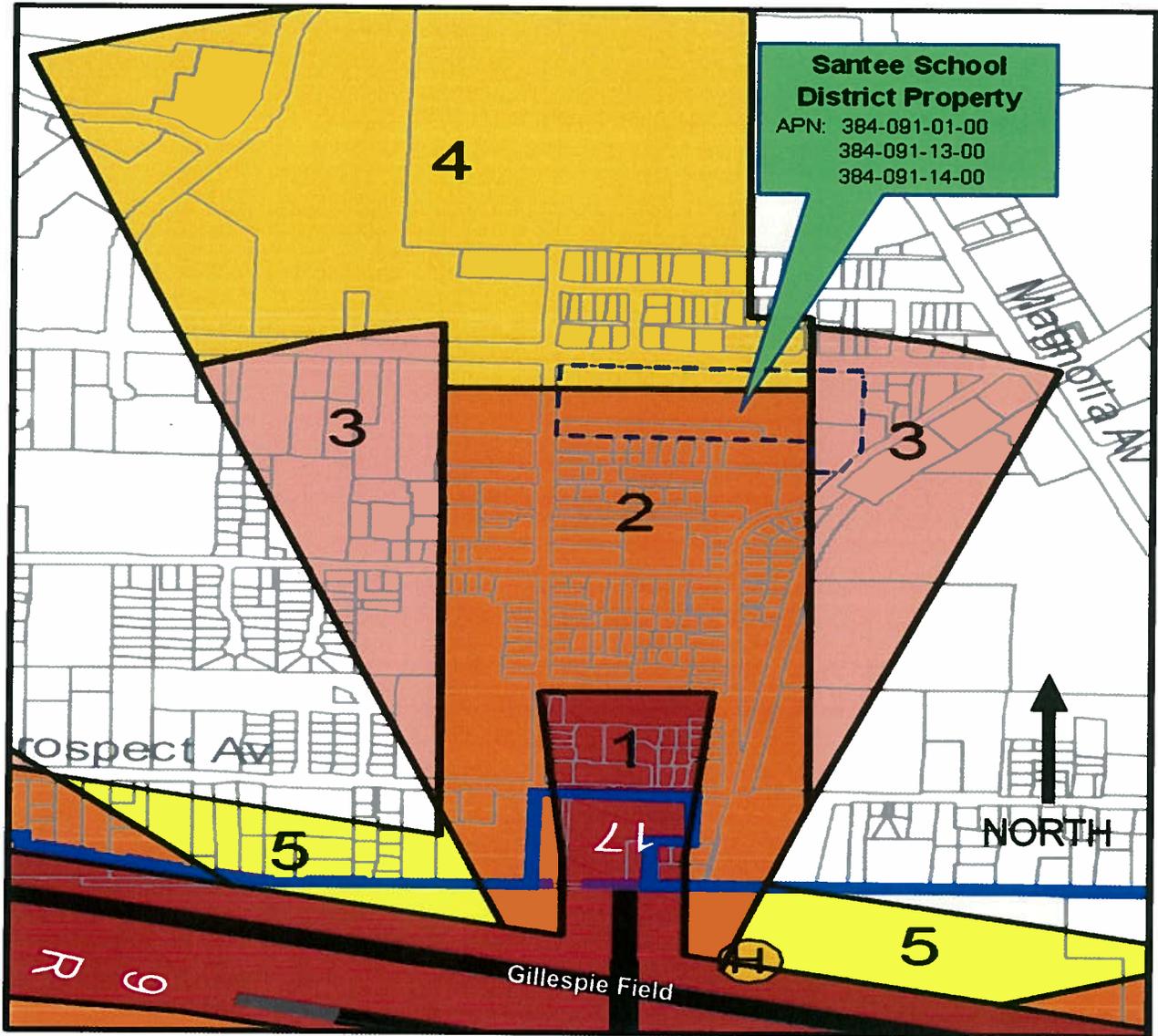


Exhibit D
Gillespie Field Safety Zones



PA 2014-9 Santee Elementary School Site

Exhibit E

Ordinance 175

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
 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

5B

Relates to Item 5A
(Cont. from 8/27/14)

MEETING DATE September 10, 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)

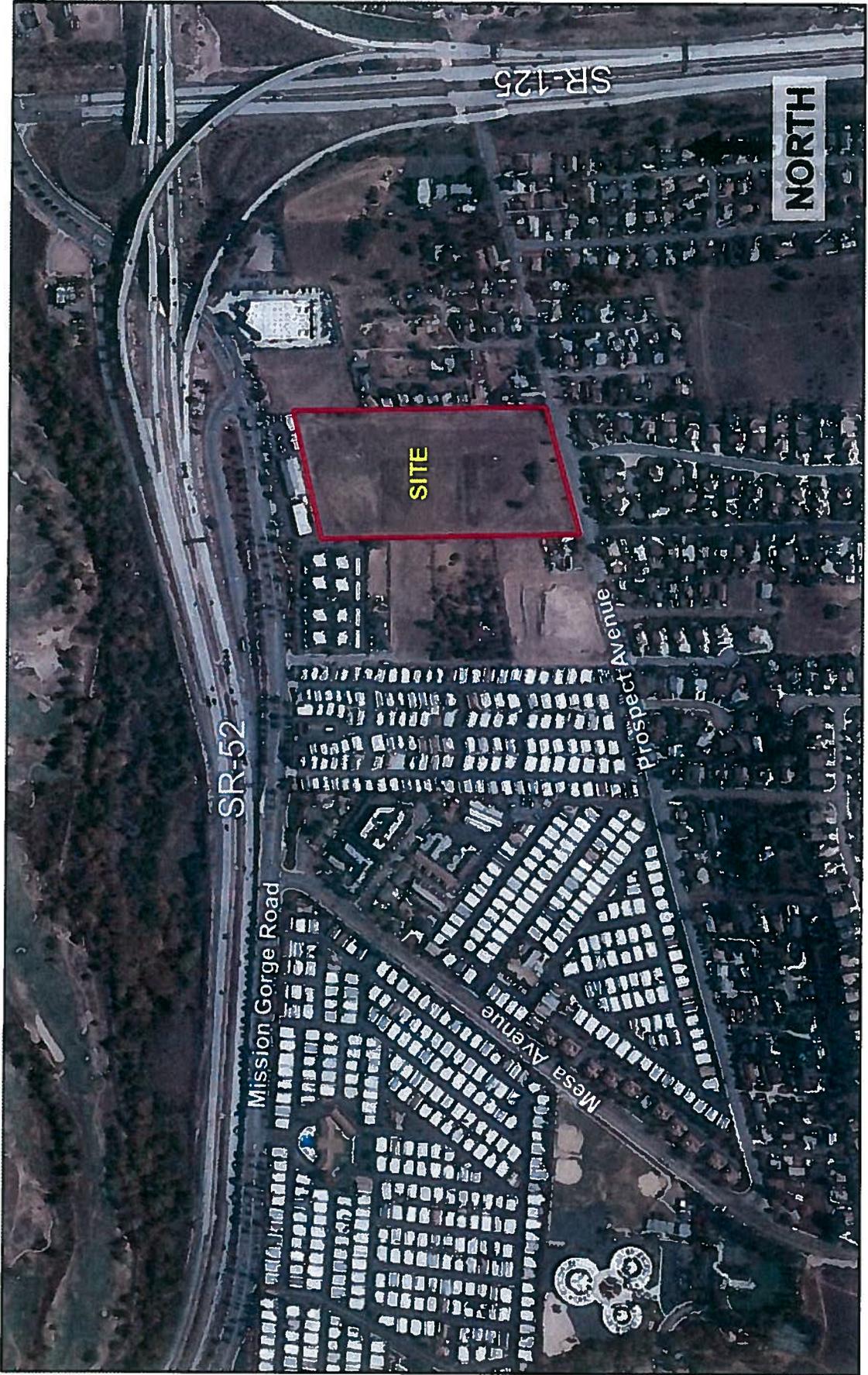


Exhibit A

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 2014-2

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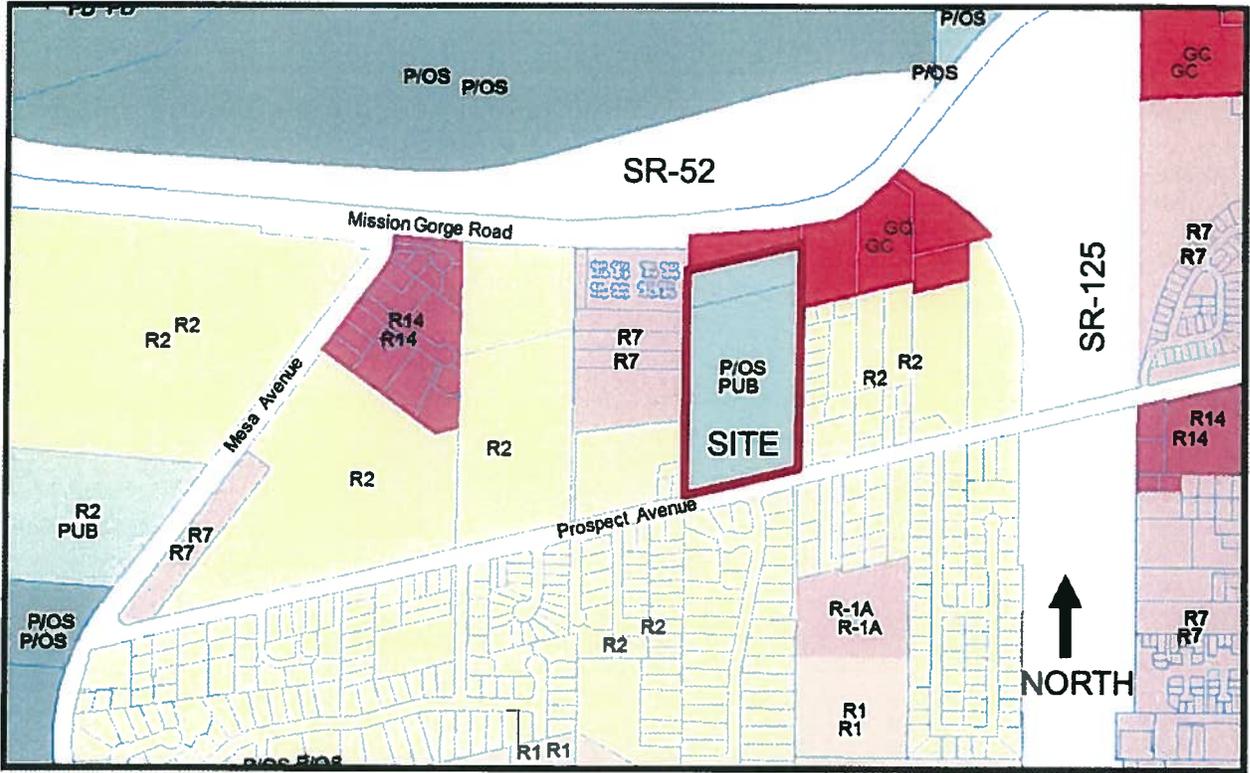
<p>1. Applicant <u>M. Grant Real Estate, Inc.</u></p> <p>Address <u>110 Town Center Parkway</u> <u>Santee, CA 92071</u></p> <p>Phone <u>619-444-2054</u></p> <p>Signature <u><i>Michael A. Grant</i></u></p> <p>Print Name <u>Michael A. Grant, Pres.</u></p>	<p>2. Property Owner <u>Santee School District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

Please Print Name: Michael A. Grant, President

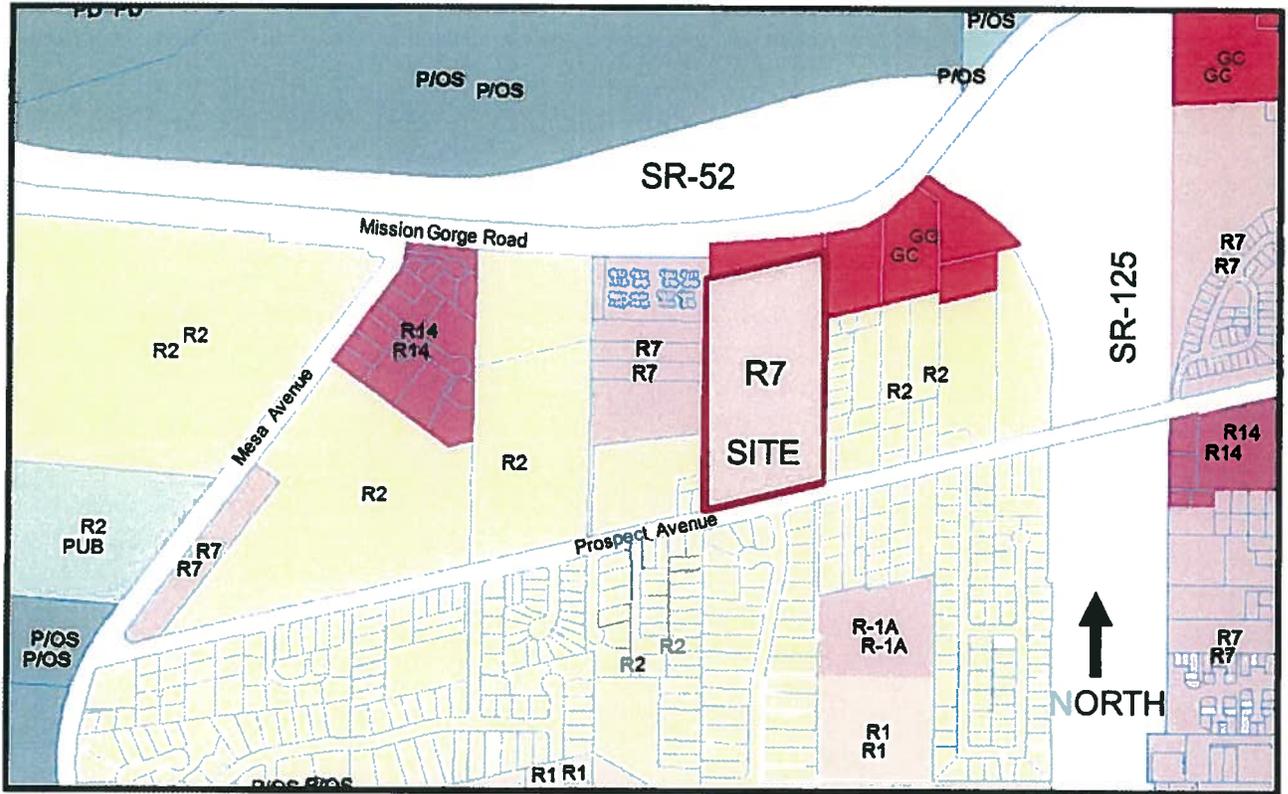
Exhibit B (PA2014-8)
 Existing General Plan Land Use Designation and Zone District



	GENERAL PLAN DESIGNATION	ZONE DISTRICT
PUBLIC P/OS – Park Open Space	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.

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

Exhibit D

School District letter
November 18, 2003



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.

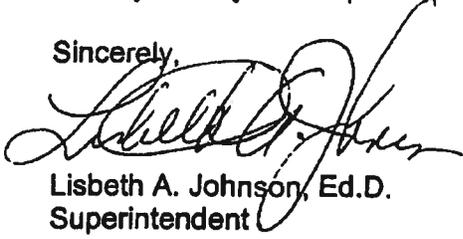
Please be assured that the District will relocate Santee Bobby Sox to the Carlton Hills school site in sufficient time to allow for the fields to be ready for the 2004 softball season. The District greatly appreciates the positive working relationship it has had and will continue to encourage with Santee 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". The signature is fluid and cursive, with a large initial "L".

Lisbeth A. Johnson, Ed.D.
Superintendent

LAJ:CJH:ea

Cc: Kathy Dockler
Santee Bobby Sox

Ron Burner
Santee Sports Council

Exhibit E

Ordinance 175

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.

