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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**

**October 22, 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 10-8-14 Regular Meeting**
  - **CDC Successor Agency 10-8-14 Regular Meeting**
  - **Public Financing Authority 10-8-14 Regular Meeting**
- (C) Approval of Payment of Demands as presented.**
- (D) Approval of the expenditure of \$76,058.24 for September 2014 legal services and related costs.**
- (E) Adoption of a Resolution awarding the construction contract for the Citywide Corrugated Metal Pipe (CMP) Replacement Program (CIP 2014-20) to Whillock Contracting Incorporated for a total amount of \$562,320.51, authorizing the City Manager to execute the agreement, and authorizing the Director of Development Services to approve change orders in an amount not to exceed \$56,232.00.**

- (F) Adoption of a Resolution awarding the construction contract for the Magnolia Avenue at Palm Glen Drive Median Project to Blue Pacific Engineering and Construction for a total amount of \$66,575.00, authorizing the City Manager to execute the agreement, authorizing the Director of Development Services to approve change orders in an amount not to exceed \$6,600.00, and appropriating additional Traffic Mitigation Impact Fees in the amount of \$22,718.50.
  
- (G) Authorization to waive minor bid irregularity and award contract for Irrigation Supplies Categories 1 and 3 per Bid 14/15-20009 to Imperial Sprinkler Supply in an amount not to exceed \$6,108.48 through June 30, 2015; authorization for the City Manager to approve three (3) additional 12-month options to renew along with the corresponding purchase orders and annual change orders up to 10% of the then-current contract amount; and reject all bids for Irrigation Supplies Categories 2, 4 and 5 as non-responsive.

2. PUBLIC HEARINGS: None

3. ORDINANCES (First Reading): None

4. CITY COUNCIL ITEMS AND REPORTS:

5. CONTINUED BUSINESS: None

6. NEW BUSINESS:

- (A) Accept the donation of disc golf equipment, design and installation services from San Diego Disc Golf Club for the creation of a disc golf course at the eastern end of Mast Park and appropriation of funds to purchase additional disc golf equipment.

Recommendation:

1. Accept the disc golf equipment, design and installation services donation from San Diego Aces Disc Golf Club; and
2. Appropriate \$4,700 from the 2014 Bluegrass Festival proceeds in the Recreation Revolving Fund to purchase the disc golf baskets and installation materials.

**(B) Overview of the Circulation Element update process.**

Recommendation:

Receive report.

**(C) Resolution supporting the re-designation and expansion of the North San Diego County Recycling Market Development Zone and adoption of a Negative Declaration Addendum.**

Recommendation:

1. Adopt the Resolution supporting the re-designation and expansion of the North San Diego Recycling Market Development Zone; and
2. Adopt the negative Declaration Addendum; and
3. Authorize the County of San Diego as the Zone Administrator.

**(D) Project status update and authorization to enter into a project management agreement with the San Diego Association of Governments (SANDAG) through SourcePoint for the Prospect Avenue Corridor Enhancement Project, CIP 2011-50.**

Recommendation:

Note and file the report and authorize the City Manager to enter into a Project Management Agreement with SANDAG through SourcePoint.

**(E) Request for authorization to consider an application for a Zoning Base District Map amendment to change the land use designation from the Low-Medium Density Residential (R-2) designation to the Medium Density Residential (R-7) designation on a 3.5-acre undeveloped property located at 8600 Prospect Avenue. Application City Ventures**

Recommendation:

Provide direction as to whether staff should proceed with processing an application requesting a change to the Land Use Designation and Zone.

**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:**



Oct	08	City Council Meeting	Chamber
Oct	13	Community Oriented Policing Committee	Council Chamber
Oct	22	City Council Meeting	Council Chamber
Nov	6	Santee Park & Recreation Committee	Bldg. 6 Conf. Rm.
Nov	10	Community Oriented Policing Committee	Council Chamber
Nov	12	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](http://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	}	<b>AFFIDAVIT OF POSTING AGENDA</b>
County of San Diego	} ss.	
City of Santee	}	

I, Patsy Bell, CMC, City Clerk of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with Resolution 61-2003 on October 17, 2014 at 4:30 p.m.

_____	10/17/14
Signature	Date

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

1B

**MEETING DATE**      October 22, 2014

**AGENDA ITEM NO.**

**ITEM TITLE**              **APPROVAL OF MEETING MINUTES: SANTEE CITY COUNCIL,  
CDC SUCCESSOR AGENCY AND SANTEE PUBLIC FINANCING  
AUTHORITY REGULAR MEETING OF OCTOBER 8, 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)**

October 8, 2014 Minutes

## Minutes

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

Draft

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

**October 8, 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 7:05 p.m.

Council Members present were: Mayor/Chair Randy Voepel, Vice Mayor/Vice Chair Rob McNelis, and Council/Authority Member John W. Minto. Council/Authority Member Jack E. Dale entered the meeting at 8:21 p.m. Council/Authority Member John Ryan was absent.

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

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

**LEGISLATIVE INVOCATION: Reverend Dr. Frank Placone-Willey, Summit Unitarian Universalist Fellowship**

**PLEDGE OF ALLEGIANCE: Rusty Williams**

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

Mayor Voepel requested that Item 5(B) be heard before Item 5(A). City Clerk Bell requested to remove Item 1(D) from the agenda; it will be brought back at a future meeting.

Draft

**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 9-10-14 and 9-24-14 Regular Meetings
  - CDC Successor Agency 9-10-14 and 9-24-14 Regular Meetings
  - Public Financing Authority 9-10-14 and 9-24-14 Regular Meetings
- (C) Approval of Payment of Demands as presented.
- (D) Adoption of a Resolution amending the City's Conflict of Interest Code pursuant to the Political Reform Act of 1974. (Item removed from agenda.)
- (E) Approval of the expenditure of \$77,470.25 for August 2014 legal services and related costs.
- (F) Denial of a claim against the City by Virgil Barela per Government Code Section 913.
- (G) Authorization for execution of a professional services agreement in the amount of \$29,180 with Crystal & Company for the preparation of the 2015-2019 Consolidated Plan.
- (H) Adoption of a Resolution accepting the purchase and installation of equipment related to the City Hall Security Systems Project (CIP 2013-42) as complete and directing the City Clerk to file a Notice of Completion. (Reso 68-2014)

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

**2. PUBLIC HEARINGS:** None

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

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

The following item was re-ordered to be heard before Item 5(A):

**5. CONTINUED BUSINESS:**

- (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, West of Fanita Drive. Applicant: M. Grant Real Estate Incorporated, Case File PA 2014-08. (Continued from 9/10/14) (Relates to Item 5A)

Acting Director of Development Services Kush presented the staff report utilizing a PowerPoint presentation and answered Council's questions. City Attorney Hagerty clarified that the proposed Memorandum of Understanding submitted by the Santee School District could not be approved as submitted because of legal issues regarding the Development Impact Fees.

**PUBLIC SPEAKER:**

In Support:

- Michael Grant, applicant

**ACTION:** On motion of Mayor Voepel, seconded by Council Member Minto, staff was directed to proceed with processing an application requesting a General Plan Amendment and change to the Zone Base District Map to Medium Density Residential (R-7), work with the Santee School District on the Memorandum of Understanding, and explore different park-in-lieu fee options and opportunities for buying park land elsewhere with all voting aye, except Vice Mayor McNelis who voted no and Council Member Dale and Council Member Ryan who were absent.

**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 9/10/14) (Relates to Item 5B)

Acting Director of Development Services Kush presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

**PUBLIC SPEAKER:**

In Support:

- Karl Christensen, Santee School District, applicant

**ACTION:** On motion of Vice Mayor McNelis, seconded by Council Member Minto, staff was directed to proceed with processing an application requesting a General Plan Amendment and change to the Zone Base District Map to General Commercial and remove the Park/Open Space designation with all voting aye, except Council Member Dale and Council Member Ryan who were absent.

It was also Council consensus to hold the public hearings for the General Plan Amendment and for Ordinance 175 - Ball Field Replacement Ordinance concurrently.

**(B) Item re-ordered to be heard before Item 5(A).**

**6. NEW BUSINESS:**

**(A) City Council direction for recruitment of additional microbreweries in Santee.**

Senior Economic Development Coordinator White presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

**PUBLIC SPEAKERS:**

In Support:

- Bob Strangman, Pacific Islander Beer Company
- John Olsen, Santee Chamber of Commerce
- Jeff Trevaskis, Twisted Manzanita Brewing

Council Member Dale entered the meeting at 8:21 p.m.

After further discussion, it was Council consensus to direct staff to pursue the recruitment of additional microbreweries in Santee.

**(B) Request for authorization to prepare a Scope of Work and Request for Proposals for a State Route 52 Corridor Study.**

Principal Traffic Engineer Minjie Mei presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

**ACTION:** On motion of Vice Mayor McNelis, seconded by Council Member Minto, staff was authorized to prepare a Scope of Work and Request for Proposals for a State Route 52 Corridor Study with all voting aye, except Council Member Ryan who was absent.

**(C) Fiscal Years 2013-2014 and 2014-2015 Operating Budget Update.**

Director of Finance McDermott presented the update on the two year operating budget covering fiscal years 2013-2014 and 2014-2015 utilizing a PowerPoint presentation and answered Council's questions.

**(D) Resolution approving personnel changes across the City organization. (Reso 69-2014)**

**ACTION:** On motion of Council Member Dale, seconded by Council Member Minto, the Resolution authorizing personnel changes in various departments across the City organization was adopted with all voting aye, except Council Member Ryan who was absent.

**(E) County Service Area No. 115 (CSA 115) Status Report.**

Director of Fire and Life Safety Mattick presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

**ACTION:** After further discussion, on motion of Mayor Voepel, seconded by Vice Mayor McNelis, Council Member Dale and Council Member Minto were appointed to an ad-hoc committee to continue discussion with the Lakeside Fire Protection District, the San Miguel Consolidated Fire Protection District and the County Board of Supervisors with all voting aye, except Council Member Ryan who was absent.

**7. COMMUNICATION FROM THE PUBLIC:**

- (A) Jean Emmons discussed a recent sweep of the homeless in the river bed by the Santee Sheriff's Department.

- (B) Robert Germann, CAGE (Citizen's Against Gillespie's Expansion), distributed a copy of notes taken from a meeting and a flight training flyer and discussed the expansion at Gillespie Field.

**8. CITY MANAGER REPORTS:**

**(A) City Council Direction for Legislative Workshop.**

Acting City Manager Orso-Delgado presented the staff report and answered Council's questions. It was by Council consensus to direct staff to hold a Legislative Workshop in the future.

**9. CDC SUCCESSOR AGENCY:**

(Note: Minutes appear as Item 1B)

**(A) Resolution of the Community Development Commission Successor Agency approving the Recognized Obligation Payment Schedule (ROPS) for the period from January 1, 2015 to June 30, 2015 (ROPS 14-15B). (Reso CDCSA 02-2014)**

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

**ACTION:** On motion of Mayor Voepel, seconded by Council Member Minto, the Resolution was adopted with all voting aye, except Council Member Ryan who was absent.

**10. SANTEE PUBLIC FINANCING AUTHORITY:**

(Note: Minutes appear as Item 1B)

**11. CITY ATTORNEY REPORTS: None**

Draft

Council Members recessed at 9:59 p.m. and convened in Closed Session at 10:02 p.m. with all Members present, except Council Member Ryan who was absent.

**12. CLOSED SESSION:**

**(A) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

(Government Code section 54956.9(d)(1))

Name of Case: City of Santee v. 10638 Prospect Ave. LLC, San Diego  
Superior Court Case No. 37-2013-00060008-CU-EI-CTL

**(B) 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

**(C) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

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

Significant Exposure to Litigation: One case

Council Members reconvened in Open Session at 10:48 p.m. with all Members present, except Council Member Ryan who was absent. Mayor Voepel reported that Item 12(A) was approved for settlement with all voting aye, except Council Member Ryan who was absent. He also reported that direction was given to staff on Items 12(B) and 12(C).

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:49 p.m.