Loretta H. Roper
 City Clerk

THIS ORDINANCE HAS BEEN PUBLISHED OR POSTED PURSUANT TO LAW

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

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											
	City of Santee Current Inventory	City of Santee Under Development	Current City of Santee Inventory	Other Providers Inventory	Total Current Inventory	Current City of Santee Service Level	Current City of Santee/Other Providers Service Level	Priority Needs Assessment Ranking	City of Santee Standard (1988)	Recommended City of Santee Standard	Total Current City of Santee Inventory Over/Under Recommended Standard	Total Current Inventory with Other Providers Inventory Over/Under Recommended Standard
RECREATION												
Playgrounds (ages 2-5, 6-10)	60	40	100	30	130	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)	30	40	70	30	100	1 site/ 7,782	1 site/ 5,448	1	N/A	1 site/ 5,000	Need 4 sites	Need 1 sites
Trails - Paved Surface (Miles)	7.7	4.3	12.0	9.9	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
State 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	40		40	80	120	1 court/ 13,619	1 court/ 4,540	24	1 court/ 1,000	1 court/ 6,000	Need 5 courts	Exceeds Standard
Tennis	50		50	160	210	1 court/ 10,895	1 court/ 2,594	17	1 court/ 2,000	1 court/ 8,000	Need 2 courts	Exceeds Standard
Volleyball (leisure)	20		20	40	60	1 site/ 27,238	1 site/ 9,079	24	1 site/ 8,000	1 court/ 25,000	Meets Standard	Exceeds Standard
Baseball - Adult (90')	10		10			1 field/ 54,476	1 field/ 16,158	15	1 field/ 20,000	1 field/ 20,000	Need 2 fields	Meets Standard
Baseball - Youth (Game Fields)	50		50			1 field/ 10,895	1 field/ 3,632	15	1 field/ 20,000	1 field/ 15,000	Exceeds Standard	Exceeds Standard
Softball - Adult (300')	30	40	40	10	50	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)			30	40	70	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)			00	280	280	1 field/ 0	1 field/ 2,095		N/A	1 field/ 8,000	Need 7 fields	Exceeds Standard
Soccer - Regulation (115x75 yds)		20	20	30	50	1 field/ 27,238	1 field/ 10,895	13	1 field/ 6,000	1 field/ 10,000	Need 4 fields	Need 1 field
Soccer - Micro (Includes Indoor, 75x45 yds)	10	40	50	100	150	1 field/ 10,895	1 field/ 3,632	13	N/A	1 field/ 8,000	Need 2 fields	Exceeds Standard
Multipurpose / Overlay fields (120x60 yds)	40		40	50	90	1 field/ 13,619	1 field/ 6,053	23	1 field/ 15,000	1 field/ 20,000	Exceeds Standard	Exceeds Standard
Outdoor Aquatic Center (Square Feet)	40,000		40,000	0	40,000	0.7 sf/person	0.7 sf/person	10	1 site/ 23,000	1.2 sf/person	Need 25,371 sf	Need 25,371 sf
Indoor Aquatic Center (Square Feet)				0		0.0 sf/person	0.0 sf/person	10	1 site/ 23,000	0.5 sf/person	Need 27,238 sf	Need 27,238 sf
Community/Recreation Center (Square Feet)	11,041		11,041	30,000	41,041	0.2 sf/person	0.6 sf/person	8	1 site/ 35,000	1.0 sf/person	Need 43,435 sf	Need 13,435 sf
Gymnasium (Square Feet)			00		00	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

City of Santee
Facility Standards - Buildout

Facility Type	City of Santee Current Inventory	City of Santee Under Dev.	City of Santee Planned Future Dev.	Total City of Santee Buildout Inventory	Other Providers Inventory	Total Buildout Inventory	Buildout City of Santee Service Level	Buildout City of Santee/Other Providers Service Level	City of Santee Standard (1 Year)	Recommended City of Santee Standard	Total Facilities Needed at Buildout for Recommended Standard	Total City of Santee Inventory Over/Under Recommended Standard	Total Buildout Inventory Over/Under Recommended Standard	Total City of Santee Buildout Inventory Over/Under Recommended Standard	Total Buildout Inventory with Other Providers Inventory Over/Under Recommended Standard
Asphalt	6.0	4.0	4.0	14.0	3.0	17.0	1 slab/5,143	1 slab/4,235	1 slab/3,000	1 slab/4,000	18.00	(4.00)	(1.00)	Need 1 slab	
Playgrounds (ages 2-5, 6-10)	3.0	4.0	6.0	13.0	3.0	16.0	1 slab/5,538	1 slab/4,500	N/A	1 slab/5,000	14.40	(1.40)	1.60	Meets Standard	
Picnic Shelter (25+ people)	7.7	4.3	TBD	TBD	5.9	TBD	TBD miles/1,000	TBD miles/1,000	N/A	0.3 miles/1,000	28.80	TBD	TBD	TBD	
Trails - Paved Surface (Miles)	0.7	TBD	TBD	TBD	TBD	TBD	TBD miles/1,000	TBD miles/1,000	N/A	0.05 miles/1,000	3.60	TBD	TBD	TBD	
Trails - Non-Paved Surface (Miles)	1.0	1.0	1.0	3.0	1.0	4.0	1 slab/72,000	1 slab/72,000	N/A	1 slab/50,000	1.44	(0.44)	(0.44)	Meets Standard	
Dog Parks	1.0	1.0	1.0	3.0	1.0	4.0	1 slab/72,000	1 slab/72,000	N/A	1 slab/50,000	1.44	(0.44)	(0.44)	Meets Standard	
State Parks (Miles, State-owned, BMA)	4.0	3.0	3.0	7.0	8.0	15.0	1 court/10,286	1 court/4,800	1 court/1,000	1 court/6,000	12.00	(0.00)	(0.44)	Meets Standard	
Outdoor Basketball Courts	5.0	2.0	2.0	7.0	16.0	23.0	1 court/10,286	1 court/3,130	1 court/2,000	1 court/8,000	9.00	(2.00)	(2.00)	Need 5 courts	
Tennis	3.0	2.0	2.0	4.0	4.0	8.0	1 slab/36,000	1 slab/19,000	1 slab/9,000	1 court/25,000	2.88	(0.88)	3.12	Exceeds Standard	
Volleyball (Indoor)	1.0	1.0	1.0	3.0	3.0	6.0	1 slab/72,000	1 slab/24,000	1 slab/20,000	1 slab/20,000	3.60	(2.60)	(0.60)	Need 1 field	
Baseball - Adult (88')	5.0	4.0	4.0	13.0	10.0	19.0	1 field/14,400	1 field/4,800	1 field/20,000	1 field/15,000	4.80	(0.20)	10.20	Exceeds Standard	
Baseball - Youth (Kame Fields)	3.0	4.0	4.0	11.0	5.0	16.0	1 field/18,000	1 field/14,400	1 field/23,000	1 field/15,000	4.80	(0.80)	0.20	Meets Standard	
Softball - Adult (88')	3.0	4.0	4.0	11.0	7.0	18.0	1 field/24,000	1 field/10,286	1 field/15,000	1 field/15,000	4.80	(1.80)	2.20	Exceeds Standard	
Softball - Youth (Kame Fields)	3.0	4.0	4.0	11.0	26.0	37.0	1 field/0	1 field/2,769	N/A	1 field/8,000	9.00	(8.00)	17.00	Exceeds Standard	
Baseball/Softball - Youth (Practice Fields)	2.0	2.0	2.0	6.0	3.0	9.0	1 field/18,000	1 field/10,286	1 field/6,000	1 field/10,000	7.20	(3.20)	(0.20)	Exceeds Standard	
Soccer - Regulation (115x75 yds)	1.0	4.0	4.0	9.0	10.0	20.0	1 field/7,200	1 field/3,600	N/A	1 field/8,000	8.00	1.00	11.00	Exceeds Standard	
Soccer - Micro (includes indoor, 75x45 yds)	4.0	4.0	4.0	12.0	5.0	17.0	1 field/18,000	1 field/8,000	1 field/15,000	1 field/20,000	3.60	0.40	5.40	Exceeds Standard	
Soccer - Multipurpose / Overlay fields (128x65 yds)	40,000.0	40,000.0	40,000.0	120,000.0	60,000.0	180,000.0	1.1 slipperman	1.1 slipperman	1 slab/23,000	1.2 slipperman	86,400.00	(6,400.00)	(6,400.00)	Need 6,400 sf	
Outdoor Aquatic Center (Square Feet)	40,000.0	40,000.0	40,000.0	120,000.0	60,000.0	180,000.0	0.0 slipperman	0.0 slipperman	1 slab/23,000	0.5 slipperman	26,000.00	(26,000.00)	(26,000.00)	Need 26,000 sf	
Indoor Aquatic Center (Square Feet)	11,041.0	27,900.0	27,900.0	66,841.0	30,000.0	96,841.0	0.5 slipperman	0.5 slipperman	1 slab/35,000	1.0 slipperman	72,000.00	(33,489.00)	(33,489.00)	Need 33,489 sf	
Community/Recreation Center (Square Feet)	11,041.0	27,900.0	27,900.0	66,841.0	30,000.0	96,841.0	0.5 slipperman	0.5 slipperman	1 slab/35,000	1.0 slipperman	72,000.00	(33,489.00)	(33,489.00)	Need 33,489 sf	
Gymnasium (Square Feet)	11,041.0	27,900.0	27,900.0	66,841.0	30,000.0	96,841.0	0.5 slipperman	0.5 slipperman	1 slab/35,000	1.0 slipperman	72,000.00	(33,489.00)	(33,489.00)	Need 33,489 sf	

Population	
2005	54,476
Build-out	72,000

- Notes:
- City of Santee Inventory Over/Under Standard (2005 Estimated Population) considers City of Santee Current Inventory only for its calculation
 - Santee Area TOTAL Inventory Over/Under Standard (2005 Estimated Population) considers Current City of Santee Inventory + Other Providers Inventory for its calculation. 72,000 considers City of Santee Current Inventory and City of Santee Under Development Inventory only for its calculation
 - Santee Area TOTAL Inventory Over/Under Standard (Estimated Population at Build-Out - 72,000) considers current City of Santee Inventory + Other Providers Inventory for its calculation
 - Trail paved surface - Santee (Under development) Inventory obtained by combining information available in square miles and acreage format. (3.14 acres of a 10' wide trail converted to paved surface miles plus 0.82 miles of paved surface mentioned)
 - Non Paved (MGP/405/41) - Santee (Under development) Inventory obtained by combining information available in square miles and acreage format. (3.14 acres of a 10' wide trail converted to paved surface miles plus 0.82 miles of paved surface mentioned)
 - Outdoor aquatics 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.

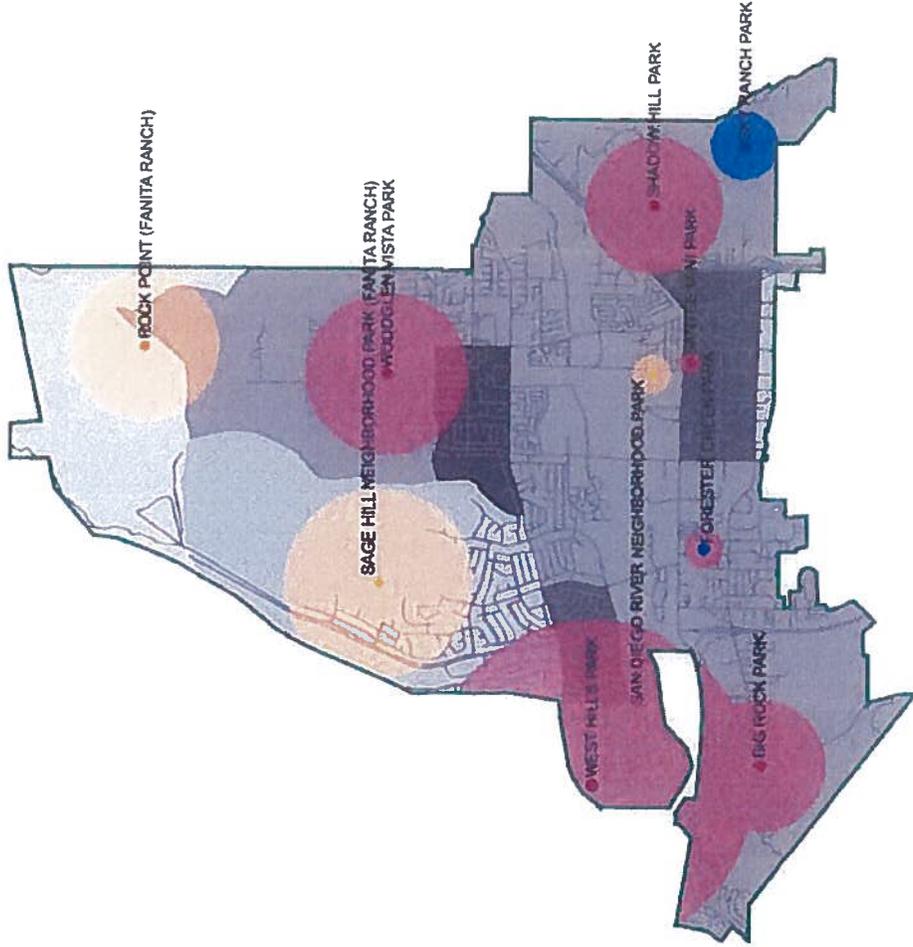


City of Santee, California

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: 13.6 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 under development process as of 2008 and are subject to change with their advancement process.



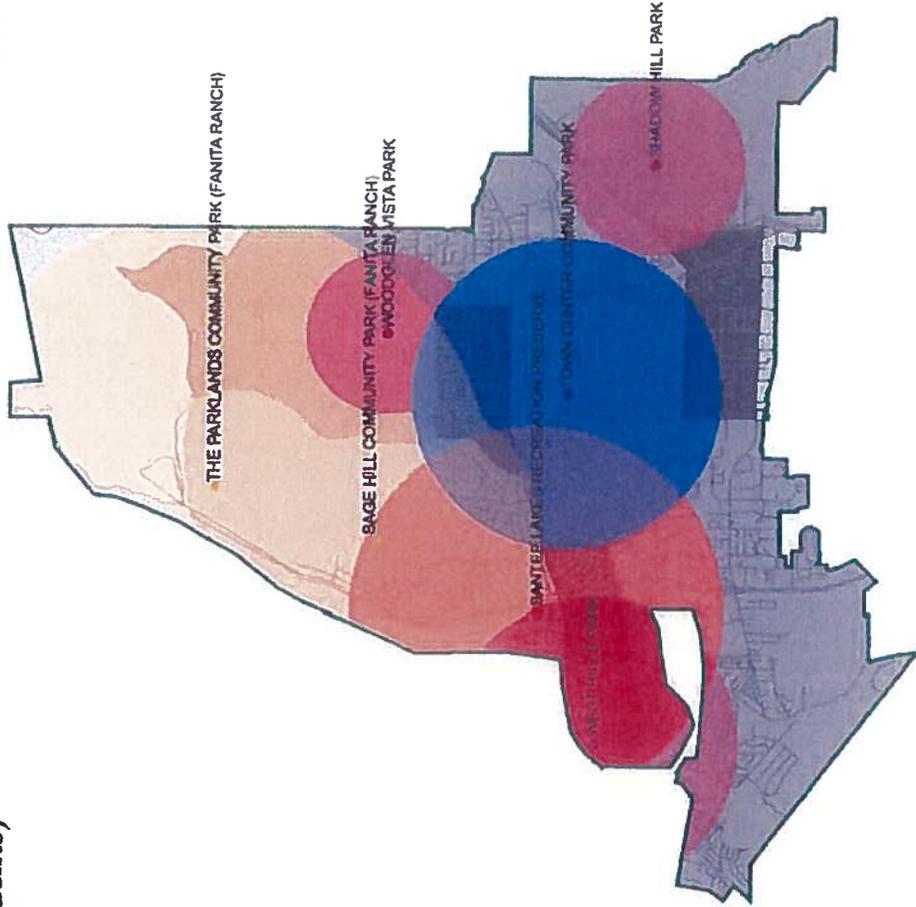


City of Santee, California

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 subject to change with their environmental permits
 **2020 and are subject to change with their environmental permits



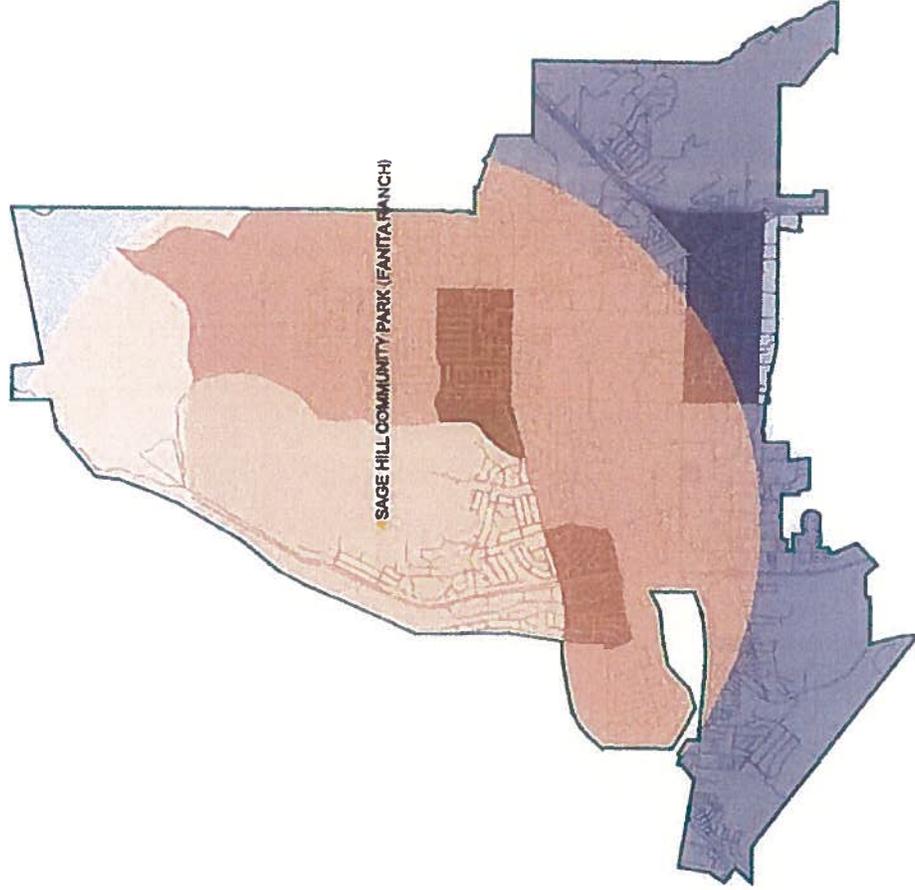


City of Santee, California

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

6A

MEETING DATE September 10, 2014

AGENDA ITEM NO.

ITEM TITLE APPROVAL OF MEMORANDUM OF UNDERSTANDING
REGARDING TRAINING ACTIVITIES WITH THE UNITED STATES
MARINE CORP

DIRECTOR/DEPARTMENT City Manager

SUMMARY

The United States Marine Corp seeks to conduct crowd observation and surveillance training and similar exercises at public and commercial locations within the City of Santee. The Corp presented the City with a Memorandum of Understanding ("MOU") related to these activities. Marine Corp representatives have stated an intent to conduct training exercises without any uniforms, insignia, weapons or other visible indicia of military presence and to provide notice of the time and location of such activities in advance.

This item seeks Council authorization to enter into the MOU with the Marine Corps.

FINANCIAL STATEMENT

There is no fiscal impact to the City from the MOU.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

KV for POP

Authorize City Manager to sign Memorandum of Understanding.

ATTACHMENTS (Listed Below)

None

City of Santee
COUNCIL AGENDA STATEMENT

6B

MEETING DATE **SEPTEMBER 10, 2014**

AGENDA ITEM NO.

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AUTHORIZING EXECUTION OF AN AGREEMENT FOR REIMBURSEMENT OF COSTS RELATED TO THE PREPARATION OF AND ENVIRONMENTAL REVIEW FOR THE CITY OF SANTEE SUBAREA PLAN WITH HOMEFED FANITA RANCHO, LLC; SUBSEQUENT EXECUTION OF A RELATED PROFESSIONAL SERVICES AGREEMENT WITH ICF INTERNATIONAL FOR ENVIRONMENTAL CONSULTANT SERVICES; AND FILING OF A NOTICE OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

DIRECTOR/DEPARTMENT

Melanie Kush, Development Services *for M.K.*

SUMMARY This item requests City Council to authorize the City Manager to execute an agreement for reimbursement of costs related to the preparation of the Multiple Species Conservation Program ("MSCP") Subarea Plan and associated Environmental Impact Report/Environmental Impact Statement ("EIR/EIS") ("Reimbursement Agreement"). In March 2014, the City solicited a Request for Proposal ("RFP") for environmental consultant services to prepare the Subarea Plan and environmental review. The RFP required companies to state their qualifications and experience with similar projects and provide cost estimates for this environmental review. ICF International ("ICF") responded to the RFP. Staff evaluated the proposal for completeness, the company's experience with similar projects, and cost. The ICF proposal was deemed to have sufficiently responded to the RFP. Staff recommends ICF based on the completeness of the submittal, significant habitat conservation planning experience, technical expertise, and experience with federal and state environmental laws that will be crucial to the Subarea Plan. Staff has negotiated a contract cost of \$632,764.00.

HomeFed Fanita Rancho, LLC., pursuant to the Reimbursement Agreement, would commit to reimburse the City for all costs, including consultant costs to prepare the Subarea Plan and EIR/EIS (\$632,764.00) and city staff/legal costs incurred by the City to complete the Subarea Plan and the EIR/EIS (full cost recovery basis). Upon City Council authorization, the City Manager would first execute the Reimbursement Agreement with HomeFed Fanita Rancho, LLC (Exhibit A) and then, thereafter, pursuant to SMC 3.24.170.B, the City Manager would execute a Professional Services Agreement with ICF for the preparation of the Subarea Plan and environmental review (Exhibit B).

ENVIRONMENTAL REVIEW Approval of the Reimbursement Agreement and the Professional Services Agreement is exempt from environmental review under Title 14 of the California Code of Regulations, section 15378(a) as an action that does not have the potential for resulting in a direct or indirect physical change in the environment; section 15378(b)(4) as a government funding mechanism that does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment; and section 15061(b)(3) as the activity does not have the potential for causing a significant effect on the environment.

FINANCIAL STATEMENT *for* The execution of the Reimbursement Agreement will provide for full reimbursement by the developer to the City for the cost of the Professional Services Agreement and related legal and staff costs incurred.

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATION *for POB*

1. Authorize the City Manager to execute the Agreement for Reimbursement of Costs Related to the Preparation of and Environmental Review for the City of Santee Subarea Plan; and
2. Authorize the City Manager to execute a Professional Services Agreement with ICF.

ATTACHMENTS

Staff Report Resolution Agreement for Reimbursement Proposal

**STAFF REPORT
AGREEMENT FOR REIMBURSEMENT OF COSTS
RELATED TO THE PREPARATION OF
THE CITY OF SANTEE SUBAREA PLAN AND ENVIRONMENTAL REVIEW
CITY COUNCIL MEETING SEPTEMBER 10, 2014**

A. BACKGROUND

Work on the regional Multiple Species Conservation Program (MSCP) Plan has been ongoing for several years and was needed in order to meet Federal and State Requirements to establish an appropriate balance between preservation of biological resources and continued economic growth. The Santee Subarea Plan would fulfill a long-standing commitment to balance economic development with the preservation of sensitive plant and animal species as required by Federal and State law and comprehensively address how the City of Santee will conserve plant and wildlife species pursuant to the California Natural Community Conservation Planning (NCCP) Act of 1991 and the California and U.S. Endangered Species Acts.

Completion and adoption of such a plan by the City is intended to simplify the procedures to permit land owners to attain Federal and State Authorizations for the removal of certain listed rare, threatened, or endangered species, while at the same time protecting sufficient land to preserve sensitive species located within this region. Another advantage of the Subarea Plan is that through this method, local concerns are able to be addressed within the plan. Without such a plan, the Federal and State governments will be making habitat preservation decisions in Santee with less local input.

If successfully completed, the Subarea Plan will implement General Plan Conservation Element Policy 7.4 to complete a Subarea Plan that conserves a minimum of 2,600 acres in the City as permanent open space for preservation of habitats and species.

The Plan, once certified and adopted, will become the basis for the U.S. Department of Fish & Wildlife Services and the California Department of Fish & Wildlife (collectively referred to as the Wildlife Agencies) to transfer the permit authorization to the City. An Implementing Agreement signed by the City and the Wildlife Agencies will provide the assurances necessary for Plan implementation and will streamline the development process and provide certainty to developers as to what the requirements will be for the removal of habitat and impacts to species included in the Subarea Plan.

The City has been working with the Wildlife Agencies to finalize the City's draft Subarea Plan. However, additional work and environmental review is needed to complete the process.

B. STAFF RECOMMENDATION

Authorize the City Manager to execute the Agreement for Reimbursement of Costs related to the preparation of, and environmental review for, the City of Santee Subarea Plan; and authorize the City Manager to execute a Professional Services Agreement with ICF International.

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
AUTHORIZING EXECUTION OF AN AGREEMENT FOR REIMBURSEMENT OF
COSTS RELATED TO THE PREPARATION OF AND ENVIRONMENTAL REVIEW
FOR THE CITY OF SANTEE SUBAREA PLAN WITH HOMEFED FANITA RANCHO,
LLC; SUBSEQUENT EXECUTION OF A RELATED PROFESSIONAL SERVICES
AGREEMENT WITH ICF INTERNATIONAL FOR ENVIRONMENTAL CONSULTANT
SERVICES; AND FILING OF A NOTICE OF EXEMPTION UNDER THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT**

WHEREAS, technical expertise is needed to prepare the City of Santee Multiple Species Conservation Program Subarea Plan ("Subarea Plan") and to prepare and conduct environmental review of the Subarea Plan; and

WHEREAS, in March 2014, the City solicited a Request for Proposal ("RFP") for environmental consultant services to prepare the Subarea Plan and environmental review; and

WHEREAS, staff reviewed the proposal submitted by ICF International ("ICF") and found ICF fully qualified, based on the completeness of the submittal, significant habitat conservation planning experience, technical expertise, and experience with federal and state environmental laws that will be crucial to the Subarea Plan; and

WHEREAS, staff negotiated with ICF for a contract amount not to exceed \$632,764.00 (Exhibit B); and

WHEREAS, HomeFed Fanita Rancho, LLC., pursuant to the Agreement for Reimbursement of Costs Related to the Preparation of and Environmental Review for the City of Santee Subarea Plan ("Reimbursement Agreement") (Exhibit A), would commit to reimburse the City for all costs, including consultant costs to prepare the Subarea Plan and Environmental Impact Statement/Environmental Impact Report (\$632,764.00) and city staff/legal costs incurred by the City to complete the Subarea Plan and the EIS/EIR (full cost recovery basis); and

WHEREAS, the City Council heard and considered all comments regarding the adoption of this Resolution at its regular meeting on September 10, 2014.

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

SECTION 1: The City Manager is authorized to execute the Reimbursement Agreement, subsequently execute a Professional Services Agreement with ICF in an amount not to exceed \$632,764.00, and to approve contract amendments consistent with the Reimbursement Agreement and the Professional Services Agreement.

SECTION 2: As the decision making body for the City of Santee, the City Council finds that approval of the Reimbursement Agreement and the Professional Services Agreement is exempt from environmental review under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, section 15378(a) as an action that does not have the potential for resulting in a direct or indirect physical change in the environment; section 15378(b)(4) as a government funding mechanism that does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment; and section 15061(b)(3) as the activity does not have the potential for causing a significant effect on the environment.

RESOLUTION NO.

SECTION 3: The City Council directs staff to file a Notice of Exemption with the County Clerk for the County of San Diego.

SECTION 4: The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building 3, City of Santee, CA 92071.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 10th day of September, 2014, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK

Attachments: Exhibit A – Agreement for Reimbursement
Exhibit B – Consultant Proposal

EXHIBIT A

Agreement for Reimbursement

**AGREEMENT FOR REIMBURSEMENT OF COSTS RELATED TO THE
PREPARATION OF AND ENVIRONMENTAL REVIEW FOR THE CITY OF SANTEE
SUBAREA PLAN**

THIS AGREEMENT FOR REIMBURSEMENT OF COSTS RELATED TO THE PREPARATION OF AND ENVIRONMENTAL REVIEW FOR THE CITY OF SANTEE SUBAREA PLAN is made and entered into this ____ of _____, 2014, by and between HOMEFED FANITA RANCHO, LLC, a Delaware limited liability company ("**HomeFed**"), and the CITY OF SANTEE ("**City**"), who agree as follows:

RECITALS

A. HomeFed is the owner of that certain real property located in City of Santee, County of San Diego, State of California, commonly known as Fanita Ranch ("**Property**").

B. City intends to finalize the City of Santee Multiple Species Conservation Program Subarea Plan ("**Plan**"), which includes the Property.

C. City further intends to prepare and conduct environmental review for the Plan. City intends to prepare a joint Environmental Impact Report/Environmental Impact Statement ("**EIR/EIS**") for the Plan in compliance with the National Environmental Policy Act and the California Environmental Quality Act.

D. Consequently, HomeFed intends to fund consultant fees/costs incurred to complete the Plan and the EIR/EIS ("**Consultant Costs**"). HomeFed also intends to fund City staff time/costs and legal fees/costs incurred by City to complete the Plan and the EIR/EIS (collectively, "**Staff/Legal Costs**" and individually, "**Staff Costs**" and "**Legal Costs**").

E. A proposal for completion of the Plan and the EIR/EIS ("**Consultant Proposal**") has been submitted to City by ICF International, attached as Exhibit A.

F. City has or intends to apply for one or more sources of local, regional, state, or federal grant funds available for the preparation of the Plan or EIR/EIS ("**Grant Funds**").

G. HomeFed and City desire to enter into this Agreement to memorialize the terms and conditions of HomeFed's agreement to pay for the Consultant Costs and Staff/Legal Costs and City's agreement to reimburse HomeFed with any Grant Funds received.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual agreements and of other covenants and conditions contained herein, HomeFed and City agree as follows:

1. Recitals. The foregoing recitals are incorporated herein and made a part of this Agreement as if each were specifically recited herein.

2. Reimbursement of Consultant Costs. HomeFed agrees to reimburse City for any Consultant Costs incurred pursuant to the Consultant Proposal subject to the terms and conditions of this Section 2.

2.1. Consultant Costs. In no event shall HomeFed's obligation to reimburse City for Consultant Costs exceed six hundred thirty two thousand seven hundred sixty four and No/100 Dollars (\$632,764.00) ("**Consultant Costs Limit**"). In the event the Consultant Costs are less than the Consultant Costs Limit, HomeFed shall only be required to reimburse City for such lesser amount. However, if the total Consultant Costs exceed the Consultant Costs Limit, HomeFed will pay such excess cost, if at all, in its sole and absolute discretion pursuant to the payment procedure in Section 2.2. In the event HomeFed declines to reimburse City for any Consultant Costs exceeding the Consultant Costs Limit, City reserves its rights to move forward with the completion of the Plan and EIR/EIS without HomeFed's participation or input.

2.2. Payment Procedure. The Consultant will prepare a schedule of performance with periodic payments for work performed based on the scope of work and cost estimate in the Consultant Proposal ("**Progress Payments**"). Upon receipt by City from Consultant of a request for a Progress Payment, City shall verify that Consultant has satisfactorily completed the tasks for which Consultant requests payment. City shall then provide HomeFed with a written request for the Progress Payment, with appropriate supporting documentation. HomeFed shall contact City promptly with any concerns, questions or requests for additional documentation regarding the Progress Payment request. City, HomeFed and Consultant shall meet and confer regarding such issues, if any. HomeFed shall promptly make the Progress Payment to City through the Deposit Account, as defined in Section 5, upon resolution of such issue, if any, but in no event later than thirty (30) days following receipt of City's request for Progress Payment.

3. Reimbursement of City Staff/Legal Costs. HomeFed agrees to reimburse City's reasonable Staff/Legal Costs incurred through the Deposit Account, as defined in Section 5. City will provide HomeFed statements for City staff time and a copy of legal counsel's billing statement on a monthly basis. Should HomeFed dispute any monthly statement, HomeFed shall promptly submit a letter describing its objections to both City and City's legal counsel. City, its legal counsel, and HomeFed shall resolve all such disputes within fifteen (15) days of receipt by City and its legal counsel of the HomeFed objection letter. HomeFed shall pay the disputed invoice, as it may be revised, through the Deposit Account. HomeFed agrees and acknowledges that City's monthly statements contain attorney-client privilege information that is confidential and shall be protected from disclosure to any third party except as required by law.

4. Reimbursement of HomeFed. Following HomeFed's payment of Consultant Costs and Staff/Legal Costs to City as set forth in Sections 2 and 3 above, City agrees to reimburse HomeFed for the full amount of Grant Funds received by City within thirty (30) days following City's receipt of such funds. Notwithstanding the foregoing, in no event shall the amount of Grant Funds payable to HomeFed exceed the amount of Consultant Costs or Staff/Legal Costs paid by HomeFed to City. If City does not receive any Grant Funds, then HomeFed shall not receive any payment from City as reimbursement for Consultant Costs or Staff/Legal Costs.

5. Deposit Account. City shall maintain a Deposit Account, to be funded by HomeFed, for the completion of the Plan and EIR/EIS. HomeFed shall contribute sufficient funds to the Deposit Account and replenish the Deposit Account as necessary.

6. Coordination. City staff will serve as the primary contact for Consultant and, in conjunction with City's legal counsel, will lead the effort in completing the Plan and EIR/EIS. City staff and City legal counsel will coordinate their efforts with HomeFed staff and legal counsel to avoid unnecessary duplication of work.

7. Miscellaneous.

7.1. All notices, correspondence, or other communications required or provided for under this Agreement shall be in writing and delivered in person or dispatched by certified mail, postage prepaid.