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

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

City of Santee  
**COUNCIL AGENDA STATEMENT**

1C

**MEETING DATE**    October 22, 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** *2-2014*

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>
10/01/14	Retiree Medical	\$ 4,732.00
10/01/14	Accounts Payable	920,870.58
10/01/14	Accounts Payable	176,727.61
10/02/14	Payroll	314,488.73
10/06/14	Accounts Payable	119,944.96
10/09/14	Accounts Payable	<u>350,501.81</u>
	TOTAL	<u>\$ 1,887,265.69</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

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106777	10/1/2014	11445 AMERICAN MESSAGING	L1072898OI		FD PAGER SERVICE	136.74
106778	10/1/2014	11513 BOND, ELLEN	10012014-263		MEADOWBROOK HARDSHIP PGRM	20.41
106779	10/1/2014	10021 BOUND TREE MEDICAL LLC	81533017	50724	EMS SUPPLIES	33.34
			81533018	50725	PHARMACEUTICALS	18.80
			81534485	50725	PHARMACEUTICALS	230.70
			81534486	50724	EMS SUPPLIES	321.09
			81535941	50724	EMS SUPPLIES	51.59
			815834487	50724	EMS SUPPLIES	1,072.65
106780	10/1/2014	10098 BURNER, RONALD	83114	50714	ATHLETIC FIELD COORDINATION	1,728.17
106781	10/1/2014	10429 CALPERS	2014-09-13		REDUCE SIDE FUND PAYMENT	2,083.34
106782	10/1/2014	11402 CARROLL, JUDI	10012014-96		MEADOWBROOK HARDSHIP PGRM	429,000.00
106783	10/1/2014	10031 CDW GOVERNMENT LLC	PF31652	50836	SERVER POWER SUPPLY	20.59
106784	10/1/2014	10032 CINTAS CORPORATION #694	694745367	50815	UNIFORM PARTS CLEANER RNTL	2,337.00
106785	10/1/2014	11040 CIRCULATE SAN DIEGO	166-17R	50314	SAFE ROUTES TO SCHOOL PLAN	2,337.00
106786	10/1/2014	10033 CITY ELECTRIC SUPPLY COMPANY	STE/023194	50765	ELECTRICAL SUPPLIES	59.43
106787	10/1/2014	11409 CLAYTON, SYLVIA	10012014-340		MEADOWBROOK HARDSHIP PGRM	59.43
					Total :	8,287.06
					Total :	8,287.06
					Total :	248.21
					Total :	248.21
					Total :	21.41

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
Bank code : ubgen						
106787	10/1/2014	11409 CLAYTON, SYLVIA				
106788	10/1/2014	10358 COUNTY OF SAN DIEGO	15CTOFSAN02 15CTOFSASN02	50729	SHERIFF RADIOS 800 MHZ ACCESS (FIRE/PS)	21.41 4,845.00 1,298.50 6,143.50
106789	10/1/2014	10486 COUNTY OF SAN DIEGO	87788		AUGUST 2014 RECORDED DOCS	40.00 40.00
106790	10/1/2014	10333 COX COMMUNICATIONS	112256001		9130 CARLTON OAKS DR	165.68 165.68
106791	10/1/2014	10651 CUSTEAU, JASON	092514		EMPLOYEE REIMBURSEMENT	217.00 217.00
106792	10/1/2014	10595 CUTTER'S EDGE INDUSTRIES INC	090214-1	50730	EQUIPMENT REPAIR	221.62 221.62
106793	10/1/2014	10200 DELGADO, PEDRO ORSO	081614		APWA CONFERENCE	92.97 92.97
106794	10/1/2014	10057 ESGIL CORPORATION	09/15/14-09/19/14		SHARE OF FEES	8,734.99 8,734.99
106795	10/1/2014	11728 HAUTE INSPIRATIONS	2006089		SANTEE BLUEGRASS FESTIVAL	157.49 157.49
106796	10/1/2014	10540 HCFA	HCA0000050		2ND QTR MEMBER ASSESSMENT	76,612.00 76,612.00
106797	10/1/2014	10256 HOME DEPOT CREDIT SERVICES	1152591 1152614	50818 50818	STATION SUPPLIES STATION SUPPLIES	3.22 52.05 55.27
106798	10/1/2014	11726 JONES, HEATHER	0001		SANTEE BLUEGRASS FESTIVAL	205.14 205.14
106799	10/1/2014	10151 KONICA MINOLTA BUSINESS	9000781069	50739	COPIES 8/03-9/02, 2014	37.65

Bank code : ubgen		Invoice		PO #	Description/Account	Amount
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106799	10/1/2014	10151 KONICA MINOLTA BUSINESS	(Continued)			
106800	10/1/2014	10174 LN CURTIS AND SONS	6046321-00	50799	FIREFIGHTER TURNOUTS	Total : 37.65 9,976.51 9,976.51
106801	10/1/2014	10558 MAERTZ, BILL	08/07/14-09/06/14		CELL PHONE REIMBURSEMENT	Total : 73.22 73.22
106802	10/1/2014	10079 MEDICO PROFESSIONAL	1487844 1487845	50869 50869	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	Total : 22.47 13.93 36.40
106803	10/1/2014	10336 PADRE DAM MUNICIPAL WATER DIST	09242014A		POTABLE WATER METER	Total : 15,028.00 15,028.00
106804	10/1/2014	10336 PADRE DAM MUNICIPAL WATER DIST	09242014B		POTABLE WATER METER	Total : 7,446.12 7,446.12
106805	10/1/2014	11539 PALM ENGINEERING CONSTRUCTION	09042014		RETENTION RELEASE	Total : 7,224.15 7,224.15
106806	10/1/2014	11442 PATTERSON, LUANNE	10012014-225		MEADOWBROOK HARDSHIP PGRM	Total : 19.74 19.74
106807	10/1/2014	10241 JAN SHERAR	09/16/14 09/18/14		PETTY CASH REIMBURSEMENT PETTY CASH REIMBURSEMENT	Total : 382.04 230.19 612.23
106808	10/1/2014	11248 RAMONA PAVING & CONSTRUCTION	2320 2320R	50678	BUENA VISTA & RAILROAD AVE RETENTION	Total : 317,712.08 -15,885.60 301,826.48
106809	10/1/2014	11756 ROMERO, TONY	091914		EMPLOYEE REIMBURSEMENT	Total : 217.00 217.00
106810	10/1/2014	10552 SAFEWAY SIGN COMPANY	100042 100043	50827 50827	STREET NAME SIGNS STREET NAME SIGNS	Total : 405.01 158.77

Bank code : ubgen											
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount					
106810	10/1/2014	10552 SAFEWAY SIGN COMPANY									
106811	10/1/2014	10407 SAN DIEGO GAS & ELECTRIC	267667		RIVER TRAIL EXTENSION	563.78	Total :				
106812	10/1/2014	11463 SANKS, ESTHER	10012014-66		MEADOWBROOK HARDSHIP PGRM	486.00	Total :				
106813	10/1/2014	11403 ST. JOHN, LYNNE	10012014-78		MEADOWBROOK HARDSHIP PGRM	20.74	Total :				
106814	10/1/2014	10119 STEVEN SMITH LANDSCAPE INC	28685	50883	LANDSCAPE SERVICES	20.51	Total :				
106815	10/1/2014	11727 TC CONSTRUCTION CO INC	25500	50892	FS #4 STRUCTURE DEMOLITION	32,209.00	Total :				
106816	10/1/2014	10158 THE SOCO GROUP INC	CL20248	50787	FLEET CARD FUELING	4,085.00	Total :				
106817	10/1/2014	11755 TIPTON, CECILIA	09192014		MILEAGE REIMBURSEMENT	1,439.68	Total :				
106818	10/1/2014	10431 TOWN & COUNTRY PRINTERS	51208		SANTEE BLUEGRASS FESTIVAL	106.06	Total :				
106819	10/1/2014	10165 TRAD AM ENTERPRISES INC	0814SRP		INSTRUCTOR PAYMENT	262.36	Total :				
106820	10/1/2014	10133 UNDERGROUND SERVICE ALERT	820140672	50720	DIG ALERT SERVICES	262.36	Total :				
106821	10/1/2014	10325 VALLEY POWER SYSTEM INC	C30442053040		EQUIPMENT REPAIR	501.00	Total :				
106822	10/1/2014	11757 WILSON, CURTIS	082214		EMPLOYEE REIMBURSEMENT	115.50	Total :				
106823	10/1/2014	10317 WM HEALTHCARE SOLUTIONS INC	0267702-2793-7	50793	BIOMEDICAL WASTE DISPOSAL	372.00	Total :				
						217.00	Total :				
						97.40					

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106823	10/1/2014	10317 WM HEALTHCARE SOLUTIONS INC	(Continued) 0267703-2793-5	50793	BIOMEDICAL WASTE DISPOSAL	97.39
					<b>Total :</b>	<b>194.79</b>
106824	10/1/2014	10232 XEROX CORPORATION	075585923	50796	COPY CHARGES & LEASE	180.23
			075760467	50871	COPY CHARGES & LEASE	36.32
			075760468	50704	COPY CHARGES & LEASE	232.60
			075760469	50868	COPY CHARGES & LEASE	278.94
			075760470	50831	COPY CHARGES & LEASE	216.74
			075865512	50701	COPY CHARGES	206.52
			075885922	50795	COPY CHARGES	20.59
			075885924	50794	COPY CHARGES	19.70
					<b>Total :</b>	<b>1,191.64</b>

48 Vouchers for bank code : ubgen

Bank total : 920,870.58

48 Vouchers in this report

Total vouchers : 920,870.58

Prepared by:   
 Date: 09/30/2014  
 Approved by:   
 Date: 9-30-14

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
Bank code : ubgen						
106825	10/1/2014	10350 ASSURANT EMPLOYEE BENEFITS	October 2014		DENTAL INSURANCE	7,796.94
					<b>Total :</b>	<b>7,796.94</b>
106826	10/1/2014	10844 FRANCHISE TAX BOARD	PPE 09/24/14		WITHHOLDING ORDER	110.00
					<b>Total :</b>	<b>110.00</b>
106827	10/1/2014	10779 NATIONAL BENEFIT SERVICES LLC	PPE 09/24/14		FLEXIBLE SPENDING ACCOUNT	1,914.10
					<b>Total :</b>	<b>1,914.10</b>
106828	10/1/2014	10353 PERS	09 14 4 09 14 4A		RETIREMENT PAYMENT RETIREMENT PAYMENT	118,956.14 469.70
					<b>Total :</b>	<b>119,425.84</b>
106829	10/1/2014	10785 RELIANCE STANDARD LIFE	October 2014		VOLUNTARY LIFE INSURANCE	1,629.35
					<b>Total :</b>	<b>1,629.35</b>
106830	10/1/2014	10424 SANTEE FIREFIGHTERS	PPE 09/24/14		SFFA DUES/PEC/BC STATION EXP/I	4,814.99
					<b>Total :</b>	<b>4,814.99</b>
106831	10/1/2014	10776 STATE OF CALIFORNIA	PPE 09/24/14A		WITHHOLDING ORDER	319.38
					<b>Total :</b>	<b>319.38</b>
106832	10/1/2014	10001 US BANK	PPE 09/24/14		PARS RETIREMENT	793.96
					<b>Total :</b>	<b>793.96</b>
106833	10/1/2014	10959 VANTAGE TRANSFER AGENT/457	09/24/14A PPE 09/24/14		ICMA - 457 ICMA - 457	50.00 30,561.59
					<b>Total :</b>	<b>30,611.59</b>
106834	10/1/2014	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 09/24/14		RETIREE HEALTH SAVINGS ACCOL	9,311.46
					<b>Total :</b>	<b>9,311.46</b>
<b>10 Vouchers for bank code : ubgen</b>						<b>176,727.61</b>
<b>10 Vouchers in this report</b>						<b>176,727.61</b>

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

Prepared by:   
Date: 10/1/2014

Approved by:   
Date: 10-1-14



Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106835	10/9/2014	10208 ANTHEM BLUE CROSS	000452763B		EMPLOYEE ASSISTANCE PROGRAI	248.64
					<b>Total :</b>	<b>248.64</b>
106836	10/9/2014	10412 AT&T	000005774897		TELEPHONE	1,449.28
					<b>Total :</b>	<b>1,449.28</b>
106837	10/9/2014	11493 ATKINS NORTH AMERICA INC	1201450	50635	CLIMATE ACTION PLAN	5,435.00
					<b>Total :</b>	<b>5,435.00</b>
106838	10/9/2014	10062 BATHRICK, FRANK T	09182014A		COMMISSION STIPEND	50.00
					<b>Total :</b>	<b>50.00</b>
106839	10/9/2014	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS AUG 2014		LEGAL SERVICES AUGUST 2014	77,470.25
					<b>Total :</b>	<b>77,470.25</b>
106840	10/9/2014	10021 BOUND TREE MEDICAL LLC	81522358	50724	EMS SUPPLIES	4.24
			81538699	50724	EMS SUPPLIES	509.91
			81538700	50724	EMS SUPPLIES	207.54
			81538701	50724	EMS SUPPLIES	14.58
			81540284	50725	PHARMACEUTICALS	264.27
			81540285	50725	PHARMACEUTICALS	678.10
			81541668	50725	PHARMACEUTICALS	52.99
			81542953	50725	PHARMACEUTICALS	52.99
					<b>Total :</b>	<b>1,784.62</b>
106841	10/9/2014	10668 CALIFORNIA BUILDING STANDARDS	JULY - SEPT 2014		SB 1473 JULY - SEPT 2014	300.60
					<b>Total :</b>	<b>300.60</b>
106842	10/9/2014	10299 CARQUEST AUTO PARTS	11102-339038	50727	CR-REPAIR PARTS RETURNED	-67.96
			11102-339350	50727	VEHICLE REPAIR PARTS	166.16
			11102-339415	50727	VEHICLE REPAIR PARTS	51.58
			11102-339463	50727	VEHICLE SUPPLIES	91.35
			11102-339494	50727	VEHICLE SUPPLIES	91.35
			11102-339519	50727	CR - SUPPLIES RETURNED	-91.35
			11102-339550	50727	VEHICLE REPAIR PART	52.07
			11102-339551	50727	VEHICLE REPAIR PART	52.07