Information to be given to City shall be addressed as follows:

City Manager
City of Santee
10601 Magnolia Ave.
Santee, CA 92071

With copy to:

Shawn Hagerty
Best Best & Krieger LLP
655 W. Broadway, 15th Floor
San Diego, CA 92101

Information to be given to HomeFed shall be addressed as follows:

HomeFed Corporation
Attn: Kent Aden, Sr. Development Manager
1903 Wright Place, Suite 220
Carlsbad, CA 92008
Phone: (760) 918-8200
Fax: (760) 918-8210
E-mail: KAden@hfc-ca.com

With copy to:

Jeffrey A. Chine
Allen Matkins Leck Gamble Mallory & Natsis LLP
501 W. Broadway, 15th Floor
San Diego, CA 92101

7.2. Entire Agreement. This Agreement represents the entire agreement between the parties hereto relating to the transaction contemplated and supersedes any and all prior and contemporaneous agreements, understandings, representations and statements, oral or written.

7.3. Modification. No modification, waiver or amendment of this Agreement shall be valid unless the same is in writing and signed by all parties.

7.4. Termination of Agreement. This Agreement shall automatically expire and terminate upon (i) the delivery by HomeFed to City of written notice that it no longer wishes to pursue development of the Property, or (ii) two (2) years from its effective date, subject to extension by written consent of the parties, whichever occurs first. Upon termination of this Agreement, HomeFed shall reimburse City for any outstanding Consultant Costs and Staff/Legal Costs incurred by City pursuant to Sections 2 and 3 of this Agreement. HomeFed shall thereafter be under no obligation to pay City for any Consultant Costs or Staff/Legal Costs referenced in this Agreement, and City shall thereafter be under no obligation to reimburse HomeFed any amount of the Grant Funds.

IN WITNESS WHEREOF, HomeFed and City have executed this Agreement as of the dates set forth below.

HOMEFED:

HOMEFED FANITA RANCHO, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____
Date: _____

CITY:

CITY OF SANTEE

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT B

Consultant Proposal



April 17, 2014

City of Santee
10601 Magnolia Ave
Santee, California, 92071
Attention: Melanie Kush, Director of Planning

SUBJECT: Revised Scope of Work and Cost Estimate for the Preparation of the Santee MSCP
Subarea Plan and EIS/EIR

Dear Ms. Kush:

ICF Jones & Stokes, Inc. (an ICF International company hereafter referred to as ICF) is pleased to submit this revised scope of work and cost estimate for the preparation of the Santee Multiple Species Conservation Program (MSCP) Subarea Plan and Environmental Impact Statement/Environmental Impact Report (EIS/EIR).

ICF is eager to continue helping the City in the development of the Santee Subarea Plan and EIS/EIR. If you have any questions about our proposed scope or need additional information, please contact our project manager, Scott Fleury, at (858) 444-3917 or scott.fleury@icfi.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Jessica Troiano".

Jessica Troiano
Manager - Contracts

A handwritten signature in black ink, appearing to read "Devon Muto".

Devon Muto
San Diego Branch Leader

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Scope of work - Preparation of Santee MSCP Subarea Plan and EIS/EIR

Task 1: Project Management and Meetings

Task 1.1 Project Meetings

Project Kick-off Meeting

A kick-off meeting will occur after contract award and will include discussion of the project goals, plan development process, areas of particular concern, project schedule, and contract issues.

Assumptions: To be attended by Scott Fleury, Pat Atchison, and Charlie Richmond.

Update/Coordination Meetings

The purpose of these meetings is to provide a forum to discuss project/technical issues and approaches to resolving issues, including project schedule, contract, and budget.

Assumptions: To be attended by Scott Fleury and/or Pat Atchison. It is anticipated these meeting will be held on a monthly basis.

Interagency Coordination/Wildlife Agency Meetings

ICF will attend up to ten (10) meetings which will be scheduled as appropriate and will include discussion of the Plan as well as probable environmental issues with affected/interested agencies.

Assumptions: To be attended by Scott Fleury, Pat Atchison, and/or Charlie Richmond, as appropriate.

Task 1.2: Public Meetings

Community Outreach Meetings

ICF will attend up to six (6) Community Outreach meetings averaging no longer than 3 hours, exclusive of preparation and travel time and 2 specific meetings with non-government organizations.

Assumptions: To be attended by Scott Fleury for the Plan and/or Charlie Richmond for the EIR/EIS, as appropriate.



Public Hearing Attendance

ICF will prepare for and attend up to two (2) City Council hearings. ICF will be prepared to answer technical questions regarding the Plan documents and technical reports. These meetings would include workshops to discuss the plan.

Assumptions: To be attended by Scott Fleury for the Plan and/or Charlie Richmond for the EIR/EIS, as appropriate.

Task 1.3: Project Management

Project and Budget Review and Management, Invoicing, Status Reports

ICF will prepare monthly invoices and progress reports. Project management tasks will include budget review and management, staff support coordination, and general client communication.

Assumptions: Invoices and progress reports will be prepared monthly.

Task 2: GIS and Biological Database Development

Task 2.1: Update GIS Data

Acquire and Organize Existing Biological Resources GIS Data Including Species and Vegetation

ICF will obtain and organize the most current/best available biological resources GIS data for the project study area to be used for mapping, habitat modeling, preserve design, and coverage analysis. Pertinent GIS data (vegetation, habitat preserves, species locations, wildlife corridors) from surrounding jurisdictions and organizations will be researched and acquired. The City will supply information to assist pursuant to Section 3.5 of the RFP (Documentation to be provided).

Assumptions: TAIC has access to the GIS data used for the 2006 Subarea Plan. The ICF team will review this data with the City to determine what data needs to be updated or acquired. No field work will be completed by ICF to update GIS data. The City will provide any updates to the vegetation mapping and/or species occurrence information for the Fanita Ranch project area and ICF will integrate this information into the Subarea Plan GIS database.

Consultant Tasks:

- ❖ Obtain and organize biological resources GIS data for the project study area to be used for mapping, habitat modeling, preserve design, and coverage analysis.

Deliverable:

- ❖ Provide City with a set of digital maps of compiled existing GIS thematic data.



- ❖ Provide GIS data per City request at any point in time during the contract.

Update Other GIS Data Used as part of the 2006 Subarea Plan Draft

ICF will coordinate with the City to review and update the other GIS data (parcels, existing land use, planned land use, subunits, study area boundary).

Assumptions: The ICF team will update existing land use, land ownership, and other data per review with the City.

Consultant Tasks:

- ❖ Review and update the project study area boundary, if needed.
- ❖ Create and map existing land use, planned land use, generalized subunits.

Deliverable:

- ❖ Provide City with a GIS data as requested.

Update Resource Management Status on Existing Protected Lands

ICF will work with City staff to update information on the major public and quasi-public land holdings of natural lands within the project study area and areas immediately adjacent to the study areas.

Assumptions: The ICF team will review data from SANDAG and SanGIS parcels data with the City to update the resource management status information that was created for the 2006 Subarea Plan.

Consultant Tasks:

- ❖ Work with City staff to define a standardized approach to contact public land managers and determine the current resource management status.
- ❖ If portions of public lands holdings are managed differently, input resource management status boundaries into the GIS.
- ❖ Contact public land managers by phone and request any planning documents, if needed.

Deliverable:

- ❖ Provide a digital map of the resource management status ranking for the City to review.

Identify Contiguity with Other Habitat Conservation Plans

ICF will identify important biogeographic connections to the Santee Subarea Plan with other habitat conservation planning programs.



Assumptions: The ICF team will review and update as necessary, the key connections identified in the 2006 Subarea Plan. The previously planned wildlife corridor across the Santee Lakes will be reevaluated relative to a new Fanita Ranch development plan to determine if it needs to be redesigned or if it is still necessary.

Consultant Tasks:

- ❖ Collect information to map possible and expected linkages.
- ❖ Obtain and utilize the best available information from other conservation planning programs that are at various stages of development.
- ❖ Collect information from other jurisdictions on their current habitat conservation and monitoring programs to assist in identifying a baseline preserve area.

Task 2.2: Update Species Models

Review and Update Species Distribution Model

The predicted species distribution models that were used for the 2006 Subarea Plan will be evaluated relative to the species occurrence information and most current and best available knowledge of species-habitat relationships. The species distribution models will be updated as appropriate.

Assumptions: For each of the covered species, the ICF team will evaluate the species-predicted habitat results used in the 2006 Subarea Plan and make updates to the model as warranted. In some cases for some species, it may be preferable to implement an 'expert' model that uses a different approach than the 'matrix-modeling' approach used during the 2006 Subarea Plan and the County MSCP programs.

Consultant Tasks:

- ❖ Convert GIS data from raster format to polygons, if necessary
- ❖ Revise the species distribution model to incorporate update biological resources data and/or modeling factors.

Deliverable:

- ❖ Provide the City maps of the predicted species distribution for each individual covered species in a .PDF format.



Task 3: Describe Covered Activities and Effects Analysis

Task 3.1: Update and Describe Covered Activities

The Plan must identify the activities that could result in take of covered species and that will be covered by the Plan. These covered activities should include all actions that the City and other third party beneficiaries that the City wants to have covered by the Plan. Under this task, ICF will review the current covered activities list with the City and help the City identify any additional covered activities, or covered activities descriptions needing updating. We will also assist the City in determining which activities to specifically exclude from coverage so that the permit coverage for covered activities is explicit and clear.

Assumptions: A full and detailed description of the Fanita Ranch project will be provided by HomeFed and/or the City. City staff will provide text revisions as needed for any City-sponsored covered activities including operations and maintenance activities.

Consultant Tasks:

- ❖ Update covered activity text as needed.
- ❖ Incorporate new or revised GIS data for covered activities into the GIS database.

Deliverables:

- ❖ Memo reviewing and describing proposed covered activities.

Task 3.2: Run Build-Out Scenario Analysis

A build-out scenario analysis will be developed to estimate the amount of lands that will remain in open space outside of the Preserve Design based on environmental constraints (slope, floodplains, faults), General Plan designations, and zoning. The results of the build-out scenario will be evaluated to determine how important these areas outside of the Preserve Design will be in coverage analysis. The analysis will be based on the most current General Plan.

Assumptions: ICF will complete an analysis of the Preserve Map and the updated General Plan to determine consistency throughout the planning documents. Specifically, ICF will work with the City to determine if the build-out of the City will generate enough mitigation to completely implement the conservation required in the Subarea Plan.

Consultant Tasks:

- ❖ Run the build-out scenario analyses against the first draft of the Preserve Design only.



- ❖ Discuss with the City the costs/benefits of including the build-out scenario analysis as part of coverage analysis if it is determined that areas outside of the Preserve Design contribute significantly to the coverage analysis.
- ❖ Analyses will be based on the current General Plan.

Deliverable:

- ❖ Provide a summary report with a digital map and acreage tabulations documenting the build-out scenario analysis.

Task 3.3: Prepare Effects Analysis

All NCCPs and HCPs are required to quantify the level of take authorization requested for each covered species. The current covered species list will be evaluated to determine if additional species are warranted for coverage, or if any species should be dropped from the list. ICF will quantify effects of covered activities in terms of acres of habitat impacted. We will also quantify impacts on critical habitat to aid USFWS internal Section 7 consultation. ICF will assess and identify the likely effects of covered activities on covered species and their habitats.

Assumptions: ICF will describe and quantify of take for covered species. The description of take will be consistent with habitat goals and objectives identified for covered species and with the conservation measures.

Consultant Tasks:

- ❖ Overlay GIS layer of covered activities and summarize effects in terms of acres of habitat.
- ❖ Prepare text and tables for effects analysis in Plan.

Deliverables:

- ❖ Memo outlining review and recommendation for final covered species list.
- ❖ Draft impact analysis
- ❖ Final text outlining anticipated levels of take for each covered species and habitat

Task 4: Conservation Strategy and Coverage Analysis

Task 4.1: Conduct Gap Analysis

Overlay the Most Current Biological Data with Resource Management Status

The ICF team will complete a GIS overlay of the resource management status with biological resources data to generate an initial calculation of the habitat areas already protected in the City.



Assumptions: The GAP analysis will be conducted with the final proposed vegetation GIS data layer and final species model results. Therefore, all updates to the vegetation data and species models must be complete before conducting the GAP analysis.

Consultant Tasks:

- ⌘ Overlay the vegetation and species model data with the resource management status to analyze the distribution of biological resource and their current level of protection.
- ⌘ Identify areas where increased protection is required to adequately conserve important biological resources (e.g., Gaps).

Prepare Gap Analysis Map and Summary

ICF will prepare a map and summary of the Gap analysis results for the wildlife agencies review and input.

Assumptions: The ICF team will overlay the biological resources data (vegetation, predicted species distributions, species occurrences) to complete a Gap analysis, which will determine which species and natural communities are well protected and which require additional protection (Gaps) within the City.

Consultant Tasks:

- ⌘ Prepare a map that shows areas currently protected and broad areas indicating important or possible linkages. Linkages will be drawn between core areas within the study area and to surrounding areas based on the analysis of surrounding conservation planning programs and resource management status.

Deliverable:

- ⌘ Provide a digital map with results of Gap analysis.

Task 4.2: Develop Draft Preserve Design

The draft of the Preserve Design will be based on the existing Subarea Plan Preserve Design, but will be updated to include the new Fanita Ranch preserve hardline footprint and any additional existing protected areas identified in the Resource Management Status update.

Develop Criteria to Define Preserve Design

ICF will develop preserve design criteria for the Preserve Design (Preserve Design) which may include wildlife corridors, linkages, and buffer areas. The design criteria will be based on precedents set in MCSP and MHCP, on the scientific literature, and on input from the City and wildlife agency biologists.



Assumptions: Note: Preserve Design is a term used by the County for their MSCPs. It is equivalent to the Santee Subarea Plan Preserve Map. ICF will summarize the preserve design criteria used for the 2006 Subarea Plan and review this with the City and wildlife agencies, and revise as needed.

Consultant Tasks:

- ⌘ The preserve design criteria should take into account the specialized requirements of the species this plan is seeking coverage for including:
 1. The level of parcelization (ownership fragmentation)
 2. Minimum widths of wildlife corridors
 3. Linkages
 4. Buffer areas
- ⌘ Circulate the preserve design criteria for review by the wildlife agencies and selected independent science advisors for peer review.

Perform Connectivity Analysis

ICF will develop a connectivity analysis step in the process that will be a separate set of information to be used in the preserve design and evaluation. The connectivity analysis will identify habitat linkages at a regional scale.

Assumptions: ICF will review and revisit the key linkages highlighted during the 2006 Subarea Plan and recent work completed through the SANDAG EMP working group and USGS research. The key linkages in the Santee MSCP plan area will be updated as warranted.

Consultant Tasks:

- ⌘ Identify linkages (including riparian corridors, ridgelines, stepping store corridors and any other bands of connected and contiguous habitat).

Create Draft Preserve Design Map

ICF will complete a preliminary mapping of the Preserve Design using the results of the generalized habitat models, predicted species distributions and preserve design criteria. As appropriate, portions of the study area will be broken out as separate segments with hard line or soft line boundaries drawn.

Assumptions: ICF will revisit the criteria used to develop the Subarea Plan Preserve Map with the City staff to determine if changes are warranted. The ICF team will update the Preserve Map with an update of the Fanita Ranch future development bubbles and recent development changes (e.g. Rattlesnake Mountain).



Consultant Tasks:

- ❖ Update Preserve Map to reflect updates of the Fanita Ranch development and other changes to preserve areas.

Deliverable:

- ❖ Provide a first draft of the Preserve Design map for use in the coverage analysis with all identified hardline areas.

Define Coverage Analysis Approach for Draft Preserve Design

The coverage analysis will assume application of the Biological Mitigation Ordinance specifically created for the Santee Subarea Plan to achieve conservation of areas of the Preserve Design not already protected by current ownership or development constraints. A systematic science-based coverage analysis will be conducted for each species that will determine the expected level of conservation in the Santee Subarea Plan area.

Assumptions: ICF will revisit the coverage analysis calculations and methods used for the 2006 Subarea Plan and review these steps with the wildlife agencies and City. Modifications of the coverage analysis will be developed, if needed, in coordination with the City and wildlife agencies.

Consultant Tasks:

- ❖ Prepare a technical memo outlining the coverage analysis approach for review and approval by the City and wildlife agencies.

Deliverable:

- ❖ Technical memo of coverage analysis approach.

Prepare Coverage Analysis Text and Tables

The draft of the Preserve Design will be overlaid with vegetation, species distributions and habitats to generate tabular data for the coverage analysis.

Assumptions: ICF will update the coverage analysis tables using the updated Preserve Map and will update the conservation analysis text in the Subarea Plan.

Consultant Tasks:

- ❖ Develop an automated process to generate the coverage analysis calculations quickly and efficiently since the Preserve Design may be revised several times.
- ❖ Prepare a summary table that shows on a species-by-species basis the percent of habitat conserved and the number of documented occurrences conserved.
- ❖ Results of the coverage analysis of the first draft of the Preserve Design will be reviewed with the City and wildlife agencies.



Deliverable:

- ❖ Provide a digital map of the first draft of the Preserve Design and text and tables of the coverage analysis.

Revise Preserve Design to Meet Coverage Goals

If the conservation analysis indicates that a species is not adequately conserved to justify coverage ICF will make recommendations regarding modification of the Preserve Design boundaries or changes to the conservation and management actions sufficient to achieve coverage.

Assumptions: ICF will coordinate with the City and wildlife agencies to determine if changes to the Preserve Map are warranted based on the initial coverage analysis.

Consultant Tasks:

- ❖ Make recommendations regarding modification of the Preserve Design (Preserve Design) boundaries or changes to the conservation and management actions sufficient to achieve coverage.
- ❖ Revise Preserve Design to meet coverage goals.

Deliverable:

- ❖ Provide text, tables, and digital maps to accompany two (2) coverage analysis revisions to meet coverage goals.

Revise Preserve Design per Comments (City, Wildlife Agencies)

Drafts of the Preserve Design map and coverage analysis results will be reviewed and revised based on further input from the City and wildlife agencies as well as input from stakeholders and community outreach meetings.

Assumptions: ICF assumes no more than two revisions of the Preserve Map will be required per comments from the City, wildlife agencies, and other stakeholders.

Consultant Tasks:

- ❖ Incorporate new hardlines into the Preserve Design, the coverage analysis will be re-run.
- ❖ Update and revise the Preserve Designs based on the City, Wildlife Agency and stakeholder input.

Deliverable:

- ❖ Provide text, tables, and digital maps to accompany two (2) coverage analysis revisions.



Finalize Draft Santee Subarea Plan Map for Consideration by the City Council in Order To Proceed with the Preparation of the EIS/EIR

Assumptions: The ICF team will prepare both an 11x17 and large-scale map for the City Council to review and confirm that the Subarea Plan should move forward.

Consultant Tasks:

- ❖ Finalize the Draft Santee Subarea Plan Map. b) Provide input for public hearing staff reports.

Meetings:

- ❖ Attend public hearings for the City Council consideration of the Draft Santee Subarea Plan Map.

Deliverable:

- ❖ Provide fifteen (15) hard copies and one (1) digital copy of the Santee Subarea Plan Map.

Task 5: Independent Science Advisor Process

Technical (Peer) Review Meetings with Independent Science Advisors

ICF may be asked to attend and conduct a workshop with Independent Science Advisors (ISA) (recognized scientists) and specialists on the species and habitats being reviewed if further science advisor review is determined to be necessary. This meeting will be designed to direct and solicit peer review comments only on the focus species or habitats under review. Consultant will be asked to propose Independent Science Advisors and identify a protocol for the review process. ICF will not be responsible for compensating peer review participants.

Assumptions: Given the current status of the Subarea Plan, we believe that a single ISA meeting will be sufficient (e.g., ½ day workshop, ½ day fieldtrip). Because the planning agreement for the Santee MSCP was initiated prior to the 2002 amendment of the NCCP Act, the Santee MSCP Subarea Plan is “grandfathered in” and an ISA workshop is not mandatory. The focus of the ISA workshop will be only on species not addressed by the original MSCP subregional plan.

Task 5.1: Prepare For and Conduct ISA Workshop

ICF will lead a workshop to review the biology of the focal species and habitats, and the conservation analysis and proposed conservation measures for those species. To maintain independence, the City will contact and contract with the independent science advisors to participate in the workshops and the review and preparation of reports.



Assumptions: The ICF team will prepare materials and lead the ISA workshop in coordination with the City.

Consultant Tasks:

- ❖ Prepare a series of maps to facilitate the mapping of the Preserve Design and conservation strategy.
- ❖ ICF will conduct the ISA workshop, including presentation of materials describing the biology and distribution of the focus species and habitats, presentation of the preserve design methods and conservation analysis results, and discussion to answer questions. The workshop may include a field visit if relevant and helpful.

Deliverable:

- ❖ Provide a written memo summarizing the comments from the workshop with the Independent Science Advisors.

Task 5.2: Review and Respond to ISA Report

Review ISA Report and Develop Response

Assumptions: ICF will review the ISA report and provide input to the City.

Consultant Tasks:

- ❖ Review the ISA Report and references cited.
- ❖ Coordinate with the City to write a letter that summarizes the response to the ISA report.

Deliverable:

- ❖ Provide a letter that summarizes the Project Team's response to the ISA report.

Review Final Independent Science Advisors (ISA) Report and Implement Recommendations as Appropriate

ICF will meet with the City to discuss how the process in which the Santee Subarea Plan and Preserve Map is being developed can/should be adjusted based on the input included within the ISA report.

Assumptions: ICF will provide an analysis of possible adjustments to the project approach based on the ISA report and any recommendations. If changes warrant additional effort, ICF will provide a cost estimate for the additional scope of work.

Consultant Tasks:

- ❖ Review the ISA Report and references cited.



- ✿ ICF will coordinate with the City and wildlife agencies to prepare a response to the ISA.

Task 6: Prepare Subarea Plan Document

Prepare Santee Subarea Plan Document

The Santee Subarea Plan document will form the basis for endangered species permitting. It will be structured to comprehensively guide preserve assembly and management to maximize the chance of the conservation of target species and habitats addressed by the plan.

Task 6.1 Update Introductory Chapters of Subarea Plan

ICF will review and update the Introduction and Overview (Chapter 1), and Description of the Santee Subarea (Chapter 2), to be consistent with changes in other chapters and with new information and data recently included in the Subarea Plan.

Assumptions: ICF will coordinate with the City and wildlife agencies to identify text to be updated. The City and wildlife agencies will provide one round of comments to be addressed. Once those comments are addressed, these chapters will be considered final and complete.

Consultant Tasks:

- ✿ Provide screencheck draft of Chapters 1 and 2.
- ✿ Provide revised draft Chapters 1 and 2 for public review.

Deliverable:

- ✿ City and wildlife agency review draft of Chapters 1 and 2.

Task 6.2 Develop New Covered Projects and Effects Analysis Chapter

The Subarea Plan currently has the covered projects described within Chapter 2 (Description of the Santee Subarea). However, the covered projects should be included in a separate chapter that also includes the effects analysis. The updated information for covered projects and the new effects analysis will be revised into this new chapter.

Consultant Tasks:

- ✿ Integrate text and analysis from Tasks 3.1 (covered projects) and 3.3 (effects analysis) into a new chapter.

Deliverable:

- ✿ City and wildlife agency review draft of Covered Projects and Effects Analysis chapter.



Task 6.3: Identify Implementation Strategy and Update Chapter

The Santee Subarea Plan will include strategies for plan implementation.

Assumptions: ICF will outline the current strategies for plan implementation that have been set forth within other recent NCCP/HCP documents. ICF will outline options and strategies to review with the City and wildlife agencies to facilitate decisions on an appropriate approach for the Subarea Plan.

Consultant Tasks:

- ❖ Prepare a review of recent NCCP/HCP implementation strategies and work with the City and wildlife agencies to developed the Santee Subarea Plan implementation strategy. Update the Implementation Chapter of the Subarea Plan.

Deliverable:

- ❖ Memo outlining recent NCCP/HCP implementation strategies.
- ❖ Updated Implementation chapter for review by the City and wildlife agencies.

Task 6.4 Update Funding Chapter

The Santee Subarea Plan will include a description of the funding mechanisms to fund plan implementation, adaptive habitat management and monitoring.

Assumptions: ICF will outline the current strategies for funding mechanisms that have been set forth within other recent NCCP/HCP documents. ICF will outline options and strategies to review with the City and wildlife agencies to facilitate decisions on an appropriate approach for the Subarea Plan.

Consultant Tasks:

- ❖ Prepare a review of recent NCCP/HCP funding strategies and work with the City and wildlife agencies to developed the Santee Subarea Plan funding strategy. Update the Funding Chapter of the Subarea Plan.

Deliverable:

- ❖ Memo outlining recent NCCP/HCP funding strategies.
- ❖ Updated Funding chapter for review by the City and wildlife agencies.

Task 6.5: Update Management and Monitoring Chapter

ICF will update the adaptive monitoring and maintenance chapter based on input from the City and wildlife agencies.



Assumptions: ICF will outline the current strategies for adaptive management and monitoring that have been set forth within other recent NCCP/HCP documents. ICF will outline options and strategies to review with the City and wildlife agencies to facilitate decisions on an appropriate approach for the Subarea Plan.

Consultant Tasks:

- ❖ Prepare a review of recent NCCP/HCP monitoring and adaptive management approaches and work with the City and wildlife agencies to develop the Santee Subarea Plan adaptive management and monitoring framework chapter.

Deliverable:

- ❖ Memo outlining recent NCCP/HCP adaptive management and monitoring strategies.
- ❖ Updated management and monitoring chapter for review by the City and wildlife agencies.

Task 6.6: Prepare Draft Biological Mitigation Ordinance

A Biological Mitigation Ordinance (BMO) will be required to implement the Santee Subarea Plan. The BMO will explain the requirements for processing project development applications and describe required habitat mitigation measures.

Assumptions: The County of San Diego has established a BMO as a tool to implement their MSCP and preserve assembly. ICF will coordinate with the City to assist in the development of a similar implementation tool that would be appropriate for Santee.

Consultant Tasks:

- ❖ Prepare a Draft Biological Mitigation Ordinance to implement the Santee Subarea Plan. The ordinance will require review by the City Attorney and the wildlife agencies Attorneys.

Meetings:

- ❖ Attend up to two (2) meetings with the City to review draft biological mitigation ordinance and any outstanding issues.
- ❖ Attend up to two (2) meetings with the City to finalize biological mitigation ordinance revisions.

Deliverable:

- ❖ Two drafts of the BMO for review and comment.
- ❖ Final BMO document.



Task 6.7: Prepare Draft Implementing Agreement

An Implementing Agreement is to be entered into among the City and the wildlife agencies. The purpose of this Agreement is to ensure the implementation of the Santee Subarea Plan by contractually binding each of the parties to fulfill and faithfully perform the obligations, responsibilities, and tasks assigned to it pursuant to the terms of the Santee Subarea Plan. This Agreement also provides remedies and recourse should any of the Parties fail to perform its obligations, responsibilities, and tasks as set forth in the MSCP, the Santee Subarea Plan and this Agreement.

Assumptions: EMS (Sean Skaggs) will take the lead to prepare an Implementing Agreement, and will work with the City and wildlife agencies to determine appropriate legal language for implementation.

Consultant Tasks:

- ❖ Prepare a Draft Implementing Agreement (IA) for review by City staff and City Attorney and the wildlife agencies.

Deliverable:

- ❖ Two drafts of the Implementing Agreement for review and comment.
- ❖ Final Implementing Agreement document.

Task 6.8: Support to USFWS for Biological Opinion and to City for Wildlife Agency Negotiations

If requested, ICF will assist the wildlife agencies in the preparation of the Biological Opinion. The detailed approach outlined in the coverage analysis includes sufficient information for the preparation of the Biological Opinion. ICF will assist the City in negotiations with the wildlife agencies of the Santee Subarea Plan and plan components (e.g., species models, list of species analyzed for coverage, etc.) and the EIS/EIR.

Assumptions: ICF will coordinate with the USFWS to define a format for information that is needed for Biological Opinion. ICF will re-orient the information and tables from the Subarea Plan to meet the specific format used by USFWS. ICF will provide additional technical support to the City during negotiations with the wildlife agencies, as needed.

Consultant Tasks:

- ❖ Prepare a draft of the Summary of Findings for each species that will be used as a template for preparation of the Biological Opinion by USFWS.
- ❖ ICF will provide technical support for the wildlife agencies negotiation process in the form of further research and analysis as requested by the City.



Meetings:

- ☒ ICF will participate in four (4) meetings with the City and wildlife agencies to provide technical support regarding clarification and justification for species coverage under the Santee Subarea Plan.

Deliverable:

- ☒ Provide relevant biological data for the Biological Opinion for each species analyzed for coverage for the City and the wildlife agencies to review.

Task 6.9: Prepare Final Draft Santee Subarea Plan for Public Review

Assumptions: ICF will complete a final Draft Subarea Plan and appendices ready for public review that will be the basis for the EIR/EIS analysis.

Consultant Tasks:

- ☒ Prepare up to three (3) iterations of the Subarea Plan until the City and wildlife agencies are satisfied with the quality and accuracy of the document.
- ☒ Prepare a Final Draft Santee Subarea Plan for approval by the City Council and distributed for public review.

Deliverable:

- ☒ ICF will provide digital copies of the Santee Subarea Plan for the City and wildlife agencies to review and approve.

Task 6.10: Prepare Final Santee Subarea Plan

Assumptions: Based on input and comments on the Public Review Draft of the Subarea Plan, ICF will complete a Final Subarea Plan and appendices.

Consultant Tasks:

- ☒ Prepare up to two (2) iterations of the final Subarea Plan until the City and wildlife agencies are satisfied with the quality and accuracy of the document.
- ☒ Prepare a Final Santee Subarea Plan for review and approval by city staff, wildlife agencies, and City Council.

Deliverable:

- ☒ ICF will provide a complete digital copies (print ready PDF) of the final Santee Subarea Plan.



Task 7: Aquatic Resource Mitigation and Permitting Support

Task 7.1: Review Aquatic Resource Mitigation and Permitting Options

ICF will look into options to integrate aquatic resource permitting requirements with the NCCP process for regional and programmatic aquatic resource planning. ICF will coordinate with the City and research other aquatic resources permitting options being pursued by other planning programs.

Assumptions: ICF has successfully coordinated comprehensive and programmatic aquatic resource permitting solutions on other NCCP/HCP projects (e.g., East Contra County, OCTA M2 NCCP/HCP). ICF will outline possible options and solutions that may make sense for the City and how they can be coordinated with the policies and procedures set forth under the Subarea Plan.

Consultant Tasks:

- ❖ ICF will provide recommendations for how to coordinate aquatic resource mitigation and permitting with the NCCP process.
- ❖ ICF will discuss with the City the costs/benefits of completing such work in coordination with the preparation of the Subarea and, if requested, provide a separate scope of work and cost estimate to complete this task.
- ❖ ICF will also continue to work on designing the species conservation justifications to help streamline the Section 7 consultation component of the aquatic resources permitting process. This may include the identification of relevant best management practices for aquatic resource species following the model developed for MHCP program. This documentation can be used by the US Fish and Wildlife Service as an attachment to their Section 7 consultation materials.

Task 8: Preparation of an Environmental Impact Statement/ Report for the Santee Subarea Plan

Upon authorization of the Draft Santee Subarea Map by the City and Wildlife Agencies, ICF will provide professional environmental services to the City for completion of environmental processing under CEQA and NEPA for the Santee Subarea Plan, which includes the final Draft Plan Map approved by the City Council, the Santee Subarea Plan document, Adaptive Management, Monitoring and Maintenance Framework Plan, Biological Mitigation Ordinance and Implementing Agreement.

ICF is expected to work closely with the City staff as well as staff from the Wildlife Agencies. ICF will furnish the necessary personnel, equipment, material, and transportation to perform the following work in an adequate, professional and timely manner



Task 8.1: EIR/EIS Project Management/Staff Support

The Consultant will attend Update/Coordination Meetings, Interagency Coordination/Wildlife Agency Meetings, Community Outreach Meetings, and attend public hearings. All meetings are anticipated to be held at City offices/hearing rooms. This task also includes the Scoping Meeting, the purpose of which is to obtain input from the public and government agencies and other stakeholders on the content of the EIS/EIR per PRC 21083.9. This will be held approximately 15 to 30 days after the Notice of Preparation and Notice of Intent (see Task B3) are distributed.

ICF Understanding and Approach: ICF project management staff will attend the above-mentioned meetings and hearings to ensure consideration of issues in the EIR/EIS, respond to questions regarding the CEQA/NEPA analysis and process, and present on the EIR/EIS, as needed. To be attended by Charlie Richmond and Scott Fleury and/or Pat Atchison, as appropriate.

City Tasks:

- ❖ The City will notice the Scoping Meeting to stakeholders and public

Meetings:

- ❖ **Update/Coordination Meetings** - attend monthly update meetings.
- ❖ **Interagency Coordination / Wildlife Agency Meetings** - attend up to ten (10) meetings which will be scheduled as appropriate and will include discussion of the Santee Subarea Plan and probable environmental issues with affected/interested agencies
- ❖ **Community Outreach Meetings** - attend up to (six) 6 Community Outreach meetings averaging no longer than 3 hours each, exclusive of travel time.
- ❖ **Hearing Attendance** - prepare for and attend up to six (6) City decision-making body hearings averaging no longer than 6 hours each, exclusive of travel time.
- ❖ **Scoping Meeting** - Attend a scoping meeting with the City to solicit feedback from appropriate stakeholders, prepare meeting minutes or hire court reporter to transcribe meeting comments, incorporate changes to the project based on feedback from the City and other stakeholders, if necessary.