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106842	10/9/2014	10299 CARQUEST AUTO PARTS	(Continued)			
106843	10/9/2014	10032 CINTAS CORPORATION #694	694747871	50815	UNIFORM/PARTS CLEANER RNTL	64.38
					<b>Total :</b>	<b>64.38</b>
106844	10/9/2014	11040 CIRCULATE SAN DIEGO	18	50314	SAFE ROUTES TO SCHOOL PLAN	10,364.44
					<b>Total :</b>	<b>10,364.44</b>
106845	10/9/2014	10050 CITY OF EL CAJON	0000012624		HFTA FEES - 2ND QUARTER	13,531.00
					<b>Total :</b>	<b>13,531.00</b>
106846	10/9/2014	11173 CITY OF SAN DIEGO	1000114109		ANNUAL AED SRVC AGREEMENT	200.00
					<b>Total :</b>	<b>200.00</b>
106847	10/9/2014	10845 CONTROLLED ENTRY SPECIALISTS	824943	50896	APPARTUS DOOR REPAIRS	125.00
					<b>Total :</b>	<b>125.00</b>
106848	10/9/2014	10038 COSTCO WHOLESALE #403	0403020074130 0403510033805	50728	COFFEE AND WATER PARAMEDIC TABLETS	520.47 722.54
					<b>Total :</b>	<b>1,243.01</b>
106849	10/9/2014	10541 COUNTY OF SAN DIEGO	SN-2014/2015-2		ANIMAL CONTROL SERVICES	80,734.75
					<b>Total :</b>	<b>80,734.75</b>
106850	10/9/2014	10333 COX COMMUNICATIONS	038997401 501 3110 094486701		10601 N MAGNOLIA AVE CITY HALL GROUP BILL	102.18 2,898.39
					<b>Total :</b>	<b>3,000.57</b>
106851	10/9/2014	10608 CRISIS HOUSE	07312014 08312014	50906 50906	CDBG SUBRECIPIENT REIMBURSE CDBG SUBRECIPIENT REIMBURSE	214.98 211.58
					<b>Total :</b>	<b>426.56</b>
106852	10/9/2014	11168 CTE INC CLARK TELECOM AND	00002055 00002056 00002057 00002058 00002059	50875 50875 50875 50875 50875	DIG ALERT MARKOUTS STREET LIGHT REPAIRS STREET LIGHT MAINTENANCE STREET LIGHT VANDALISM STREET LIGHT REPAIRS	795.99 164.13 491.66 1,069.41 2,218.49

Voucher List  
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106852	10/9/2014	11168 CTE INC CLARK TELECOM AND	(Continued)			
106853	10/9/2014	11418 DAMOOR, KESHAV	09182014C		COMMISSION STIPEND	Total : 4,739.68
106854	10/9/2014	10433 DEPARTMENT OF CONSERVATION	JULY - SEPT 2014		SMIP JULY - SEPT 2014	Total : 50.00
106855	10/9/2014	11208 DION & SONS INC	S67239	50816	VEHICLE SUPPLIES	Total : 50.00
106856	10/9/2014	11017 DIVISION OF THE STATE	JUL-SEP 2014		SB 1186 JUL-SEP 2014	Total : 939.80
106857	10/9/2014	11295 DOKKEN ENGINEERING	28089		ENGINEERING DESIGN SERVICES	Total : 194.29
106858	10/9/2014	11778 DYRESEN, NOVA	2003110.001		RECREATION REFUND	Total : 194.29
106859	10/9/2014	11767 ENGLISH, KASEY	2003102.001		RECREATION REFUND	Total : 70.80
106860	10/9/2014	11636 ESCONDIDO GOLF CART CENTER	6159		SANTEE BLUEGRASS FESTIVAL	Total : 70.80
106861	10/9/2014	10057 ESGIL CORPORATION	09/22/14-09/26/14		SHARE OF FEES	Total : 82.00
106862	10/9/2014	10251 FEDERAL EXPRESS	2-793-42605		SHIPPING CHARGES	Total : 82.00
106863	10/9/2014	10009 FIRE ETC	66203	50737	EQUIPMENT SUPPLIES	Total : 407.80
106864	10/9/2014	11779 GLENSKY, KRISTEN	2003106.001	50891	EQUIPMENT PARTS	Total : 407.80
					RECREATION REFUND	Total : 17,831.66
						Total : 17,831.66
						Total : 58.27
						Total : 58.27
						Total : 64.58
						Total : 1,400.96
						Total : 1,465.54
						Total : 89.68
						Total : 89.68

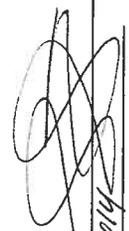


Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106876	10/9/2014	10082	10082 MUELLER'S TRUCK & EQUIP SVC			
106877	10/9/2014	10083	MUNICIPAL EMERGENCY SERVICES			
			00539806_SNV	50751	WILDLAND BOOTS	307.80
			00540577_SNV	50800	HARDWARE FOR VEHICLE	140.86
			00541246_SNV	50751	WILDLAND BOOTS	1,182.61
			00541683_SNV	50800	HARDWARE FOR VEHICLE	85.86
			00547632_SNV	50800	HARDWARE FOR VEHICLE	28.09
			00550764_SNV		HARDWARE FOR VEHICLE	73.88
					<b>Total :</b>	<b>1,819.10</b>
106878	10/9/2014	11774	PARKS, TRICIA	2003104.001	RECREATION REFUND	89.68
					<b>Total :</b>	<b>89.68</b>
106879	10/9/2014	10446	PLAY WELL TEKNOLOGIES	DB5939	INSTUCTOR PAYMENT	1,725.00
					<b>Total :</b>	<b>1,725.00</b>
106880	10/9/2014	10095	RASA	4753	MAP CHECK	545.00
				50861	<b>Total :</b>	<b>545.00</b>
106881	10/9/2014	11777	ROBESON, MICHELLE	2003103.001	RECREATION REFUND	89.68
					<b>Total :</b>	<b>89.68</b>
106882	10/9/2014	10097	ROMAINE ELECTRIC CORPORATION	12-020035	VEHICLE SUPPLIES	358.34
				50780	<b>Total :</b>	<b>358.34</b>
106883	10/9/2014	11776	RUNYON, GAVIN PARKER	2003113.001	RECREATION REFUND	71.74
					<b>Total :</b>	<b>71.74</b>
106884	10/9/2014	11341	SRM CONTRACTING & PAVING	17718	TOWN CTR PKWY IMPROVEMENTS	75,270.54
			17718-B	50874	WOODSIDE AVE IMPROVEMENTS	716.65
			17718-BR		RETENTION	-35.83
			17718R		RETENTION	-3,763.53
					<b>Total :</b>	<b>72,187.83</b>
106885	10/9/2014	10126	THE LIGHTHOUSE INC	0076649	VEHICLE REPAIR PARTS	21.77
				50756	<b>Total :</b>	<b>21.77</b>
106886	10/9/2014	10158	THE SOCO GROUP INC	0080036-IN	DELIVERED FUEL	1,285.00

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
106886	10/9/2014	10158 THE SOCO GROUP INC	(Continued) CL20324	50787	FLEET CARD FUELING	1,485.01 2,770.01
106887	10/9/2014	10479 TIRE CENTERS LLC	8720150872 8720152521 8720152542	50801 50801 50801	VEHICLE SUPPLIES VEHICLE SUPPLIES VEHICLE SUPPLIES	982.12 801.73 3,082.65 4,866.50
106888	10/9/2014	11781 VARGAS, JOANNA LEMMA	2003109.001		RECREATION REFUND	84.40 84.40
106889	10/9/2014	10475 VERIZON WIRELESS	9731846162 9732373901		CELL PHONE SERVICE WIFI SERVICE	931.69 964.47 1,896.16
106890	10/9/2014	11770 WILLIAMS, KATE	2003114.001		RECREATION REFUND	68.58 68.58
106891	10/9/2014	10137 WILLIAMS, RUSTY	09182014B		COMMISSION STIPEND	50.00 50.00
106892	10/9/2014	11772 WISLEY, CANDI	2003105.001		RECREATION REFUND	89.68 89.68
106893	10/9/2014	11648 WOOTEN KEITH, REBECCA	2003108.001		RECREATION REFUND	89.68 89.68
106894	10/9/2014	10232 XEROX CORPORATION	075905685	50742	COPY CHARGES & LEASE	878.81 878.81
60 Vouchers for bank code : ubgen						Bank total : 350,501.81
60 Vouchers in this report						Total vouchers : 350,501.81

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

Prepared by:   
Date: 10/09/2014  
Approved by:   
Date: 10-9-14

City of Santee  
**COUNCIL AGENDA STATEMENT**

1D

**MEETING DATE** October 22, 2014

**AGENDA ITEM NO.**

**ITEM TITLE** APPROVAL OF THE EXPENDITURE OF \$76,058.24 FOR SEPTEMBER 2014 LEGAL SERVICES AND RELATED COSTS

**DIRECTOR/DEPARTMENT** Tim K. McDermott, Finance *tm*

**SUMMARY**

Legal service billings proposed for payment for the month of September 2014 total \$76,058.24 as follows:

- 1) General Retainer Services - \$13,202.28
- 2) Labor & Employment - \$21,552.52
- 3) Litigation & Claims-General Fund - \$2,666.40
- 4) Special Projects-General Fund (primarily Community Oriented Policing) - \$6,972.89
- 5) Litigation & Claims-Other Funds - \$242.40
- 6) Mobile Home Fair Practices Commission - \$40.40
- 7) CDC Successor Agency (Riverview Public Improvements) - \$2,448.50
- 8) Bond Proceeds (Prospect Ave. Enhancements) - \$24,842.85
- 9) Applicant Initiated Projects - \$4,090.00

**FINANCIAL STATEMENT** *tm*

Adopted Budget	\$ 308,000.00	
Revised Budget	\$ 308,000.00	
Prior Expenditures	(86,909.11)	
Current Request	(44,394.09)	\$ 176,696.80
Other Funds (excluding applicant initiated items):		
Adopted Budget	\$ 5,000.00	
Revised Budget	\$ 68,563.63	
Prior Expenditures	(36,292.48)	
Current Request	(27,574.15)	\$ 4,697.00

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *ADD*

Approve the expenditure of \$76,058.24 for September 2014 legal services and related costs

**ATTACHMENT (Listed Below)**

Legal Services Billing Summary

**LEGAL SERVICES BILLING SUMMARY**  
**FY 2014-15**

Category	Adopted Budget	Revised Budget	Spent Year to Date	Available Balance	Mo/Yr	Current Request Amount
<b>General Fund:</b>						
General / Retainer	\$ 162,000.00	\$ 162,000.00	\$ 26,385.80	\$ 135,614.20	Sep-14	\$ 13,202.28
Labor & Employment	20,000.00	20,000.00	36,468.63	(16,468.63)	Sep-14	21,552.52
Litigation & Claims	50,000.00	50,000.00	7,128.48	42,871.52	Sep-14	2,666.40
Special Projects	76,000.00	76,000.00	16,926.20	59,073.80	Sep-14	6,972.89
<b>Total</b>	<b>\$ 308,000.00</b>	<b>\$ 308,000.00</b>	<b>\$ 86,909.11</b>	<b>\$ 221,090.89</b>		<b>\$ 44,394.09</b>
<b>Other City Funds:</b>						
Litigation & Claims	\$ -	\$ 2,323.00	\$ 2,080.60	\$ 242.40	Sep-14	\$ 242.40
MHFP Commission	5,000.00	5,000.00	262.60	4,737.40	Sep-14	40.40
<b>Total</b>	<b>\$ 5,000.00</b>	<b>\$ 7,323.00</b>	<b>\$ 2,343.20</b>	<b>\$ 4,979.80</b>		<b>\$ 282.80</b>
<b>CDC Successor Agency:</b>						
Riverview Public Improvements	\$ -	\$ 8,411.50	\$ 5,963.00	\$ 2,448.50	Sep-14	\$ 2,448.50
<b>Total</b>	<b>\$ -</b>	<b>\$ 8,411.50</b>	<b>\$ 5,963.00</b>	<b>\$ 2,448.50</b>		<b>\$ 2,448.50</b>
<b>Bond Proceeds:</b>						
Prospect Avenue Project	\$ -	\$ 52,829.13	\$ 27,986.28	\$ 24,842.85	Sep-14	\$ 24,842.85

**LEGAL SERVICES BILLING SUMMARY**  
**FY 2014-15**

Category	Adopted Budget	Revised Budget	Spent Year to Date	Available Balance	Mo/Yr	Current Request Amount
<i>Applicant-initiated (paid from developer/applicant deposits)</i>						
Lantern Crest	n/a	n/a	\$ 79.50	n/a	Sep-14	\$ 238.50
Castlerock	n/a	n/a	1,445.50	n/a		-
El Nopal Estates II	n/a	n/a	1,404.77	n/a	Sep-14	1,432.50
Wal-Mart	n/a	n/a	1,366.50	n/a	Sep-14	88.50
Conejo	n/a	n/a	291.50	n/a		-
Fanita (HomeFed)	n/a	n/a	3,681.50	n/a	Sep-14	2,330.50
San Diego Christian College	n/a	n/a	9,603.50	n/a		-
<b>Total</b>			<b>\$ 17,872.77</b>			<b>\$ 4,090.00</b>

Total Previously Spent to Date	
FY 2014-15	
General Fund	\$ 86,909.11
Other City Funds	2,343.20
CDC Successor Agency	5,963.00
Bond Proceeds	27,986.28
Developer Deposits	17,872.77
<b>Total</b>	<b>\$ 141,074.36</b>

Total Proposed for Payment	
General Fund	\$ 44,394.09
Other City Funds	282.80
CDC Successor Agency	2,448.50
Bond Proceeds	24,842.85
Developer Deposits	4,090.00
<b>Total</b>	<b>\$ 76,058.24</b>

City of Santee  
**COUNCIL AGENDA STATEMENT**

1E

**MEETING DATE**    October 22, 2014

**AGENDA ITEM NO.**

**ITEM TITLE**    **RESOLUTION AWARDING THE CONSTRUCTION CONTRACT FOR THE CITYWIDE CORRUGATED METAL PIPE (CMP) REPLACEMENT PROGRAM (CIP 2014-20) AND DETERMINATION OF A CATEGORICAL EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

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

**SUMMARY**

This item requests City Council to award the construction contract for the Citywide CMP Replacement Program (CIP 2014-20). This project will replace failed CMP storm drains at seven locations: Mission Gorge Road, Prospect Avenue, Fanita Drive, Carita Court, Settle Road, Ganley Road and El Nopal Drive. These pipe facilities were classified as high priority replacements in the Citywide Corrugate Metal Pipe Assessment Report completed in 2012.