Task 8.2: Review of Initial Study/Environmental Assessment and Identification of Data Needs

The Consultant will review the Environmental Initial Study/Environmental Analysis (ISEA) Form and other materials provided by the City and the wildlife agencies and identify areas/issues requiring more project specific data collection and analysis. It should be noted that a certain level of data collection and analysis is required for all EIS/EIRs and is expected to be included in the baseline cost agreement between the Consultant and the City. Additional data and analysis discussed in this task description is meant to represent project specific data such as biological surveys, archaeological reconnaissance, slope information, or traffic analyses etc and is not



meant to represent the collection of general data and analysis such as existing regulations and policies, determining guidelines for significance, or identifying listed species.

ICF Understanding and Approach: Senior CEQA/NEPA and technical specialists with ICF will review and identify all data needs and provide the City with a data needs memorandum.

Consultant Tasks:

- Identify any data needs/issues that will require additional information for the study area.

Deliverable:

- Provide the City with one (1) electronic copy of a written memorandum that identifies any additional information needed for the EIS/EIR.

Task 8.3: Notice of Preparation & Notice of Intent

ICF Understanding and Approach: ICF CEQA/NEPA specialists will prepare the Notice of Preparation (NOP) for CEQA and the Notice of Intent (NOI) for NEPA. These notices initiate the scoping period and establish the baseline date for many of the environmental analyses to be contained in the EIR/EIS. Issues and alternatives raised during the scoping period will be addressed in the EIR/EIS.

City Tasks:

- The City will advertise the Notice of Preparation according to the City's Distribution Spreadsheet and CEQA Guidelines.
- The City will send Notice of Preparation and Notice of Intent to appropriate stakeholders and all approving or funding federal agencies according to CEQA and NEPA Guidelines. This should be coordinated with the federal lead agency, who may want to handle the NOI distribution.

Consultant Tasks:

- Write the Notice of Preparation according to CEQA Guidelines and Notice of Intent to NEPA Guidelines (specific to the federal lead agency). This should include, at minimum, a project description, a project map, a list of probable environmental effects of the project, and an Initial Study and Environmental Analysis Form.
- The Consultant will send a copy of the Notice of Preparation to the State Clearinghouse in the Office of Planning and Research.
- The Consultant will coordinate with the federal lead agency on the Notice of Intent; however, the federal lead agency will be responsible for sending a copy of the Notice of Intent for publication in the Federal Register.



- ❖ The Consultant will collect responses to Notice of Preparation and Notice of Intent. Transmit copies to City and identify additional issues to be evaluated as a part of the EIS/EIR based on the Responses to the Notice of Preparation and Notice of Intent.
- ❖ The Consultant will assimilate information presented and provided on the project into the EIS/EIR.

Deliverable:

- ❖ Provide the City with (1) one electronic version of the following:
 - a. Draft and Final version of the Notice of Preparation and Notice of Intent
 - b. A written summary of public comments on Notice of Preparation and Notice of Intent

Task 8.4: Preparation of Administrative Draft EIS/EIR

The Consultant will complete a draft EIS/EIR in accordance with CEQA, City CEQA Guidelines, NEPA Guidelines for Department of Interior, and relevant case law.

According to previously prepared environmental analyses for Habitat Conservation Plans, it can reasonably be expected that the following issues will require analysis in this EIS/EIR:

1. Agricultural resources
2. Biological resources
3. Cultural and Historical Resources (i.e. Indian burial sites)
4. Hydrology
5. Fire/Fuel Reduction
6. Land use/planning
7. Mineral resources
8. Population and housing
9. Public services/utilities
10. Local circulation roads
11. Climate Change
12. Socioeconomic analysis

ICF Understanding and Approach: ICF EIR/EIS Project Manager, Charlie Richmond, along with technical staff in relevant environmental resource areas, including but not limited to air quality, greenhouse gases, noise, water quality and hydrology, and biological and cultural resources, will assist in the development of significance thresholds and methodologies for those subject areas without guidance from the City.

The Administrative Draft EIS/EIR will include an estimated four (4) project alternatives, including the No Project/No Action alternative as defined in the Guidelines. If the No-Action/No-Project



Alternatives are the same, one will be the No-Action and one will be the No-Project for a total of five (5) alternatives.

Following verification of the significance thresholds and methodologies to be followed and the alternatives to be analyzed, ICF environmental planners and technical specialists, including biologists, archaeologists, water quality specialists, brush management and fire specialists, wildlife and plant biologists, and climate change experts, will prepare analyses for all of the above-mentioned subject areas. We understand this is not an exhaustive list and the list will need to be finalized during the public scoping process. Because of multiple agency involvement, ICF understands up to 4 administrative drafts may be required.

City Tasks:

- ❖ The City will provide existing detailed GIS maps clearly designating lands within the study area with specific categories for each alternative.
- ❖ The City will provide a description of type and extent of uses to be allowed in each category.
- ❖ The City and reviewing agencies will provide the Consultant with written feedback regarding the EIS/EIR. This may occur up to 4 times, until the City staff and wildlife agencies are satisfied with the quality and accuracy of the document. After the first review, the City and agencies will only focus their review of the additional administrative Draft EIS/EIR versions on the strikeout-underline sections only.

Consultant Tasks:

- ❖ Develop the remaining project alternatives after the submittal of the first administrative draft EIS/EIR in consultation with, and final approval by, the City. These alternatives must entail some level of increase and reduction in the conservation elements to reduce or eliminate impacts identified for the proposed project.
- ❖ The Consultant will assist and advise in development of project design alternatives based on the impact analysis of the proposed project.
- ❖ Analyze the environmental impacts for the proposed project and each of the project alternatives, including the "no action" alternative.
- ❖ Incorporate changes to the EIS/EIR according to feedback from City staff and the wildlife agencies.
- ❖ Prepare and print the Draft EIS/EIR
- ❖ The Consultant will deliver a final version of the Draft EIS/EIR to the City staff.



Meetings:

- ❖ Attend meetings with the City and Wildlife Agency to discuss project alternatives to be addressed in the environmental documents.
- ❖ Attend meetings with the City and wildlife agencies to discuss alterations to the Draft EIS/EIR, if necessary.

Deliverable:

- ❖ Provide the City with one electronic version of the following:
 - a. Draft project alternatives with a memo including a written description of each of the alternatives.
 - b. Final project alternatives with a memo including a written description of each of the alternatives.
- ❖ Provide the City with ten (10) printed copies of each iteration and (1) one electronic version of the following:
 - a. Administrative Draft EIS/EIR and Technical Appendices to the City and wildlife agencies. Up to 3 iterations may be necessary until the City staff and wildlife agencies are satisfied with the quality and accuracy of the document. City or Wildlife Agency directed changes to the project description, methodologies, or significance thresholds after their approval and after the analysis has been prepared may require changes to the analysis and the EIR/EIS that would be considered out of scope.
 - b. Draft EIS/EIR, final iteration to the City and wildlife agencies.

Task 8.5: Printing and Distribution of Draft EIS/EIR for Public Review

ICF Understanding and Approach: ICF will print and distribute the draft EIR/EIS in accordance with the criteria below.

City Tasks:

- ❖ US Fish & Wildlife Service will file a copy with the Environmental Protection Agency (EPA) for their review.
- ❖ The City will distribute copies of Draft EIS/EIR to libraries in areas affected by the project.
- ❖ The City will distribute to appropriate stakeholders according to CEQA and NEPA guidelines.
- ❖ The City will publish notice in newspapers regarding the availability of the Draft EIS/EIR per CEQA distribution standards.
- ❖ The City will work with the wildlife agencies to publish notice of Draft EIS/EIR in Federal Register per NEPA distribution standards.
- ❖ The City will publish Draft EIS/EIR on City's website or link to Federal Register.

Consultant Tasks:

- ❖ Copy the Draft EIS/EIR and bind the copies.



- ❖ The Consultant will produce notice of availability of the Draft EIS/EIR pursuant to CEQA and acceptable for publication in the *Federal Register*. The submittal to the *Federal Register* will be conducted by the federal lead agency.

Deliverable:

- ❖ Provide the City with the following:
 - a. Twenty-five (25) bound copies the Draft EIS/EIR.
 - b. One (1) electronic and one (1) printed version of the notice of availability of the Draft EIS/EIR in a format acceptable for publication in Federal Register per NEPA distribution standards.

Task 8.6: Response to Comments on Draft EIS/EIR

The Consultant will respond to public comments including determining the need for Draft EIS/EIR recirculation in accordance with Public Resources Code Sections 21091, 21092.1, 15088.5. It is assumed that there will be 150 comment letters or less for this project.

ICF Understanding and Approach: ICF's CEQA/NEPA experts and technical specialists will respond to all comments that are related to the environmental analysis contained in the EIR/EIS and provide to the City and Wildlife Agencies for review. Comments related to the Plan may require assistance from additional specialists associated with the Plan's preparation or from the City and/or Wildlife Agencies. Please note that accurately predicting the level of effort required to respond to comments on a draft EIR/EIS is based on a best guess given the level of interest and degree of anticipated opposition. Generally, it is based on the number of comments received (versus the number of comment letters). Based on the above assumption from the City that no more than 150 letters are expected, ICF has estimated approximately 200 comments, understanding that some comment letters will have no comments and others can have more than 10 comments. ICF also assumes the comments will require no new analysis and sufficient responses will not require recirculation of the EIR/EIS.

City Tasks:

- ❖ The City will conduct review of draft comment responses.
- ❖ The City will deliver copies of comment letters to Consultant.
- ❖ The City will provide Consultant with written and oral feedback on draft comment responses.
- ❖ The City will provide Consultant with written responses to select comments that the City has the knowledge and background to answer.
- ❖ The City will determine if the Draft EIS/EIR requires recirculation. (In the unlikely event that recirculation is required, an addendum to the contract would likely need to be negotiated for tasks related to recirculation.)



Consultant Tasks:

- ❖ Assist in determining if the Draft EIS/EIR requires recirculation.
- ❖ Revise EIS/EIR as necessary according to public comments and the City and wildlife agencies staffs' recommendations.

Deliverable:

- ❖ Provide the City with ten (10) printed copies and one electronic version of the Draft Final EIS/EIR. Up to three (3) iterations may be necessary until the City and wildlife agencies are satisfied with the quality and accuracy of the document.

Task 8.7: Preparation of "Draft Final" EIS/EIR

The Consultant will finalize the Draft EIS/EIR in accordance with Public Resources Code Sections 21081 (a) and 15132, NEPA, the CEQA/ NEPA Regulations, and Department of Interior regulations.

ICF Understanding and Approach: ICF's CEQA/NEPA experts will prepare the Draft Final EIR/EIS based on the sections described above.

City Tasks:

- ❖ The City will conduct "Standard Review" of the draft Final EIS/EIR for up to three (3) iterations to achieve desired quality and accuracy. After the first review, the City and agencies will only focus their review of the additional administrative Draft Final EIS/EIR versions on the strikeout-underline sections only.
- ❖ The City will provide written or oral comments on revisions required to Draft EIS/EIR.

Consultant Tasks:

- ❖ The Consultant will revise EIS/EIR as necessary according to public comments and the City and wildlife agencies' staffs' recommendations.
- ❖ The Consultant will prepare Draft CEQA Findings upon completion and acceptance of the "Response to Comments."

Deliverable:

- ❖ Provide the City with ten (10) printed copies and one electronic version of the Draft Final EIS/EIR. Up to three (3) iterations may be necessary until the City and wildlife agencies are satisfied with the quality and accuracy of the document. Subsequent comments are anticipated to be limited to the strikeout-underline portions of the document.



Task 8.8: Completion of Public Resources Code Section 15091 Findings

If the EIS/EIR identifies one or more significant environmental effects of the project, the Consultant will prepare findings in accordance with Public Resources Code Sections 21081 (a) and 15091.

ICF Understanding and Approach: For each significant impact, including those which may be mitigated to a level less than significant, ICF will prepare findings of fact in accordance with CEQA Guidelines 15091.

Consultant Tasks:

- ❏ Prepare written Findings for the EIS/EIR in accordance with Public Resources Code Sections 21081(a) and 15091 for review by City staff and City attorney.

Deliverable:

- ❏ Provide the City one electronic version of the following written Findings for the EIS/EIR in accordance with Public Resources Code Sections 21081(a) and 15091. We assume up to two (2) iterations.

Task 8.9: Completion of a Mitigation Monitoring and Reporting Program

If there are any required changes to the project, conditions of project approval, or other mitigation measures developed during the EIS/EIR process, the Consultant will prepare a Mitigation Monitoring and Reporting Program in accordance with Public Resources Code Sections 21081.6(a)(1), 15091. The City does not have a specific format for this program; however, at a minimum the program must include the following for each change, condition, or measure: 1) implementation phase or milestone; 2) method of implementation; 3) the party responsible for implementation; 4) the party responsible for monitoring; 5) compliance verification criteria; and 6) level of significance after implementation.

ICF Understanding and Approach: ICF will prepare the MMRP consistent with the criteria listed above. The MMRP will meet all obligatory requirements under CEQA.

Consultant Tasks:

- ❏ Prepare a Mitigation Monitoring and Reporting Program, if necessary.

Deliverable:

- ❏ Provide the City with one (1) electronic version of the Mitigation Monitoring or Reporting Program. Up to two (2) iterations are budgeted.



Task 8.10: Preparation and Distribution of Final EIS/EIR

ICF Understanding and Approach: ICF will prepare, print, and distribute the Final EIR/EIS in accordance with CEQA and USFWS NEPA guidelines. Tasks are identified below.

City Tasks:

- ❖ U.S. Fish and Wildlife Service will file a copy with the Environmental Protection Agency (EPA) for their review.
- ❖ The City will distribute copies of Final EIS/EIR to libraries in areas affected by the project.
- ❖ The City will distribute to appropriate stakeholders according to CEQA and NEPA guidelines.
- ❖ The City (or as directed by the federal lead agency) will publish notice in newspapers regarding the availability of the Final EIS/EIR.
- ❖ The City will work with the wildlife agencies to publish notice in *Federal Register* regarding the availability of the Final EIS/EIR.
- ❖ The City will publish Final EIS/EIR on City's website and/or link to *Federal Register*.

Consultant Tasks:

- ❖ Copy Final EIS/EIR and bind copies.
- ❖ Prepare and deliver Final EIS/EIR to the City and wildlife agencies.
- ❖ Produce notice of availability acceptable for publication in *Federal Register*.

Meetings:

- ❖ Attend public hearings as deemed necessary by the City.

Deliverable:

- ❖ Provide the City with the following:
 - a. Twenty-Five (25) Printed and Bound copies of Final EIS/EIR and Final Technical Appendices.
 - b. One (1) Electronic version of the Final EIS/EIR.
 - c. One (1) Electronic transmittal for notice of availability in a format acceptable for publication in *Federal Register*.



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Cost Estimate - Preparation of Santee MSCP Subarea Plan and EIS/EIR

ICF has provided a 'not-to-exceed' price summarized in the table below. A more detailed, itemized budget for each individual task is attached (see Table 1). This cost estimate is inclusive of all direct and indirect costs including all out-of-pocket expenses (e.g. printing costs, travel, reproduction) and labor.

Cost Overview	
Preparation of Santee MSCP Subarea Plan	
Task 1: Project Management and Meetings	\$42,760
Task 2: GIS and Biological Data Development	\$23,131
Task 3: Covered Activities and Effects Analysis	\$17,960
Task 4: Conservation Strategy and Conservation Analysis	\$34,328
Task 5: Independent Science Advisor Process	\$23,646
Task 6: Prepare Santee Subarea Plan Document	\$234,908
Task 7: Aquatic Resource Permitting Support	\$30,476
Direct expenses for Preparation of Subarea Plan	\$2,165
Total price for Preparation of Subarea Plan	\$409,374
Preparation of an EIS/EIR for Santee Subarea Plan	
Task 8.1: Project Management / Staff Support	\$25,760
Task 8.2: Initial Study / Environmental Assessment and Identification of Data Needs	\$7,964
Task 8.3: Notice of Preparation and Notice of Intent	\$4,180
Task 8.4: Preparation of Admin Draft EIS/EIR	\$129,784
Task 8.5: Printing and Distribution of Draft EIS/EIR for Public Review	\$4,680
Task 8.6: Response to Comments on Draft EIS/EIR	\$18,220
Task 8.7: Preparation of 'Draft Final' EIS/EIR	\$14,188
Task 8.8: Completion of Public Resources Code Section 15091 Findings	\$4,074
Task 8.9: Completion of a Mitigation Monitoring and Reporting Program	\$4,560
Task 8.10: Preparation and Distribution of Final EIS/EIR	\$4,080
Direct expenses for Preparation of EIS/EIR for Santee Subarea Plan	\$7,920
Total price for Preparation of EIS/EIR for Santee Subarea Plan	\$223,390
PROJECT TOTAL	\$632,764



ICF will complete this project on a time and materials, not-to-exceed basis. ICF will provide monthly invoices indicating the percent completion for the discrete task components listed in the table above. A detailed progress report will be submitted with each invoice describing the task completed and the hours charged.