On October 13, 2014, nine (9) bids were received and opened, with a low bid of \$562,320.51 submitted by Whillock Contracting, Inc. Upon review by staff, the bid submitted by Whillock Contracting, Inc. has been deemed a responsive and responsible bid and was 20% lower than the Engineer's estimate of \$710,000. Staff also requests authorization for the Director of Development Services to approve change orders in an amount not to exceed \$56,232.00.

**FINANCIAL STATEMENT** 

Funding for this project is provided through the Highway Users Tax Fund (Gas Tax) and Developer Contribution.

Design & Bidding	\$ 54,215.58
Construction Contract	562,320.51
Construction Change Orders	56,232.00
Construction Engineering/Management	75,000.00
Project Close Out	5,000.00
Total Project Budget	<u>\$ 752,768.09</u>

**ENVIRONMENTAL REVIEW**

The project is categorically exempt from environmental review by sections 15302(c) of the Guidelines to the California Environmental Quality Act.

**CITY ATTORNEY REVIEW**

N/A

Completed

**RECOMMENDATION** 

Adopt the attached Resolution awarding the construction contract to Whillock Contracting, Inc. for a total amount of \$562,320.51 and authorizing the Director of Development Services to approve change orders in an amount not to exceed \$56,232.00.

**ATTACHMENTS**

Resolution                      Bid Summary

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
AWARDING THE CONSTRUCTION CONTRACT FOR THE CITYWIDE  
CORRUGATED METAL PIPE (CMP) REPLACEMENT PROGRAM (CIP 2014-20) AND  
DETERMINATION OF A CATEGORICAL EXEMPTION PURSUANT TO THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, the City Clerk, on the 13th day of October, 2014 publicly opened and examined sealed bids for the Citywide CMP Replacement Program, (CIP 2014-20) ("Project"); and

**WHEREAS**, the lowest received bid was submitted by Whillock Contracting, Inc. in the amount of \$562,320.51; and

**WHEREAS**, Whillock Contracting, Inc. was found to be the lowest responsive and responsible bidder with their total bid amount of \$562,320.51; and

**WHEREAS**, staff recommends awarding construction contract to Whillock Contracting, Inc., totaling \$562,320.51; and

**WHEREAS**, staff requests authorization to expend up to \$56,232.00 for unforeseen change orders and additional work; and

**WHEREAS**, the project is categorically exempt from environmental review by sections 1502(c) of the Guidelines to the California Environmental Quality Act.

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

**SECTION 1:** The construction contract for the Citywide CMP Replacement Program, (CIP 2014-20) is awarded to Whillock Contracting, Inc. as the lowest responsive and responsible bidder in the amount of \$562,320.51 and the City Manager is authorized to execute the contract on behalf of the City.

**SECTION 2:** The Director of Development Services is authorized to approve change orders in an amount not to exceed \$56,232.00 for unforeseen items and additional work.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 22nd day of October, 2014 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

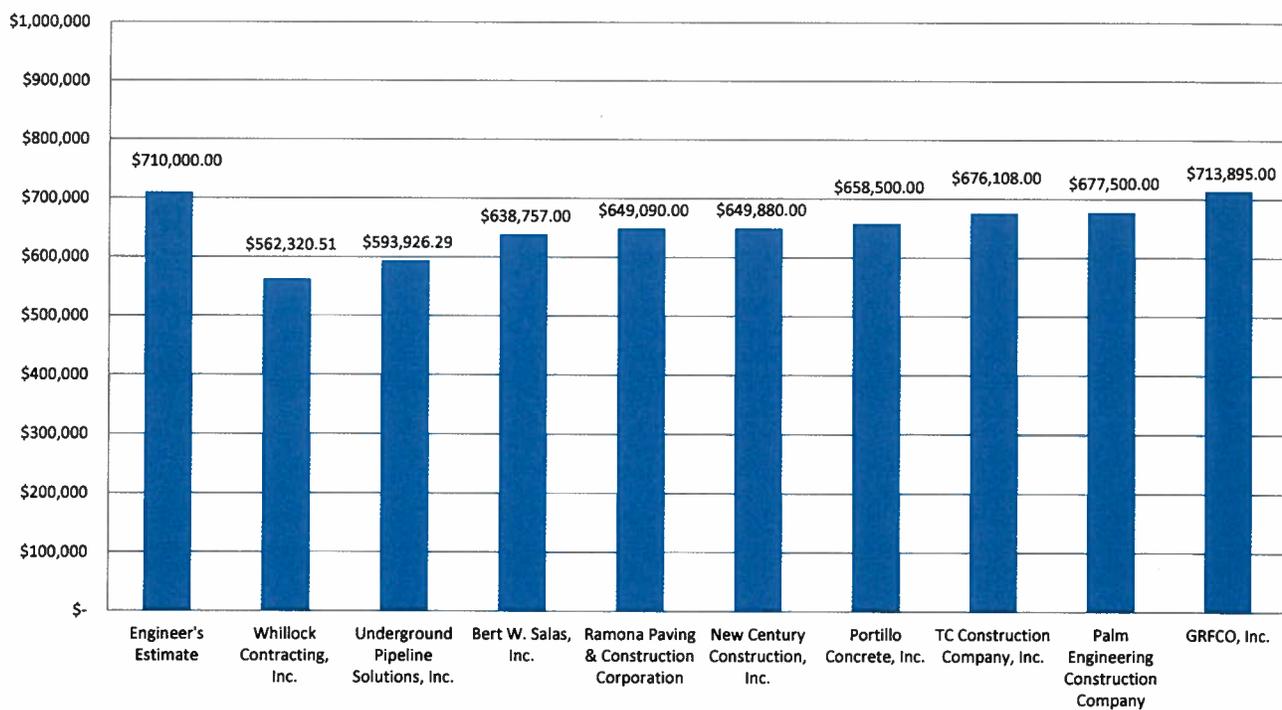
**APPROVED:**

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

**ATTEST:**

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

**BID SUMMARY  
CITYWIDE CMP REPLACEMENT PROGRAM (CIP 2014-20)**



City of Santee  
**COUNCIL AGENDA STATEMENT**

1F

**MEETING DATE**    October 22, 2014

**AGENDA ITEM NO.**

**ITEM TITLE**    RESOLUTION AWARDING THE CONSTRUCTION CONTRACT FOR THE MAGNOLIA AVENUE AT PALM GLEN DRIVE MEDIAN PROJECT AND APPROPRIATING ADDITIONAL FUNDS (CIP 2012-53)

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

**SUMMARY**

This item requests City Council to award the construction contract for the Magnolia Avenue at Palm Glen Drive Median Project (CIP 2012-53) and appropriate additional Traffic Mitigation Impact Fees in the amount of \$22,718.50.

This project will install a raised concrete median at the intersection of Magnolia Avenue and Palm Glen Drive. The City applied for, and received a Highway Safety Improvement Program (HSIP) Grant for the construction of the project. The grant will reimburse the City up to 90% of eligible project costs. The remaining costs are the responsibility of the City and will be funded with Traffic Mitigation Fees.

On September 23, 2014, six bids were received and opened, with a low bid of \$66,575.00 submitted by Blue Pacific Engineering and Construction. Upon review by staff, the bid submitted by Blue Pacific Engineering and Construction in the amount of \$66,575.00 has been deemed a responsive and responsible bid.

Staff also requests authorization for the Director of Development Services to approve change orders in an amount of \$6,600.00, which is 10% of the construction contract for unforeseen items and additional work.

Traffic Mitigation Fees currently appropriated in the CIP Budget for this project total \$9,250.00. Staff requests the appropriation of additional Traffic Mitigation Impact Fees in the amount of \$22,718.50. The increase in funding is needed for staff time for additional project design, inspection costs, geotechnical testing, construction management and grant administration costs for this project.

**ENVIRONMENTAL REVIEW**

The project is categorically exempt from environmental review by section 15301(c) of the Guidelines to the California Environmental Quality Act.

**FINANCIAL STATEMENT** 

Funding for this project is provided by a Highway Safety Improvement Program Grant and Traffic Mitigation Fees as summarized in the attached Financial Statement.

**CITY ATTORNEY REVIEW**

N/A       Completed

**RECOMMENDATION** 

Adopt the Resolution awarding the construction contract to Blue Pacific Engineering and Construction for a total amount of \$66,575.00, authorizing the Director of Development Services to approve change orders in an amount not to exceed \$6,600.00 and appropriating additional Traffic Mitigation Impact Fees in the amount of \$22,718.50.

**ATTACHMENTS**

Resolution                      Bid Summary                      Financial Statement

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA AWARDING THE CONSTRUCTION CONTRACT FOR  
THE MAGNOLIA AVENUE AT PALM GLEN DRIVE MEDIAN  
PROJECT, (CIP 2012-53) AND APPROPRIATING ADDITIONAL  
FUNDS**

**WHEREAS**, the City Clerk, on the 23rd day of September, 2014 publicly opened and examined sealed bids for the Magnolia Avenue at Palm Glen Drive Median Project, (CIP 2012-53) ("Project"); and

**WHEREAS**, the lowest received bid was submitted by Blue Pacific Engineering and Construction in the amount of \$66,575.00; and

**WHEREAS**, a Highway Safety Improvement Project Grant was obtained for the Project; and

**WHEREAS**, the grant will reimburse the City for 90% of the approved construction costs with the remaining costs to be paid for by the City; and

**WHEREAS**, staff recommends awarding the construction contract to Blue Pacific Engineering and Construction in the amount of \$66,575.00; and

**WHEREAS**, staff requests authorization to expend \$6,600.00 for unforeseen change orders and additional work; and

**WHEREAS**, staff requests the appropriation of \$22,718.50 of Traffic Mitigation Fees.

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

**SECTION 1:** The construction contract for the Magnolia Avenue at Palm Glen Drive Median Project, (CIP 2012-53) is awarded to Blue Pacific Engineering and Construction as the lowest responsive and responsible bidder in the amount of \$66,575.00 and the City Manager is authorized to execute the contract on behalf of the City.

**SECTION 2:** The Director of Development Services is authorized to approve change orders in an amount not to exceed \$6,600.00 for unforeseen items and additional work.

**SECTION 3:** The Project is exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301 (c) of the State CEQA Guidelines. Staff is directed to file a Notice of Exemption as provided by law.

**SECTION 4:** The appropriation of \$22,718.50 of Traffic Mitigation Fees is hereby approved.

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

**SECTION 5:** The Clerk is directed to certify to the adoption of this Resolution.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 22<sup>nd</sup> day of October, 2014 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

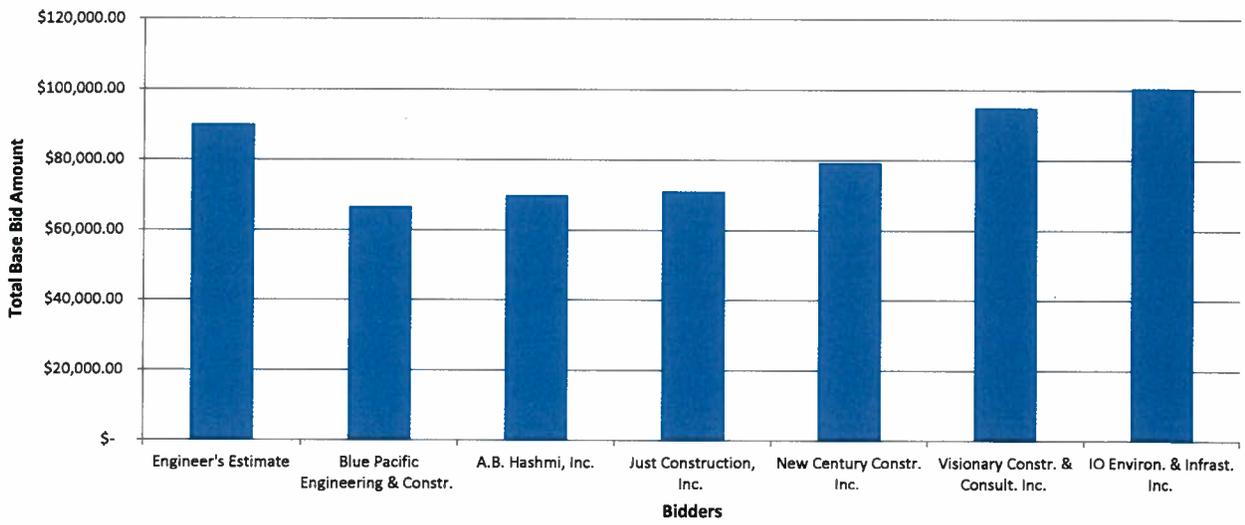
**APPROVED:**

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

**ATTEST:**

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

**Project: Magnolia Ave at Palm Glen Dr Median Improvements  
CIP 2012-53**



Magnolia Ave at Palm Glen Dr Median (CIP 2012-53) Financial Statement

**Project Budget**

Design	\$	19,811.00
Construction Contract	\$	66,575.00
Construction Change Order Authorization	\$	6,600.00
Construction Engineering/Management	\$	20,500.00
Soils Testing Costs (SCS&T)	\$	3,690.00
Total Project Budget	\$	<u>117,176.00</u>

**Project Funding**

Highway Safety Improvement Program Grant	\$	85,207.50
Current Appropriation of Traffic Mit. Fees	\$	9,250.00
Total Project Funding	\$	<u>94,457.50</u>

Total Project Budget	\$	117,176.00
Total Project Funding	\$	94,457.50
<b>Additional Appropriation Traffic Mit. Fees</b>	<b>\$</b>	<b><u>22,718.50</u></b>

City of Santee  
**COUNCIL AGENDA STATEMENT**

1G

**MEETING DATE**    October 22, 2014

**AGENDA ITEM NO.**

**ITEM TITLE**            **AUTHORIZATION TO AWARD CONTRACT FOR IRRIGATION SUPPLIES CATEGORIES 1 AND 3 AND REJECT ALL BIDS FOR CATEGORIES 2, 4 AND 5, PER BID 14/15-20009**

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

**SUMMARY** The current contracts for as-needed irrigation supplies expired 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 new contract(s) for said supplies. On October 9, five bids were received and opened for Bid 14/15-20009 for five different supply categories. Based on the requirements for lowest responsive responsible bid, staff recommends awarding the bid for Categories 1 and 3 to Imperial Sprinkler Supply and waiving a minor bid irregularity consisting of the bidder's failure to provide references as it does not affect price and the information has since been provided. The total award amount is \$6,108.48 (\$5,887.73 for Category 1 and \$220.75 for Category 3).