This cost proposal has been prepared using the Schedule of Fees attached as Exhibit A. If additional professional services is required beyond the scope of work included as part of the not-to-exceed price listed above, ICF will complete additional work only if set forth in an addendum to the contract and will use the hourly rates listed in the Schedule of Fees.



Exhibit A - Fee Schedule

Effective January 1, 2014

Labor Classification	Per Hour
Project Director II	\$225
Project Director I	\$195
Technical Director	\$185
Senior Technical Analyst	\$175
Managing Consultant	\$160
Senior Consultant III	\$140
Senior Consultant II	\$120
Senior Consultant I	\$110
Associate Consultant III	\$100
Associate Consultant II	\$80
Associate Consultant I	\$70
Administrative Technician	\$85
Technician	\$65
Intern	\$60
Other Direct Expenses	
Copy Center Services:	
- Color printing (8.5" x 11"—11" x 17")	\$0.16 to \$0.32/page
- Black & White printing (8.5" x 11"—11" x 17")	\$0.08 to \$0.16/page
Automobile mileage at current IRS rate	\$0.56/mile
Laptop computer (field projects only)	\$10.00/day
A general and administrative charge of 10% will be applied to all other direct costs, inclusive of subcontractor charges.	
Per diem is charged at \$175.00/day.	
Prompt Payment Discount	
A prompt payment discount of 1% may be taken if payment is made within 10 business days of receipt of invoice.	
Billing rates are subject to revision effective January 1 of each year	



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City of Santee
COUNCIL AGENDA STATEMENT

6C

MEETING DATE September 10, 2014

AGENDA ITEM NO.

ITEM TITLE AUTHORIZATION OF ADDITIONAL CONSTRUCTION CHANGE ORDERS FOR THE CITY HALL DRAINAGE REPAIRS PROJECT (CIP 2013-40)

DIRECTOR/DEPARTMENT Melanie Kush, Development Services

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g

SUMMARY

At its May 28, 2014 meeting, City Council awarded the construction contract for the City Hall Drainage Repairs Project (CIP 2013-40) for a total contract of \$76,777.00 and authorized the Director of Development Services to approve contract change orders totaling \$7,677.70 for unforeseen items and additional work. This project will repair site drainage pipes located behind buildings 2 through 5 at City Hall where the existing drainage system is undersized and in need of replacement in several areas. The project will also install a sub-surface drain behind the City Council Chamber building. Upon completion of the drainage repairs as contained in this contract, staff will then complete the design and publically bid an additional project to make the necessary building slab repairs in several building locations.

During construction, several conflicts between large outcrops of solid granite boulders and an unknown alignment of communication conduits between buildings 4 and 5 resulted in a significant amount of removal of hard rock and realignment of the drainage system resulting in additional work to the contractor. Upon discovery of these rock outcrops and the unknown communication conduit alignment, staff redesigned the vertical alignment of the drainage pipelines behind buildings 2 and 3 to reduce the potential of encountering additional unknown rock boulders. However, based on current observations, additional rock boulders will be difficult to avoid completely.

Staff recommends that City Council authorize the increase of change order authorization from \$7,677.70 to \$22,677.70, an increase of \$15,000.00 for the additional removal of solid granite rock and work necessary to tunnel under unanticipated communication conduits in order to keep the project moving forward without any delay.

ENVIRONMENTAL REVIEW N/A

FINANCIAL STATEMENT

Funding for the additional \$15,000 is provided by the General Fund and is available as part of the City Hall Drainage and Foundation Repair project included in the adopted Capital Improvement Program budget.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

W/ for POD

Authorize the Director of Development Services to approve an additional \$15,000 in contract change orders for construction improvements.

ATTACHMENTS None

City of Santee
COUNCIL AGENDA STATEMENT

6D

MEETING DATE September 10, 2014

AGENDA ITEM NO.

ITEM TITLE RESOLUTION AWARDING THE CONSTRUCTION CONTRACT FOR THE SAN DIEGO RIVER TRAIL, WALKER PRESERVE (CIP 2011-35)

DIRECTOR/DEPARTMENT Melanie Kush, Development Services *Feld*
Bill Maertz, Community Services *MMZ*

SUMMARY

This item requests City Council to award the construction contract for the San Diego River Trail, Walker Preserve (CIP 2011-35) per the attached staff report.

ENVIRONMENTAL REVIEW

This project is categorically exempt from the California Environmental Quality Act (CEQA) as a Class 4 Exemption (Minor Alterations to Land) under Section 15304 of the CEQA Guidelines. A Notice of Exemption was filed with the San Diego County Clerk on January 7, 2013.

FINANCIAL STATEMENT *m*

As a result of favorable bid pricing and the City's success in obtaining grant funds for this project, the total estimated project cost is less than the amount of total funding that has been allocated for this project as follows.

Funding Sources:

Grants (various)	\$2,632,830.00
Park in Lieu Fees	2,054,300.00
Public Facilities Fees	<u>480,600.00</u>
Total Funding Sources	<u>\$5,167,730.00</u>

Estimated Project Cost:

Planning & Land Acquisition	\$2,244,510.70
Design & Bidding	348,608.16
Construction Contract	1,711,601.49
Construction Change Orders	171,160.15
Construction Engineering/Management/Utility Fees	<u>110,000.00</u>
Total Estimated Project Cost	<u>\$4,585,880.50</u>

Surplus \$ 581,849.50

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *KU for POB*

1. Adopt the attached Resolution rejecting the bid protest submitted by Straight Line General Contractors, Inc. as being without merit; and
2. Award the construction contract to IO Environmental & Infrastructure Inc. for a total amount of \$1,711,601.49 and authorize the City Manager to execute the contract; and
3. Authorize the Director of Development Services to approve change orders in an amount not to exceed \$171,160.15.

ATTACHMENTS Staff Report Bid Summary Resolution Project Exhibit

STAFF REPORT

RESOLUTION AWARDING THE CONSTRUCTION CONTRACT FOR THE SAN DIEGO RIVER TRAIL, WALKER PRESERVE (CIP 2011-35)

September 10, 2014

This project implements the San Diego River Park Master Plan to develop a continuous east/west trail along the San Diego River. This project will install a 14-foot wide, 1.3 mile long multi-use recreation trail along the north side of the San Diego River stretching from Magnolia Avenue to the eastern City limits where it will connect to the Lakeside ball fields and the Lakeside River Park Conservancy trail system. The trail will have a stabilized decomposed granite surface with header boards and bordered by lodge pole fencing.

The trail will include nature interpretative signs, park benches, picnic tables, trash receptacles and several overlooks along the river. The trail entrance at Magnolia Avenue will include an entrance gateway, shade shelter, picnic table, benches, trail head kiosk, drinking fountain, bike racks, bike repair station, native landscape planting, drip irrigation and a fire hydrant. As part of the project, Magnolia Avenue will be restriped to provide 25 curb-side parking spaces on the east side of Magnolia Avenue from the Magnolia Avenue Bridge to Braverman Drive.

On August 28, 2014, seven (7) bids were received and opened, with a low bid of \$1,711,601.49 submitted by IO Environmental and Infrastructure, Inc. A bid protest was submitted by Straight Line General Contractors, Inc. claiming that IO Environmental and Infrastructure did not properly list all subcontractors required for the contract. Upon review by staff, it has been determined that IO Environmental and Infrastructure, Inc. properly listed all subcontractors in compliance with Section 4100 of the Public Contract Code and recommends City Council reject the bid protest submitted by Straight Line General Contractor's, Inc. as being without merit. Staff also recommends City Council award the contract to IO Environmental and Infrastructure, Inc. in the amount of \$1,711,601.49 which has been deemed the lowest responsive and responsible bid and was 34% lower than the Engineer's estimate of \$2,600,000.00. Staff corrected minor addition errors that resulted in a lower bid than that stated in the submitted base bid tabulation. Staff requests authorization for the Director of Development Services to approve change orders in an amount not to exceed \$171,160.15 for unforeseen items and additional work.

As a result of favorable bid pricing and the City's success in obtaining grant funds for this project, the total estimated project cost of \$4,585,880.50 is \$581,849.50 less than the \$5,167,730.00 of total funding that has been allocated for this project.

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
AWARDING THE CONSTRUCTION CONTRACT FOR THE SAN DIEGO RIVER
TRAIL, WALKER PRESERVE (CIP 2011-35)**

WHEREAS, the City Clerk, on the 28th day of August, 2014 publicly opened and examined sealed bids for the San Diego River Trail, Walker Preserve (CIP 2011-35) ("Project"); and

WHEREAS, the lowest received bid was submitted by IO Environmental & Infrastructure, Inc. in the amount of \$1,711,601.49; and

WHEREAS, a bid protest was submitted by Straight Line General Contractors, Inc. claiming that the bid submitted by IO Environmental & Infrastructure, Inc. did not properly list all subcontractors in compliance with section 4100 of the Public Contract Code; and

WHEREAS, upon review by staff, it has been determined that IO Environmental and Infrastructure, Inc. properly listed all subcontractors in compliance with Section 4100 of the Public Contract Code; and

WHEREAS, Staff recommends City Council reject the bid protest submitted by Straight Line General Contractor's, Inc. as being without merit; and

WHEREAS, the bid submitted by IO Environmental & Infrastructure, Inc. was found to be the lowest responsive and responsible bidder with their total bid amount of \$1,711,601.49; and

WHEREAS, staff recommends awarding the base bid and bid alternates No.'s 1-14 to IO Environmental & Infrastructure, Inc. totaling \$1,711,601.49; and

WHEREAS, staff requests authorization to expend \$171,160.15 for unforeseen change orders and additional work.

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

SECTION 1: The bid protest by Straight Line General Contractors is rejected as being without merit.

SECTION 2: The construction contract for the San Diego River Trail, Walker Preserve (CIP 2011-35) is awarded to IO Environmental and Infrastructure, Inc. as the lowest responsive and responsible bidder in the amount of \$1,711,601.49 and the City Manager is authorized to execute the contract on behalf of the City.

SECTION 3: The Director of Development Services is authorized to approve change orders in an amount not to exceed \$171,160.15 for unforeseen items and additional work.

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 10th day of September, 2014, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

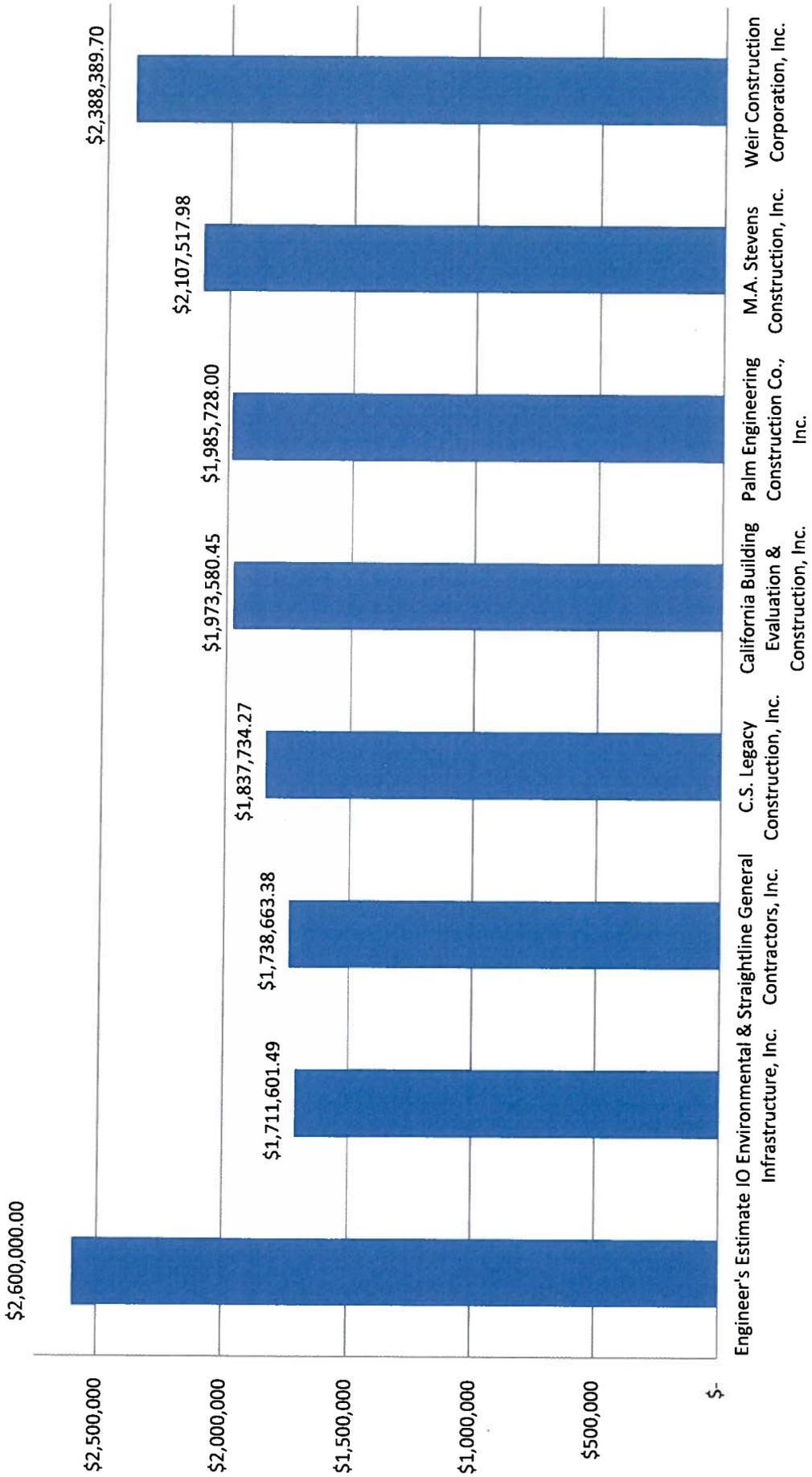
APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK

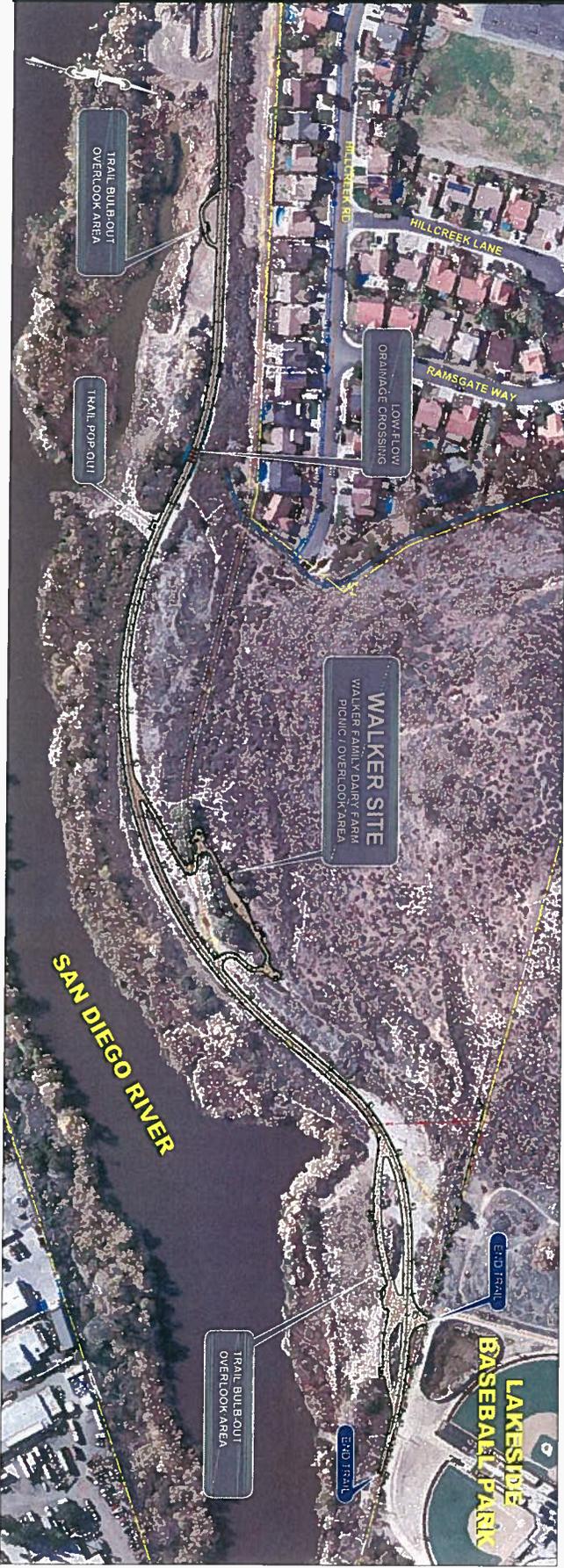
BID SUMMARY
SAN DIEGO RIVER TRAIL, WALKER PRESERVE (CIP 2011-35)





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City of Santee
COUNCIL AGENDA STATEMENT

6E

MEETING DATE September 10, 2014

AGENDA ITEM NO.