The term of the initial contract shall be upon issuance of a purchase order 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 10% of the then-current contract amount.

Due to calculation errors and inconsistencies with the bids received for Categories 2, 4 and 5, staff recommends rejecting all bids as non-responsive and rebidding the items in those categories.

**FINANCIAL STATEMENT** <sup>for Tim</sup> Funding for this contract is provided by various maintenance accounts in the adopted FY 2014-15 Community Services Department operating budget.

**ENVIRONMENTAL REVIEW** This item 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 Irrigation Supplies Categories 1 and 3 per Bid 14/15-20009 to Imperial Sprinkler Supply for an amount not to exceed \$6,108.48 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 10% of the then-current contract amount; and
  4. Reject all bids for Irrigation Supplies Categories 2, 4 and 5 as non-responsive.

**ATTACHMENTS**  
None

City of Santee  
**COUNCIL AGENDA STATEMENT**

6A

**MEETING DATE**      October 22, 2014

**AGENDA ITEM NO.**

**ITEM TITLE**      **ACCEPT THE DONATION OF DISC GOLF EQUIPMENT, DESIGN AND INSTALLATION SERVICES FROM SAN DIEGO DISC GOLF CLUB FOR THE CREATION OF A DISC GOLF COURSE AT THE EASTERN END OF MAST PARK AND APPROPRIATION OF FUNDS TO PURCHASE ADDITIONAL DISC GOLF EQUIPMENT**

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

**SUMMARY**      After a series of presentations by the San Diego Aces Disc Golf Club to the Santee Park and Recreation Committee (SPARC) regarding the possible creation of a disc golf course in Santee, at the October 1, 2014 SPARC meeting, the San Diego Aces Disc Golf Club proposed the development of a nine-hole disc golf course to be located at the eastern end of Mast Park. The disc golf club's proposal included the design of the nine-hole disc golf course and donation of Tee Pads and Tee Signs valued at \$4,320. In addition, San Diego Aces Disc Golf Club offered, if SPARC purchased the disc golf baskets and installation materials estimated at \$4,700, the disc club would install the baskets. The course equipment will be installed by volunteers. Further, the disc club will conduct periodic maintenance of the golf course equipment.

A Right-of-Entry agreement will allow the Aces Disc Golf Club access to Mast Park to install the golf course equipment per the manufacture's specifications. In addition, the club will conduct periodic site visits and be responsible for the maintenance of the golf course equipment.

The disc golf course proposal compliments the approved Mast Park Master Plan. SPARC voted to accept the proposal, allocate up to \$4,700 from the proceeds of the 2014 Bluegrass Festival to purchase the disc golf baskets and installation materials for the nine-hole course and recommended the development of the nine-hole disc golf course at Mast Park.

Staff, on behalf of SPARC, is requesting the City Council appropriate \$4,700 from the 2014 Bluegrass Festival proceeds for this purpose.

**ENVIRONMENTAL REVIEW**

This project is exempt from environmental review under Section 15304 of the California Environmental Quality Act.

**FINANCIAL STATEMENT** 

Per a Right-of-Entry agreement, the Aces Disc Golf Club will conduct periodic site visits and be responsible for the maintenance of the golf course equipment. No additional City maintenance costs (weeding and pruning of trees) are expected as they are currently provided and are included in the adopted FY 14/15 operating budget.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** 

1. Accept the disc golf equipment, design and installation services donation from San Diego Aces Disc Golf Club; and
2. Appropriate \$4,700 from the 2014 Bluegrass Festival proceeds in the Recreation Revolving Fund to purchase the disc golf baskets and installation materials.

**ATTACHMENTS (Listed Below)**      None

City of Santee  
**COUNCIL AGENDA STATEMENT**

6B

**MEETING DATE** October 22, 2014

**AGENDA ITEM NO.**

**ITEM TITLE** CIRCULATION ELEMENT UPDATE OVERVIEW

**DIRECTOR/DEPARTMENT** Melanie Kush, Development Services *say for MK*

**SUMMARY**

On September 11, 2013, City Council authorized execution of a professional services contract with Chen Ryan Associates Inc. to update the City's Circulation Element. Working with city staff, Chen Ryan has completed steps 1 and 2 of the following tasks:

1. Background research and existing conditions;
2. Model calibration and projection;
3. Network alternative development and analysis;
4. Preferred plan implementation strategies; and
5. Mobility Plan

This item and the attached staff report provide an overview of the Circulation Element update process and highlights proposed changes. The final updated Circulation Element will be brought back to City Council for approval in the first quarter of 2015.

**FINANCIAL STATEMENT** *for*

None

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *JOD*

Receive Report

**ATTACHMENTS**

- Staff Report
- Exhibit A –Traffic Modeling Methodology
- Exhibit B – Current Level of Service Standards
- Exhibit C – Map of Proposed Multimodal Corridors

## STAFF REPORT CIRCULATION ELEMENT UPDATE OVERVIEW

### 1. Background and Project Overview

#### Circulation Element

State law recommends that the city's General Plan be updated periodically (typically every 10 years) to address changes to state law; reflect the community's current values and priorities; and respond to changing conditions in the city's transportation network to better guide the City's future developments. The methodology used to project future transportation needs is described in Exhibit A.

The Circulation Element establishes goals and policies relating to how people, products and visitors move within the community. This includes cars, commercial vehicles, bicycles, pedestrians, as well as public transportation such as buses and shuttles. Santee's current Circulation Element was adopted in 2003 as part of the last comprehensive General Plan update.

In 2008, the State of California approved Assembly Bill 1358 ("The Complete Streets Act"). This act requires that the legislative body of a city or county plan for a balanced and multimodal transportation network. Such a balanced network must address the needs of all users of streets, roads, and highways, including motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation. A balanced network must address these needs in a manner that is suitable to the context of the General Plan.

Also in 2008, Senate Bill 375 required that Metropolitan Planning Organizations ("MPO") in the state formulate a "Sustainable Communities Strategy" as part of their regional transportation plans. The Sustainable Communities Strategy must specifically identify how the region will achieve targeted reductions in greenhouse gas emissions from automobiles and light trucks. SB 375 also provides environmental streamlining incentives for preferred development types which conform to the Sustainable Communities Strategy, such as mixed-use projects. As the recognized MPO within San Diego County, SANDAG has prepared a Sustainable Communities Strategy which can help guide local jurisdictions in preparing Circulation Elements in compliance with state and regional policies.

The Circulation Element Plan update currently underway will describe a balanced mobility system for the City. It will establish goals, policies, and strategies that promote an efficient and safe transportation system. It will be consistent with the SANDAG's Sustainable Communities Strategy and accommodate future development that is more compact, conserves open space, and gives residents a variety of options to get around. For the first time, the updated Circulation Element

will make it possible to analyze the quality and performance of multi-modal alternatives to single-person vehicle transportation in a quantitative way.

The development of the Circulation Element update will include the following major steps:

- 1) Background research and existing conditions
- 2) Model calibration and projection
- 3) Network alternative development and analysis
- 4) Preferred plan implementation strategies
- 5) Preparation of Mobility Plan

(Steps 1 and 2 are complete)

## 2. Proposed Changes

### A. Street Network Changes Under Consideration

A number of changes to street classification are proposed to improve bicycle route connectivity and to promote non-automobile transportation. These changes may also reduce vehicle miles traveled (VMT) and pollutant emissions. The proposed network changes include:

- Mission Gorge Road between Fanita Drive and Carlton Hills Boulevard: Lane reduction from four lanes in each direction to three lanes in each direction.
- Mission Gorge Road between Riverview Parkway and Magnolia Avenue: Lane reduction from six lanes to four lanes and provide bike lanes. This will not only improve cyclists' safety, but also provide an important on-street east-west connection for the bicycle network.
- Mast Boulevard connection to Lakeside: This connection, anticipated in the current Circulation Element, will be analyzed for potential impacts to local streets as well as the regional arterial system.
- Prospect Avenue between Mesa Road and Magnolia Avenue: Lane reduction from two lanes in each direction to one lane in each direction with parking and bike lanes.
- Cottonwood Avenue: Due to the construction of the Las Colinas Women's Detention Facility, this street will no longer be connected to Riverview Parkway.
- Town Center Parkway between Mission Gorge Road and Cuyamaca Street: Lane reduction from three lanes in each direction to two lanes in each direction with bike lanes.

- Riverview Parkway between Town Center Parkway and Magnolia Avenue: Lane reduction from two lanes in each direction to one lane in each direction with parking and bike lanes. A “no connection” alternative scenario will also be examined, based on a request by Ryan Companies to eliminate this connection.
- Olive Lane between Mission Gorge Road and Prospect Avenue: Lane reduction from two lanes in each direction to one lane in each direction with a two-way left turn lane as well as parking and bike lanes.
- Carlton Oaks Drive between West Hills Parkway and Carlton Hills Boulevard: Lane reduction from two lanes in each direction to one lane in each direction with a two-way left turn lane as well as parking and bike lanes.
- Enhanced Bicycle Facility along Magnolia Avenue, north of Mission Gorge Road: A higher quality bicycle facility (buffered bike lane and/or cycle track) is proposed to provide a more comfortable and safer cycling environment and promote travel mode shifts. The enhanced bicycle facility will provide students with a safer route to bike to schools in close proximity to Magnolia Avenue (e.g. Santana High School, Cajon Park Elementary, and Hill Creek Elementary).
- Magnolia Avenue (north end): Remove the extension of Magnolia Avenue to the future Fanita Ranch area.
- Buena Vista Avenue: Reclassify from an industrial street to a residential collector street.

## **B. Exceptions to Acceptable “Level of Service”**

The current Circulation Element defines the adequacy of transportation infrastructure according to the “Level of Service” (LOS) provided. LOS is determined based on automobile delays at intersections or on roadways (a description of the Levels of Service is provided in Exhibit B). While a LOS of “C” is encouraged, the current Circulation Element establishes Level “D” as the lowest acceptable Level of Service (underlined text).

*The City shall encourage a Level of Service “C” on street segments and intersections throughout the circulation network. The Level of Service can be adjusted on specific roadways or intersections where appropriate mitigation measures have been applied to minimize effects and/or overriding social or economic benefits to the City can be identified. The City shall not approve any development that causes a drop in the level of service at an intersection to LOS “E” or “F”, after mitigation, without overriding social or economic benefits.*

While it is anticipated that this standard will be retained for the majority of the City, an alternative approach is proposed for the Town Center area. In an effort to promote a vibrant Town Center and accommodate the requirements of the

Complete Streets Act (AB 1358), a system of multi-modal corridors in the Town Center area is contemplated. An exhibit of the proposed multi-modal corridors is provided in Exhibit C. This district includes mixed land uses and a regionally significant transit center encouraging walking, biking and transit use. To accommodate a combination of land uses and public facility designs that together would otherwise be rejected for failure to achieve Level of Service "D", a revision to policies established in the Circulation Element may be proposed.

*The City shall encourage a Level of Service "D" or better on street segments and intersections throughout the circulation network. In the town center multi-modal corridor area, if improvements necessary to attain a Levels of Service "D" would decrease the effectiveness of the non-automotive components of the circulation system (i.e. pedestrians, bicyclists, mass/public transit, etc.), the City Council, at its discretion, may approve a lower automobile Level of Service (LOS E or F).*

### **3. Next Steps:**

- Evaluate network alternatives, the preferred plan, and conduct a traffic impact analysis.
- Finalize goals and policies and prepare the final mobility plan.
- Support the EIR analysis for the mobility plan.
- Complete draft Mobility Plan for presentation to the City Council in early 2015.

## **Exhibit - A**

### **Traffic Modeling Methodology**

The San Diego Association of Governments (SANDAG) develops models that forecast future traffic based on land use in the San Diego region. SANDAG uses an enhanced four-step transportation forecasting methodology. Four-step models have been the standard in transportation modeling since the late 1950s and they are used by nearly every metropolitan planning organization in the United States for the development of transportation plans. The four major steps of the transportation model include:

- Trip generation – An estimate of the average weekday number of trip productions (points of origin) and attractions (destinations), within the region based on land use and demographic information from the regional growth forecast.
- Trip distribution – An allocation of trip productions and attractions using an algorithm based on trip end density and location, taking into consideration of the distance between trip ends.
- Mode choice – An assumption of the most likely form of transportation for each trip, based on access, traveler's income, trip purpose, parking costs, fuel price, transit fares, travel time, and other time and pricing parameters.
- Network assignment (highway and transit) – An assumption of the most efficient path based on the mode of transportation (auto, transit, or non-motorized). Highway assignment produces traffic-volume estimates for all roadway segments in the system.

The latest SANDAG model, "Series 12 Transportation Model", was used to project future traffic in the City. To ensure that the SANDAG model produces accurate traffic projection for Santee, the following steps were taken to calibrate the model:

- 1) "Base Year" (2008) traffic modeling and calibration
  - a. Land use and trip generation verification/validation
  - b. Santee roadway network verification/validation
  - c. Ground traffic count collection and validation
  - d. Model sensitivity adjustment
- 2) Final base year calibration result
  - a. Base year 2008/no SR-52 model validation and calibration
  - b. Year 2013 with SR-52 model validation and calibration
- 3) Future year forecasting
  - a. Adopted general plan land use and trip generation verification/validation
  - b. Roadway network verification/validation
    - i. Adopted general plan
    - ii. Proposed Circulation Element network
  - c. Future year forecasting result and adjustment for 2035

## Exhibit B - Current Level of Service Standards

### Level of Service Criteria for Signalized Intersections

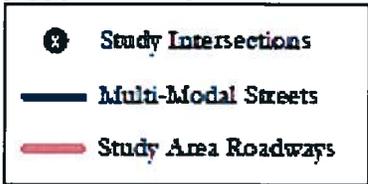
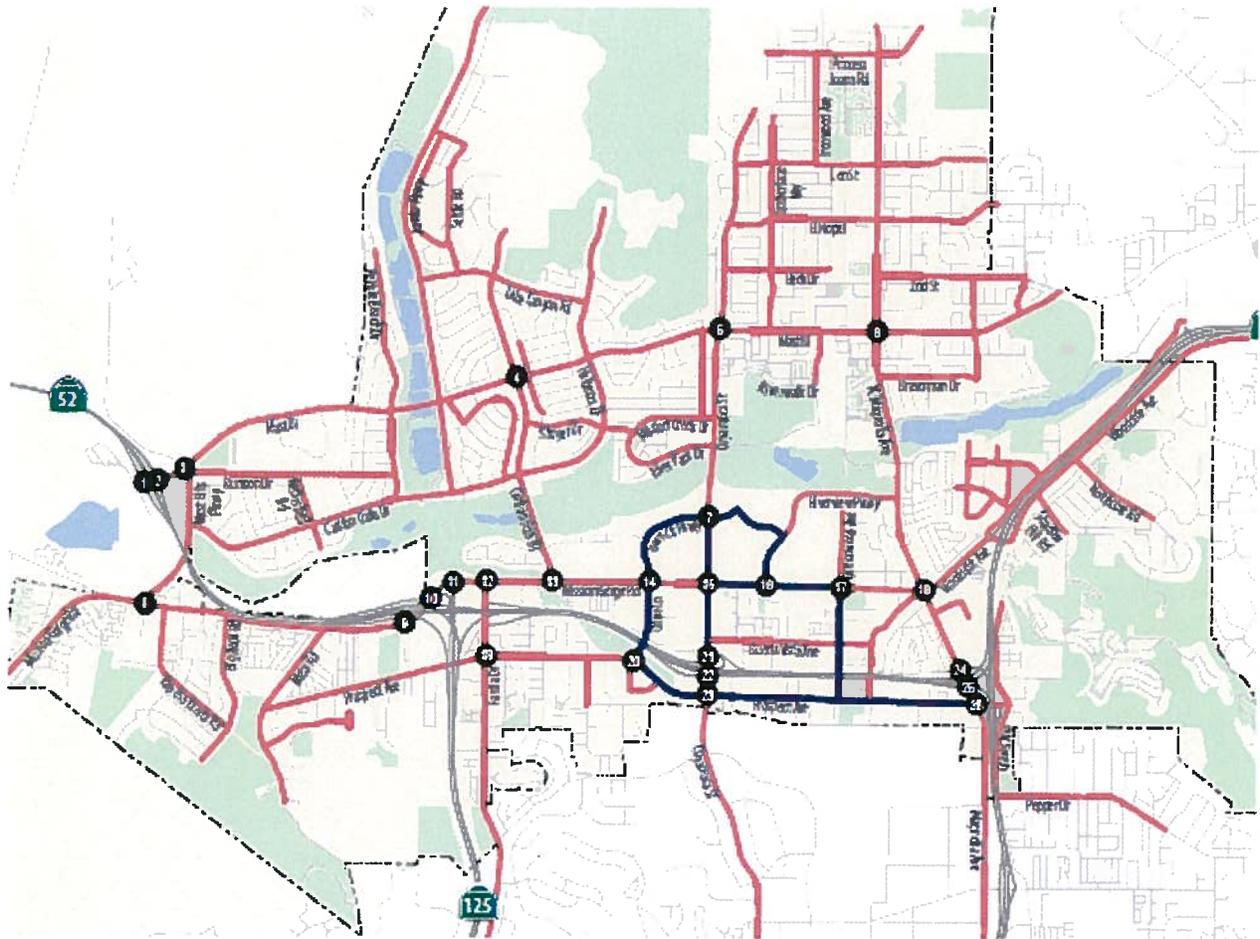
Level of Service	Average Control Delay (sec/veh)	General Description
A	≤10	Free Flow
B	>10 – 20	Stable Flow (slight delays)
C	>20 – 35	Stable flow (acceptable delays)
D	>35 – 55	Approaching unstable flow (tolerable delay, occasionally wait through more than one signal cycle before proceeding)
E	>55 – 80	Unstable flow (intolerable delay)
F	>80	Forced flow (jammed)

### Level of Service Criteria for Roadways

Level of Service	Flow Conditions
A	Highest quality of service. Free traffic flow, low volumes, and densities. Little or no restriction on maneuverability.
B	Stable traffic flow, speed becoming slightly restricted. Low restriction on maneuverability.
C	Stable traffic flow, but less freedom to select speed, change lanes, or pass. Density increasing.
D	Approaching unstable flow. Speeds tolerable but subject to sudden and considerable variation. Less maneuverability and driver comfort.
E	Unstable traffic flow with rapidly fluctuating speeds and flow rates. Short headways, low maneuverability, and low driver comfort.
F	Forced traffic flow. Speed and flow may drop to zero with high densities.

# Exhibit C

## Proposed Multimodal Corridors in Town Center



City of Santee  
**COUNCIL AGENDA STATEMENT**

6C

**MEETING DATE** October 22, 2014

**AGENDA ITEM NO.**

**ITEM TITLE** RESOLUTION SUPPORTING THE REDESIGNATION AND EXPANSION OF THE NORTH SAN DIEGO COUNTY RECYCLING MARKET DEVELOPMENT ZONE AND ADOPTION OF A NEGATIVE DECLARATION ADDENDUM

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

**SUMMARY** The California Department of Resources Recycling and Recovery established the Recycling Market Development Zone (RMDZ) Program to combine recycling with economic development and expansion. The goal of the RDMZ program is to provide attractive loans and other incentives to eligible businesses to create jobs and develop local markets for materials diverted from landfills. There are currently two RMDZs in San Diego County. The County of San Diego administers the Zone in the northern area of the county and is requesting to expand the northern Zone to include the cities of Encinitas, Santee and portions of the County of San Diego that are currently excluded. Staff from the County of San Diego has offered to administer the RMDZ Program at no cost to the City of Santee.

The benefits for the City of Santee may include the creation of green jobs, business recruitment and/or expansion, tax base expansion, reduced costs for waste management, an increased recycling rate and carbon emission reductions. A local example is Agri Service, Inc. which has operated the El Corazon Compost Facility in Oceanside since 1995. El Corazon uses organic material that would have gone to landfills to produce mulch and soil amendment products that control erosion, improve soil, and reduce fertilizer and pesticide pollution. As a result of a \$1.3 million RMDZ loan, over the last 15 years, El Corazon's has been able to divert over one million tons of green waste from landfills which equates to an increased 36 percent diversion rate. In addition, the number of employees grew from 18 to 22.

The adoption of the RMDZ does not approve a physical project or change any zoning standards. A recycling center is still subject to a conditional use permit under the Santee Zoning Code and if proposed would be subject to environmental review. Again, the RMDZ is a program only, in that if a company manufactures with recycled materials, this program will provide attractive loans and other incentives to such eligible businesses.

**ENVIRONMENTAL REVIEW** In accordance with section 15162 of the CEQA guidelines the County of San Diego has determined that there are no substantial changes in the project or in the circumstances under which it is undertaken which involve significant new environmental impacts which were not considered in the previously adopted Negative Declaration and has prepared an Addendum to the Negative Declaration for the Re-designation of North San Diego County as a RMDZ dated January 31, 2014. The City of Santee has reviewed the Addendum and agrees with this determination. Therefore, no further CEQA actions or determinations are required.

**FINANCIAL STATEMENT**  Since the County of San Diego is offering to administer the Program at no cost to Santee, there is no fiscal impact as a result of this action at this time.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION**   
1. Adopt Resolution supporting the re-designation and expansion of the North San Diego Recycling Market Development Zone; and  
2. Adopt Negative Declaration Addendum; and  
3. Authorize the County of San Diego as the Zone Administrator.

**ATTACHMENTS (Listed Below)** Resolution  
Negative Declaration Addendum

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

**A RESOLUTION OF THE CITY OF SANTEE, CALIFORNIA  
SUPPORTING THE REDESIGNATION AND EXPANSION OF THE NORTH  
SAN DIEGO COUNTY RECYCLING MARKET DEVELOPMENT ZONE AND  
ADOPTION OF A NEGATIVE DECLARATION ADDENDUM**

**WHEREAS**, California Public Resources Code Section 42010, et al. provides for the establishment of the Recycling Market Development Zone (RMDZ) program throughout the State which provides incentives to stimulate development of post-consumer and secondary materials markets for recyclables; and

**WHEREAS**, all California jurisdictions must meet a 50% reduction in landfill waste disposal as mandated by the California Integrated Waste Management Act; and

**WHEREAS**, the North San Diego County RMDZ includes designated areas in the cities of Carlsbad, Del Mar, Escondido, Oceanside, Poway, San Diego, San Marcos, Solana Beach, Vista, and the County of San Diego; and

**WHEREAS**, the North San Diego County RMDZ is dedicated to establishing, sustaining and expanding recycling-based manufacturing businesses, which is essential for market development and to assist these jurisdictions in meeting the established landfill waste reduction goals; and

**WHEREAS**, the designation of North San Diego County RMDZ will expire on November 16, 2014; and

**WHEREAS**, the City of Santee desires existing and new recycling-based manufacturing businesses located within its jurisdiction to be eligible for the technical and financial incentives associated with the RMDZ program; and

**WHEREAS**, the re-designation of the North San Diego County RMDZ and the addition of these jurisdictions to the North San Diego County RMDZ is still necessary to facilitate local and regional planning, coordination, and support existing recycling-based manufacturing businesses, as well as attract private sector recycling investments to the RMDZ; and

**WHEREAS**, the continued development of local markets for recycled materials would reduce the need to transport them out of the region in the future; and

**WHEREAS**, the current and proposed waste management practices and conditions are favorable to the development of post-consumer and secondary waste materials markets; and

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

**WHEREAS**, the California Legislature has defined environmental justice as “the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies” (Government Code section 65040.12(e)), and the California Department of Resources Recycling and Recovery (CalRecycle) has adopted a goal to continuously integrate environmental justice concerns into all of the Department’s programs and activities; and

**WHEREAS**, the cities of Carlsbad, Del Mar, Encinitas, Escondido, Oceanside, Poway, San Diego, San Marcos, Santee, Solana Beach, Vista, and the County of San Diego have agreed to submit an application to CalRecycle requesting the re-designation of North San Diego County RMDZ due to an increase in boundaries; and

**WHEREAS**, the County of San Diego has agreed to act as Lead Agency for the proposed re-designation of the RMDZ; and

**WHEREAS**, in accordance with the California Environmental Quality Act (CEQA), the City of Santee has reviewed and considered the information in the Negative Declaration (ND) for the North County Recycling Market Development Zone (RMDZ) prepared and adopted by the City of San Diego City Council on November 8, 2004 (SCH #2004091023); and

**WHEREAS**, in accordance with section 15162 of the CEQA guidelines the City of Santee has determined that there are no substantial changes in the project or in the circumstances under which it is undertaken which involve significant new environmental impacts which were not considered in the previously adopted ND and has prepared an Addendum to the ND for the Redesignation of North San Diego County as a RMDZ dated January 31, 2014.

**WHEREAS**, the City of Santee City Council finds there are no grounds for the City of Santee to assume the Lead Agency role or to prepare a subsequent or supplemental environmental document; and

**WHEREAS**, the record of the proceedings on which the City of Santee bases its decision to adopt the Negative Declaration Addendum is available from the Lead Agency’s custodian of records: Thomas Duffy, 5510 Overland Avenue, Suite 410, San Diego, California, 92123.

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

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

Section 1: The City of Santee, hereby adopts the Negative Declaration Addendum.

Section 2: The City of Santee, as Responsible Agency, approves the North San Diego County as a Recycling Market Development Zone (RMDZ) and authorizes the Director of the Department of Public Works, County of San Diego to submit an application to CalRecycle requesting re-designation of North San Diego County as a RMDZ which includes the cities of Carlsbad, Del Mar, Encinitas, Escondido, Oceanside, Poway, San Diego, San Marcos, Santee, Solana Beach, Vista and County of San Diego.

Section 3: The County of San Diego will administer the RMDZ program in a manner that seeks to ensure the fair treatment of people of all races, cultures and incomes, including but not limited to soliciting public participation in all communities within the RMDZ, including minority and low income populations.

Section 4: The Director of Public Works, County of San Diego is authorized to file a Notice of Determination for this project with the State Clearinghouse pursuant to CEQA Guidelines Section 15096(i).

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

AYES:

NOES:

ABSTAIN:

APPROVED:

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

ATTEST:

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

**ADDENDUM TO THE PREVIOUSLY ADOPTED  
NEGATIVE DECLARATION FOR  
North San Diego County Recycling Market Development Zone Re-designation  
FOR PURPOSES OF UPDATING FOR  
2014 North San Diego County Recycling Market Development Zone Re-designation  
January 31, 2014**

**PURPOSE**

This addendum to the previously adopted Negative Declaration (ND) has been prepared in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15164 to revise the previously adopted ND to accurately reflect the changes or additions to the project, changes in conditions under which the project is undertaken, or to add new information.