ITEM TITLE INFORMATIONAL REPORT ON THE STATUS OF STATE
REGULATED TRANSPORTATION NETWORK COMPANIES

DIRECTOR/DEPARTMENT Melanie Kush, Development Services *mk*

SUMMARY

At the July 9, 2014 meeting of the Santee City Council, there was discussion and questions about the regulation of Transportation Network Companies ("TNC"s). Assembly Member Bonilla introduced Assembly Bill 2293 ("AB 2293") in February 2014 which proposes to define and regulate TNCs. As proposed by AB 2293, a TNC would include any organization that provides prearranged transportation services for compensation, using online enabled applications or platforms to connect passengers with drivers using a personal vehicle.

The new TNC industry generated legislative debate over concerns that the insurance maintained by individual drivers for the TNCs was insufficient. However, AB 2293 addresses this issue. Under AB 2293, TNCs will be considered a charter-party carrier, will be regulated by the California Public Utilities Commission (CPUC), and will be required to comply with specified liability and automobile insurance coverage requirements.

The bill passed the Senate on August 27 and the Assembly on August 28, 2014. Governor Brown is expected to sign the bill and its provisions would go into effect on July 1, 2015.

FINANCIAL STATEMENT *mk*

There is no financial impact to the City of Santee

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *KN for POD*

Accept report

ATTACHMENTS

Assembly Bill 2293

AMENDED IN SENATE AUGUST 26, 2014
AMENDED IN SENATE AUGUST 22, 2014
AMENDED IN SENATE AUGUST 20, 2014
AMENDED IN SENATE JULY 2, 2014
AMENDED IN SENATE JUNE 19, 2014
AMENDED IN ASSEMBLY MAY 15, 2014
AMENDED IN ASSEMBLY APRIL 10, 2014
AMENDED IN ASSEMBLY MARCH 28, 2014
CALIFORNIA LEGISLATURE—2013–14 REGULAR SESSION

ASSEMBLY BILL

No. 2293

Introduced by Assembly Member Bonilla

February 21, 2014

An act to add Article 7 (commencing with Section 5430) to Chapter 8 of Division 2 of the Public Utilities Code, relating to transportation.

LEGISLATIVE COUNSEL'S DIGEST

AB 2293, as amended, Bonilla. Transportation network companies: insurance coverage.

Existing law, the Passenger Charter-party Carriers' Act, provides for the regulation of charter-party carriers of passengers by the Public Utilities Commission, and makes it unlawful for a charter-party carrier to operate without first obtaining a permit or certificate, from the commission, except as specified. The act requires a charter-party carrier to, among other things, comply with specified vehicle identification and accident liability protection requirements. A violation of the act is

generally a misdemeanor, punishable by a specified fine or term of imprisonment, or both, depending on the violation.

This bill would amend the Passenger Charter-party Carriers' Act to enact specified requirements for liability insurance coverage for transportation network companies, as defined, and their participating drivers. These requirements would become operative on July 1, 2015. The bill would describe 2 distinct time periods and would specify the insurance requirements for each of those time periods and alternative methods of compliance with those requirements. The bill would require uninsured and underinsured motorist coverage to be provided for specified time periods. The bill would, in the event a driver's insurance policy ceases to exist or has been canceled, or under certain other circumstances, require a transportation network company's insurance policy to provide the required coverage.

The bill, beginning on July 1, 2015, would provide that a participating driver's or vehicle owner's personal automobile insurance policy does not provide coverage to the participating driver, vehicle owner, or any 3rd party unless the policy so provides. The bill, beginning on July 1, 2015, would require certain written disclosures by transportation network companies to their participating drivers on the insurance coverage provided by the company and to advise that the driver's personal automobile insurance policy will not provide coverage. The bill would authorize a personal automobile insurer to offer such coverage at its discretion to cover private vehicles, as specified. The bill would require participating drivers to carry proof of insurance coverage, as specified. The bill would require the commission and the Department of Insurance to collaborate on a study of transportation network company insurance, as specified, and would prohibit a transportation network company from disclosing the personally identifiable information of a passenger, except as specified. The bill would specify the Legislature's intent relating to expediting the approval of transportation network company insurance products, and would set forth related legislative findings and declarations.

Because a violation of the bill's provisions would be a crime, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: yes.

The people of the State of California do enact as follows:

1 SECTION 1. Article 7 (commencing with Section 5430) is
2 added to Chapter 8 of Division 2 of the Public Utilities Code, to
3 read:

4
5 Article 7. Transportation Network Companies
6

7 5430. Notwithstanding any other provision of this chapter, this
8 article shall apply to transportation network companies.

9 5431. (a) As used in this article, a “transportation network
10 company” is an organization, including, but not limited to, a
11 corporation, limited liability company, partnership, sole proprietor,
12 or any other entity, operating in California that provides
13 prearranged transportation services for compensation using an
14 online-enabled application or platform to connect passengers with
15 drivers using a personal vehicle.

16 (b) As used in this article, “participating driver” or “driver” is
17 any person who uses a vehicle in connection with a transportation
18 network company’s online-enabled application or platform to
19 connect with passengers.

20 (c) As used in this article, “transportation network company
21 insurance” is a liability insurance policy that specifically covers
22 liabilities arising from a driver’s use of a vehicle in connection
23 with a transportation network company’s online-enabled
24 application or platform.

25 5432. (a) A transportation network company shall disclose in
26 writing to participating drivers, as part of its agreement with those
27 drivers, the insurance coverage and limits of liability that the
28 transportation network company provides while the driver uses a
29 vehicle in connection with a transportation network company’s
30 online-enabled application or platform, and shall advise a
31 participating driver in writing that the driver’s personal automobile
32 insurance policy will not provide coverage because the driver uses
33 a vehicle in connection with a transportation network company’s
34 online-enabled application or platform.

1 (b) A transportation network company shall also disclose in
2 writing to participating drivers, as part of its agreement with those
3 drivers, that the driver's personal automobile insurance policy will
4 not provide collision or comprehensive coverage for damage to
5 the vehicle used by the driver from the moment the driver logs on
6 to the transportation network company's online-enabled application
7 or platform to the moment the driver logs off the transportation
8 network company's online-enabled application or platform.

9 (c) This section shall become operative on July 1, 2015.

10 5433. (a) A transportation network company and any
11 participating driver shall maintain transportation network company
12 insurance as provided in this section.

13 (b) The following requirements shall apply to transportation
14 network company insurance from the moment a participating driver
15 accepts a ride request on the transportation network company's
16 online-enabled application or platform until the driver completes
17 the transaction on the online-enabled application or platform or
18 until the ride is complete, whichever is later:

19 (1) Transportation network company insurance shall be primary
20 and in the amount of one million dollars (\$1,000,000) for death,
21 personal injury, and property damage. The requirements for the
22 coverage required by this subdivision may be satisfied by any of
23 the following:

24 (A) Transportation network company insurance maintained by
25 a participating driver.

26 (B) Transportation network company insurance maintained by
27 a transportation network company.

28 (C) Any combination of subparagraphs (A) and (B).

29 (2) Transportation network company insurance coverage
30 provided under this subdivision shall also provide for uninsured
31 motorist coverage and underinsured motorist coverage in the
32 amount of one million dollars (\$1,000,000) from the moment a
33 passenger enters the vehicle of a participating driver until the
34 passenger exits the vehicle. The policy may also provide this
35 coverage during any other time period, if requested by a
36 participating driver relative to insurance maintained by the driver.

37 (3) The insurer, in the case of insurance coverage provided
38 under this subdivision, shall have the duty to defend and indemnify
39 the insured.

1 (4) A transportation network company may meet its obligations
2 under this subdivision through a policy obtained by a participating
3 driver pursuant to subparagraph (A) or (C) of paragraph (1) only
4 if the transportation network company verifies that the policy is
5 *maintained by the driver and is specifically written to cover*
6 ~~transportation network company services and is maintained by the~~
7 ~~driver.~~ *the driver's use of a vehicle in connection with a*
8 *transportation network company's online-enabled application or*
9 *platform.*

10 (c) The following requirements shall apply to transportation
11 network company insurance from the moment a participating driver
12 logs on to the transportation network company's online-enabled
13 application or platform until the driver accepts a request to transport
14 a passenger, and from the moment the driver completes the
15 transaction on the online-enabled application or platform ~~or until~~
16 the ride is complete, whichever is later, until the driver either
17 accepts another ride request on the online-enabled application or
18 platform or logs off the online-enabled application or platform:

19 (1) Transportation network company insurance ~~shall,~~ *shall* be
20 primary and in the amount of at least fifty thousand dollars
21 (\$50,000) for death and personal injury per person, one hundred
22 thousand dollars (\$100,000) for death and personal injury per
23 incident, and thirty thousand dollars (\$30,000) for property damage.
24 The requirements for the coverage required by this paragraph may
25 be satisfied by any of the following:

26 (A) Transportation network company insurance maintained by
27 a participating driver.

28 (B) Transportation network company insurance maintained by
29 a transportation network company that provides coverage in the
30 event a participating driver's insurance policy under subparagraph
31 (A) has ceased to exist or has been canceled, or the participating
32 driver does not otherwise maintain transportation network company
33 insurance pursuant to this subdivision.

34 (C) Any combination of subparagraphs (A) and (B).

35 (2) A transportation network company shall also maintain
36 insurance coverage that provides excess coverage *insuring the*
37 *transportation network company and the driver in the amount of*
38 ~~five hundred thousand dollars (\$500,000)~~ *at least two hundred*
39 *thousand dollars (\$200,000)* per occurrence to cover any liability
40 arising from a participating driver using a vehicle in connection

1 with a transportation network company's online-enabled
2 application or platform within the time periods specified in this
3 subdivision, which liability exceeds the required coverage limits
4 in paragraph (1).

5 (3) The insurer providing insurance coverage under this
6 subdivision shall be the only insurer having the duty to defend any
7 liability claim arising from an accident occurring within the time
8 periods specified in this subdivision.

9 (4) A transportation network company may meet its obligations
10 under this subdivision through a policy obtained by a participating
11 driver pursuant to subparagraph (A) or (C) of paragraph (1) only
12 if the transportation network company verifies that the policy is
13 *maintained by the driver and is specifically written to cover*
14 ~~transportation network company services and is maintained by the~~
15 ~~driver.~~ *the driver's use of a vehicle in connection with a*
16 *transportation network company's online-enabled application or*
17 *platform.*

18 (d) Coverage under a transportation network company insurance
19 policy shall not be dependent on a personal automobile insurance
20 policy first denying a claim nor shall a personal automobile
21 insurance policy be required to first deny a claim.

22 (e) In every instance where transportation network company
23 insurance maintained by a participating driver to fulfill the
24 insurance obligations of this section has lapsed or ceased to exist,
25 the transportation network company shall provide the coverage
26 required by this section beginning with the first dollar of a claim.

27 (f) This article shall not limit the liability of a transportation
28 network company arising out of an automobile accident involving
29 a participating driver in any action for damages against a
30 transportation network company for an amount above the required
31 insurance coverage.

32 (g) This section shall become operative on July 1, 2015.

33 5434. (a) Nothing in this section shall be construed to require
34 a private passenger automobile insurance policy to provide primary
35 or excess coverage during the period of time from the moment a
36 participating driver in a transportation network company logs on
37 to the transportation network company's online-enabled application
38 or platform until the driver logs off the online-enabled application
39 or platform or the passenger exits the vehicle, whichever is later.

1 (b) During the period of time from the moment a participating
2 driver in a transportation network company logs on to the
3 transportation network company's online-enabled application or
4 platform until the driver logs off the online-enabled application or
5 platform or the passenger exits the vehicle, whichever is later, all
6 of the following shall apply:

7 (1) The participating driver's or the vehicle owner's personal
8 automobile insurance policy shall not provide any coverage to the
9 participating driver, vehicle owner, or any third party, unless the
10 policy expressly provides for that coverage during the period of
11 time to which this subdivision is applicable, with or without a
12 separate charge, or the policy contains an amendment or
13 endorsement to provide that coverage, for which a separately stated
14 premium is charged.

15 (2) The participating driver's or the vehicle owner's personal
16 automobile insurance policy shall not have the duty to defend or
17 indemnify for the driver's activities in connection with the
18 transportation network company, unless the policy expressly
19 provides otherwise for the period of time to which this subdivision
20 is applicable, with or without a separate charge, or the policy
21 contains an amendment or endorsement to provide that coverage,
22 for which a separately stated premium is charged.

23 (c) Notwithstanding any other law, a personal automobile insurer
24 may, at its discretion, offer an automobile liability insurance policy,
25 or an amendment or endorsement to an existing policy, that covers
26 a private passenger vehicle, station wagon type vehicle, sport utility
27 vehicle, or similar type of vehicle with a passenger capacity of
28 eight persons or less, including the driver, while used in connection
29 with a transportation network company's on-line enabled
30 application or platform only if the policy expressly provides for
31 the coverage during the time period specified in subdivision (b),
32 with or without a separate charge, or the policy contains an
33 amendment or an endorsement to provide that coverage, for which
34 a separately stated premium may be charged.

35 (d) This section shall become operative on July 1, 2015.

36 5435. In a claims coverage investigation, a transportation
37 network company or its insurer shall cooperate with insurers that
38 are involved in the claims coverage investigation to facilitate the
39 exchange of information, including the provision of dates and
40 times at which an accident occurred that involved a participating

1 ~~driver.~~ *driver and the precise times that the participating driver*
2 *logged on and off the transportation network company's*
3 *online-enabled application or platform.*

4 5436. The commission and the Department of Insurance shall
5 collaborate on a study of transportation network company insurance
6 to assess whether coverage requirements are appropriate to the
7 risk of transportation network company services in order to
8 promote data-driven decisions on insurance requirements, and
9 shall report the findings of this study to the Legislature no later
10 than December 31, 2017.

11 5437. A transportation network company shall not disclose to
12 a third party any personally identifiable information of a
13 transportation network company passenger unless one of the
14 following applies:

15 (1) The customer knowingly consents.

16 (2) Pursuant to a legal obligation.

17 (3) The disclosure is to the commission in order to investigate
18 a complaint filed with the commission against a transportation
19 network company or a participating driver and the commission
20 treats the information under confidentiality protections.

21 5438. It is the intent of the Legislature that the Department of
22 Insurance expedite review of any application for approval of
23 transportation network company insurance products, and that these
24 products become available for purchase on or before July 1, 2015.

25 5439. Transportation network company insurance that meets
26 the requirements of Section 5433 shall be deemed to satisfy the
27 financial responsibility requirements of Sections 16054 and 16056
28 of the Vehicle Code.

29 5440. The Legislature makes the following findings:

30 (a) The commission has initiated regulation of transportation
31 network companies as a new category of charter-party carriers and
32 continues to develop appropriate regulations for this new service.

33 (b) Given the rapidly evolving transportation network company
34 service, it is the intent of the Legislature to continue ongoing
35 oversight of the commission's regulation of these services in order
36 to enact legislation to adjust commission authority and impose
37 specific requirements or prohibitions as deemed necessary as these
38 services evolve.

39 5441. The Legislature does not intend, and nothing in this
40 article shall be construed, to prohibit the commission from

1 exercising its rulemaking authority in a manner consistent with
2 this article, or to prohibit enforcement activities related to
3 transportation network companies.

4 5442. A participating driver of a transportation network
5 company shall carry proof of transportation network company
6 insurance coverage with him or her at all times during his or her
7 use of a vehicle in connection with a transportation network
8 company's online-enabled application or platform. In the event of
9 an accident, a participating driver shall provide this insurance
10 coverage information to any other party involved in the accident,
11 and to a police officer, upon request.

12 5443. Notwithstanding Section 11580.9 of the Insurance Code,
13 or any other law affecting whether one or more policies of
14 insurance that may apply with respect to an occurrence is primary
15 or excess, this article determines the obligations under insurance
16 policies issued to transportation network companies and, if
17 applicable, drivers using a vehicle in connection with a
18 transportation network company's online-enabled application or
19 platform.

20 SEC. 2. No reimbursement is required by this act pursuant to
21 Section 6 of Article XIII B of the California Constitution because
22 the only costs that may be incurred by a local agency or school
23 district will be incurred because this act creates a new crime or
24 infraction, eliminates a crime or infraction, or changes the penalty
25 for a crime or infraction, within the meaning of Section 17556 of
26 the Government Code, or changes the definition of a crime within
27 the meaning of Section 6 of Article XIII B of the California
28 Constitution.