**BACKGROUND ON THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION**

A Final ND for the North San Diego County Recycling Market Development Zone (RMDZ) Re-designation Project, dated October 11, 2004, on file with the State Office of Planning and Research as State Clearinghouse Number 2004091023, was prepared and adopted by the City of San Diego City Council on November 8, 2004. The ND addressed re-designation or continuation of the RMDZ, a State loan program established by the California Department of Resources, Recycling and Recovery (CalRecycle), which provides economic incentives to businesses using post-consumer secondary materials from the waste stream as feedstock for manufacturing, therefore diverting solid waste material from the landfills. The program also provides technical assistance to businesses and marketing assistance to encourage re-use, development of recycled products, and waste reduction in San Diego County. The boundaries of North County RMDZ included the Cities of Carlsbad, Del Mar, Escondido, Oceanside, Poway, San Marcos, Solana Beach, and Vista, and unincorporated areas within the County of San Diego.

The ND evaluated the environmental impacts that would result from approval to continue the State loan program for an additional 10 years until 2014. The adopted ND concluded that the project would not have any potentially significant effects of the environment.

**ADDITIONS AND CHANGES TO THE NEGATIVE DECLARATION**

The County of San Diego is proposing to re-designate or continue the RMDZ program for another 10 year period until 2024 and expand the zone to include the Cities of Encinitas and Santee, the northern portions of the City of San Diego, and the unincorporated areas of the County not previously included. The purpose for expanding the zone boundaries is to increase the area in which companies that use recycled materials as feedstock for manufacturing are eligible for RMDZ incentives. The proposed RMDZ program re-designation and zone expansion would not involve substantial changes in the magnitude of impacts identified in the adopted

ND, dated October 11, 2004, and would not create new potentially significant impacts that would require mitigation. This conclusion is based on the following analysis:

The intent of the RMDZ Loan Program is to help manufacturers increase their processing capabilities and create additional markets for recycled-content products. Expanding the zone will foster the creation of local markets for recyclables, increase business opportunities and jobs, and increase landfill diversion within the zone. The proposed RMDZ re-designation for an additional 10 years and expansion of the zone does not change zoning, land use patterns or planning, and would not result in any physical development or land use. Any project proposed as a result of incentives offered through the RMDZ would require land use review and approval from the government agency with jurisdiction and be subject to compliance with CEQA and applicable State and local planning and permitting requirements.

**EXPLANATION OF THE DECISION NOT TO PREPARE A SUBSEQUENT OR SUPPLEMENTAL ND**

The CEQA Guidelines Section 15162 through 15164 set forth the criteria for determining the appropriate environmental documentation, if any, to be completed when there is a pre-existing adopted Negative Declaration covering the project area.

Utilizing the results of an Environmental Review Update Checklist Form that has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action, the Department of Public Works provides the following findings pursuant to these criteria as required by CEQA Guidelines Section 15164(e):

**CEQA Guidelines Section 15162(a) states that when an ND has been adopted for a project, no Subsequent or Supplemental ND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one of more of the following:**

- 1. Substantial changes are proposed in the project which will require major revisions of the previously adopted ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

**Discussion:**

The ND addressed re-designation or continuation of a State loan program established by the CalRecycle that provides economic incentives to businesses using post-consumer secondary materials from the waste stream as feedstock for manufacturing, therefore diverting solid waste material from the landfills. The program also provides technical assistance to businesses and marketing assistance to encourage re-use, development of recycled products, and waste reduction in San Diego County. The proposed re-designation and zone expansion will continue a program that has been in place for the

last 20 years and would not involve substantial changes in the magnitude of impacts identified in the adopted ND, dated October 11, 2004, and would not create new potentially significant impacts that would require mitigation. The proposed RMDZ re-designation for an additional 10 years and expansion of the zone does not change zoning, land use patterns or planning, and would not result in any physical development or land use. Any project proposed as a result of incentives offered through the RMDZ would require land use review and approval from the government agency with jurisdiction and be subject to compliance with CEQA and applicable State and local planning and permitting requirements.

2. **Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

**Discussion:**

The physical setting of the project site has not changed significantly since the previous ND was adopted in 2004. The proposed zone re-designation includes an expansion of the RMDZ boundary, however, the project does not change zoning, land use patterns or planning, and would not result in any physical development or land use. Any project proposed as a result of incentives offered through the RMDZ would require land use review and approval from the government agency with jurisdiction and be subject to compliance with CEQA and applicable State and local planning and permitting requirements. Therefore, there are no substantial changes with respect to the circumstances under which the project is undertaken, which will require major revisions of the previously adopted ND.

3. **New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous ND was adopted, shows any of the following:**
  - a. **The project will have one or more significant effects not discussed in the previous ND;**  
or

**Discussion:** No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous ND was adopted, shows that the project will have one or more significant effects not discussed in the ND. The project, as proposed, is consistent with the project evaluated in the previous ND and will not have any significant effects consistent with the conclusions in the previously adopted ND. The previously adopted ND concluded that the project would not have any potentially significant effects of the environment.

- b. Significant effects previously examined will be substantially more severe than shown in the previous ND; or**

**Discussion:** The previously adopted ND concluded that the project would not have any potentially significant effects of the environment. The proposed project is the re-designation of the RMDZ for an additional 10 years and expanding the zone to include new areas within North San Diego County. The proposed project does not change zoning, land use patterns or planning, and would not result in any physical development or land use. Any project proposed as a result of incentives offered through the RMDZ would require land use review and approval from the government agency with jurisdiction and be subject to compliance with CEQA and applicable State and local planning and permitting requirements. Therefore, the project change will not result in a significant effect previously examined that will be substantially more severe than shown in the previous ND.

- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or**

**Discussion:** No new information or changes in the project design have resulted in mitigation measures or alternatives once found to be infeasible that are now feasible. The adopted ND concluded that the project would not have any potentially significant effects of the environment.

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous ND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

**Discussion:** No mitigation measures or alternatives, which are considerably different from those analyzed in the previous ND, have been identified that would substantially reduce a significant effect on the environment. The adopted ND concluded that the project would not have any potentially significant effects of the environment.

**CONCLUSION:** None of the above criteria triggered the preparation of a Subsequent ND or EIR pursuant to CEQA Guidelines Section 15162 or 15164. Given this fact, this addendum to the previously adopted ND has been prepared in accordance with CEQA Guidelines Section 15164 to accurately reflect the present project, environmental conditions, or new information or to make minor technical changes

City of Santee  
**COUNCIL AGENDA STATEMENT**

6D

**MEETING DATE** October 22, 2014

**AGENDA ITEM NO.**

**ITEM TITLE** PROJECT STATUS UPDATE AND AUTHORIZATION TO ENTER INTO A PROJECT MANAGEMENT AGREEMENT WITH THE SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG) THROUGH SOURCEPOINT FOR THE PROSPECT AVENUE CORRIDOR ENHANCEMENT PROJECT, CIP 2011-50

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

**SUMMARY** On March 7, 2011, the City Council authorized the use of redevelopment tax allocation bond funds and approved an agreement with SANDAG through SourcePoint to complete the Prospect Avenue Corridor Enhancement Project CIP 2011-50 on the City's behalf. The project was successfully bid and a construction contract was awarded on December 20, 2013 at the SANDAG Board of Directors meeting. Construction began in January 2014.

Many milestones have been completed since the contract award. These include: completion of all the necessary right of way acquisitions, a successful community outreach meeting with businesses and property owners, the negotiation of project upgrades to landscaping, street lighting, paving section, additional street paving and the demolition of purchased buildings. Work to date is now approximately 60% complete. Items of work that will be completed in the next 3 months are the paving, sidewalks, landscaping and utility connections.

The agreement between the City and SANDAG through SourcePoint is set to expire on December 31, 2014. It is anticipated that certain project close out and contract administration activities will continue past this date. The agreement, however, contemplates the development of a Project Management Agreement with SANDAG that defines the activities to accomplish work past this expiration date. City and SANDAG staff have developed the Project Management Agreement, which allows the City to deposit any remaining tax allocation bond proceeds with SANDAG that are necessary to complete the contract obligations, project construction and administration.

The construction contract will continue to be managed by City and SANDAG staff through the SourcePoint Agreement and is expected to be completed in early 2015 within budget.

*JK*  
**FINANCIAL STATEMENT** All costs associated with the design, administration, right of way, utility undergrounding, and construction costs will be paid using \$23.8 million in redevelopment tax allocation bond proceeds.

**CITY ATTORNEY REVIEW**  N/A  Completed

*JK*  
**RECOMMENDATION** Note and file the report and authorize the City Manager to enter into a Project Management Agreement with SANDAG through SourcePoint.

**ATTACHMENTS**

Draft Project Management Agreement

**City of Santee  
&  
SourcePoint**

**PROJECT MANAGEMENT PLAN AGREEMENT**

**For**

**PROSPECT AVENUE IMPROVEMENTS**

**CIP 2011-50**

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This Project Management Plan Agreement (PMP), dated this \_\_\_\_ day of \_\_\_\_\_, 2014, is entered into by and between the City of Santee, a municipal corporation (City) and SourcePoint, a California nonprofit public benefit corporation. City and SourcePoint are sometimes referred to in this PMP individually as “Party” and collectively as “Parties.” This PMP is entered into in light of the following facts, each a “Recital.”

## RECITALS

- A. In March, 2011, the City and the San Diego Association of Governments (SANDAG) through its non-profit public benefit corporation, SourcePoint, entered in to an agreement, Contract No. 5001781, (Agreement) to carry out the financing, development, design and construction of improvements for Prospect Avenue (project).
- B. The project includes Prospect Avenue Improvements between Cuyamaca Street on the west and Magnolia Avenue on the east, a distance of approximately one mile. The existing street segment varies in width and lacks parking and adequate drainage facilities. The improved road will have a consistent cross section with two travel lanes, bicycle lanes, a two way left turn lane, on street parking, sidewalks, landscaping, curbs, gutters, drainage improvements and lighting. Related actions include the acquisition of properties (partial and full) and the undergrounding of utilities. See Figure 1.
- C. Paragraph 31 of the Agreement provides that City and SourcePoint will develop a Project Management Plan to define the roles and responsibilities of SourcePoint and the City for the Project.
- D. The Parties developed and have implemented a Project Management Plan through the life of the project and desire to set forth the terms of the Project Management Plan and memorialize the procedures for project close out.
- E. Project Description and Scope of Work:

- 1. Background/Project History

The improvement/widening of Prospect Avenue originally supported by the City Council were in anticipation of traffic impacts associated with the phased termination of the SR-52 at Cuyamaca Street. In 1999 the City initiated the planning and design for the widening improvements to Prospect Avenue. As the SR-52 project developed and funding was made available the immediate need was reduced. Based on anticipated average daily traffic volumes the project scope changed from accommodating traffic volumes to revitalization in our redevelopment project area.

At the March 7, 2011 special meeting of the Santee Community Development Commission, the use of redevelopment bond funds for the Prospect Avenue Improvement project was approved. The method of delivery approved was to enter into an agreement with SourcePoint for project delivery. In this scenario, City staff would manage the design, bid and construction of the project. SourcePoint would provide support to City Staff by contracting with consultants and contractors to complete the proposed improvements to Prospect Avenue.

## 2. Need and Purpose

Prospect Avenue improvements were recommended in anticipation that they would act as a catalyst for redevelopment and eliminate blight that will benefit the City through revitalization of the area. The proximity to the Gillespie Field Airport and three major freeways (SR-125, SR-67 and SR-52) makes the project area a potentially attractive location for commerce in the county. Prospect Avenue plays a major role in the form and character of the city by directly affecting the location of commercial, industrial and other uses along this key street. The segment that holds greatest potential for industrial redevelopment lies between Cuyamaca Street and Magnolia Avenue creating a potential area of redevelopment that is approximately 150 acres.

## 3. Environmental

The Prospect Avenue Improvements project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301, Class 1, "Existing Facilities", Section 15302, "Replacement or Reconstruction" subsection (d), and Section 15304, "Minor Alterations to Land" subsection (h) because the project involves improvement of an existing public road right of way, utility undergrounding, and will create bicycle lanes in the existing right of way. A Notice of Exemption was filed with the County Clerk, County of San Diego on March 8, 2011.

## 4. Right of Way

Right of way requirements are anticipated and total approximately 0.5 acres involving approximately 30 parcels and 4 anticipated full property takes.

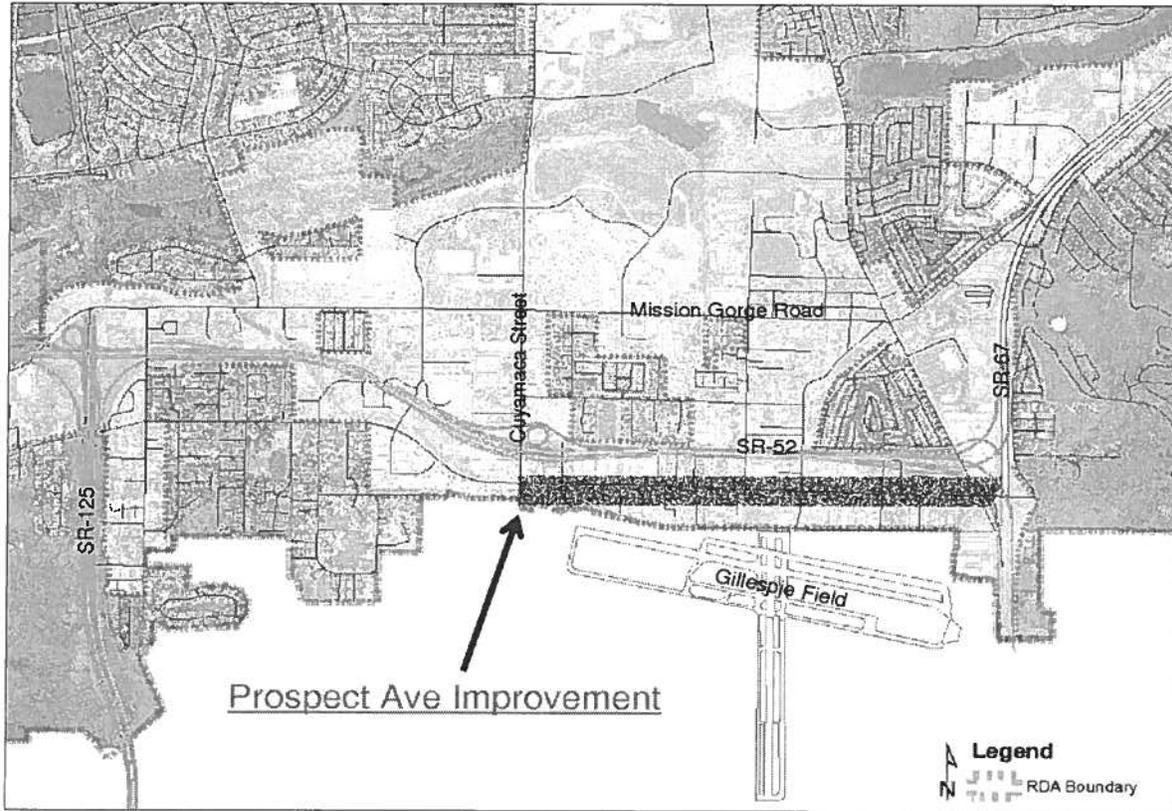


Figure 1 – Prospect Avenue Improvements

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## AGREEMENT

NOW THEREFORE, in consideration of the Recitals and the terms and conditions set forth in this PMP, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties set forth their mutual covenants and understandings as follows:

### 1. Goals and Objectives

The overall goal of the Prospect Avenue Improvements project is to construct a facility that meets the need and purpose of revitalizing the project area, and the efficient movement of people, goods and services.

The Prospect Avenue Improvements project objectives are to:

- Construct a project with available funding.
- Meet public expectation of the project scope.
- Complete the project in a timely manner.

In order to construct the Prospect Avenue Improvements project with available funding:

- Project costs are estimated at each stage of project development and updated as required.
- To contain the cost of the project, it is necessary to produce a design of sufficient quality to minimize plans, specifications, and estimate addenda and change orders, and maximize the number of responsive bids.
- Timeliness of the construction of the project affects the overall cost of the project.

To meet the expectation of the project scope the Prospect Avenue Improvements project has been or will be reviewed at the following stages of project development:

- Project initiation with input from local and regional agencies, as well as interested private parties.
- Continuous discussion of significant issues with City reviewers, as well as the local and regional utility agencies with over - the - shoulder reviews and project team meetings monthly.
- Review of the 30% preliminary design by City personnel, regional and local agencies as well as interested private parties for completeness and relevance of the proposed design.
- City-wide review of the final design at 60%, 90% and 100% completion of design plans.

### 2. Project Organizational Chart, Roles, and Responsibilities

The Prospect Avenue Improvements Project Team primarily consists of the following:

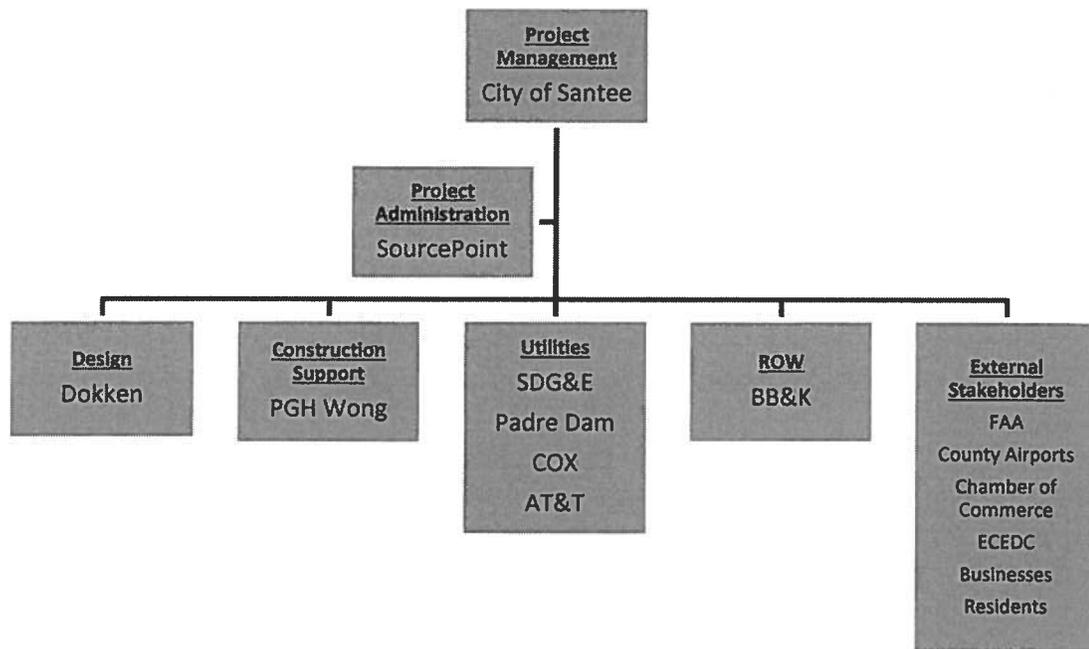
- City and City Attorney
- SourcePoint
- Off-Site Consultants
- Various Utility's including Padre Dam Municipal Water District, SDG&E, Cox Communications, and AT&T

The City has the primary responsibility to develop and manage the Prospect Avenue Improvements project from inception through construction closeout with input and contract oversight from SourcePoint.

To achieve the goals of the project, continual and close coordination must be maintained between the personnel assigned to manage the project: the Project Management Team (PMT) including SourcePoint, the Project Manager (PM), the Project Engineer (PE), and the Construction Engineer (CE). The PMT is responsible for the management and timely delivery of this project through construction, and its ultimate delivery to the maintenance and operations inventory.

Offsite consultant contracts are to be utilized through SourcePoint to assist in the preparation of the design and construction documents and also to assist in the construction contract administration. The off-site consultants execute task orders that include scope of work developed and approved through a SourcePoint contract.

The City uses internal staff to initiate, plan, execute, control, and close the various phases of the project to ensure its successful delivery.



**Organization Chart**

**A. Project Management Team (PMT)**

The City, SourcePoint, external stake holders and contracted consultants make up the PMT. The Project Manager (PM) sets up and facilitates timely PMT meetings. PMT members:

- Advise and assist the PM in directing the course of design and the execution of the project.
- Make recommendations to the PM.
- Participate in major meetings and community involvement.
- Oversee the execution of the phases of the project activities, culminating in project approval and construction.

- Conduct studies and accumulate project development data through the PS&E phase.
- Continues to address significant project issues that may arise during the life of the project.

The current City Prospect Avenue Improvements Project Management Team is shown below;

**City of Santee Deputy City Manager/Dev. Services Director – Pedro Orso Delgado**  
 Project Manager (PM)– Principal Engineer City of Santee – Carl Schmitz  
 Project Engineer/Const. Engineer (PE)– Senior Engineer City of Santee– Toby Espinola  
 Construction Engineer (CE) – PGH Wong – Robert Doss  
 ROW Agent – BB&K – Bruce Beach  
 Design Consultant Team – Dokken Engineering – Mark Tarrall

**SourcePoint Coordination – Ramon Ruelas**

**B. Project Manager (PM)**

The PM is responsible for scheduling and managing all project development steps from project initiation to close out of the construction contract in coordination with SourcePoint. The PM has the authority to control the designated project resources and schedules. It is the responsibility of the PM to use resources wisely and to exercise appropriate authority to manage the allocated project resources and maintain the schedule. The PM is held accountable for delivering a quality product on-schedule and within budget. The PM shall also serve as the Task Order Manager for all consultant services contracts for design. As the Task order Manager, the PM will be responsible for developing, negotiating, processing, and monitoring individual task orders issued to design services consultants.

**C. Project Engineer (PE)**

The PE is a registered civil engineer in "responsible charge" for preparation of appropriate project development documents, project design and construction coordination efforts with the CE. The design team works under the direction of the PM. The PE is a member of the project management team.

**D. Construction Engineer (CE)**

The CE must execute the construction administration activities and is accountable for the performance of the construction contract to ensure that the completed project work complies with the plans, specifications and other construction contract documents. The CE is also responsible for ensuring project safety, quality assurance, compliance with regulations and specifications related to labor and civil rights.

#### **E. Right of Way Agent**

The Right of Way Agent will be an integral part of the Project Development Team in order to monitor design geometrics to reduce ROW takes and impacts. They will be responsible for reviewing and using plat and legal descriptions for ROW negotiation and relocation assistance efforts on the project.

#### **F. Consultant Team**

Dokken Engineering – Is responsible for plans, specification and estimates. They will also provide design support services during construction.

PGH Wong – Is responsible for administering the construction contract through SourcePoint.

#### **G. SourcePoint**

SourcePoint does not maintain its own staff. The Staff of SANDAG serve as the staff of SourcePoint. Heretofore and hereinafter, references to SourcePoint polices, staff, consultants, or contractors are to be treated as references to SANDAG policies, staff, consultants, or contractors. SourcePoint personnel will be responsible with the administration of the consultant services contract through SourcePoint. They will monitor the invoicing, payment and tracking of all expenditures associated with the project and will coordinate these with the City PM. SourcePoint personnel will be responsible for developing, negotiating, processing, and monitoring individual task orders issued to the construction management consultant.

#### **H. External Stakeholders**

These include a variety of interested parties that include businesses, County Airports at Gillespie Field, Federal Aviation Administration, City of Santee Chamber of Commerce, East County Economic Development Council and the residents of Santee.

### **3. Project Phases**

The City divides each project into project components or “phases”, each with its own outcomes or “deliverables.” Together, the project phases make up the project lifecycle.

#### **A. Plans, Specifications, and Estimate (PS&E)**

##### **1. PS&E Phase**

Construction companies must know what a project requires in order to bid for the contract. The PS&E package created in this phase provides a contractor with the information needed to develop an accurate bid and to know the elements of the construction project.

2. PS&E Deliverable

The PS&E package is comprised of project design plans, detailed project specifications (includes materials information, permits required, environmental documents, etc.), and a cost estimate (itemization by contract item, quantity, unit cost and total item cost). The cost estimate is the Engineers Estimate for the construction contract costs only. The PS&E package forms the basis for the contract bidding process and is complete when the City agrees that the project is biddable and buildable. That is, a contractor has enough information to bid accurately, and can build what is shown on the plans, following the requirements set forth in the specifications.

**B. Right of Way (ROW)**

1. Right of Way Phase

The City is required to obtain property rights for the construction of this project. The ROW phase involves preparing maps, legal documents, and appraisals for obtaining legal and physical possession of property needed for the construction, relocating occupants, and clearing all physical obstructions, including utilities. Other required activities include managing properties, selling excess properties, monumentation of the right-of-way, relinquishments and vacations, and preparing ROW record maps.

2. Right of Way Deliverables

The main deliverable for the ROW phase is the plat and legal descriptions to be used for ROW negotiations and the ROW Certification. The ROW Certification summarizes the status of all right-of-way matters including utility and easement clearances pertaining to a proposed construction project. The ROW Certification should be completed prior to advertising to bid. Utility agreements are reached before the Right of Way Certification is issued. The Right of Way Certification includes a list of the utilities to be impacted and their respective owner.

**C. Utility Relocation**

1. Undergrounding utilizing Rule 20B

It is anticipated that all overhead utilities will be relocated underground utilizing a California Public Utility Commission Rule 20 B process. This process allows the City to aid in the design to be completed by San Diego Gas & Electric (SDG&E) staff to be incorporated into the construction contract for underground conduit installations. SDG&E will conduct all final wire pulls and transformer placements. The City can then be credited for the current value of the existing overhead facilities. All other communication and transmission facilities can utilize a joint trench during this type of installation. These include AT&T and Cox Communications who will contract directly with SDG&E for joint trenches agreements.

2. Other Existing Underground Utilities

The existing water and fire services will require relocation by Padre Dam Municipal Water District (PDMWD). Given the time and coordination to design and construct the

impacted PDMWD utilities, it was mutually agreed that these relocations will be constructed by this construction contract and PDMWD has entered into agreements with the City to reimburse the associated costs.

#### **D. Bidding and Award**

##### **1. Bidding**

This project follows the traditional method of contract advertisement and award, which can be divided into three distinct, sequential stages: 1) Advertisement; 2) Bidding, and Contract award; and 3) Actual construction of the facility. SourcePoint will process the advertisement and award of the contract.

SourcePoint will conduct all bidding procedures in accordance with Public Contract Code requirements for public works constructions. This job is anticipated to be bid on a line item basis and expected to be out to bid for 5 weeks.

##### **2. Award**

Award of the construction contract will be granted by SourcePoint in accordance with their policies and procedures.

#### **E. Construction**

##### **1. Construction Phase**

Construction can begin after the construction contract for a City capital project has been executed by SourcePoint and Contractor and all bonding, license, and insurance requirements have been fulfilled.

##### **2. Construction Deliverables**

The main deliverables for the Construction phase are defined in the Notice inviting bids and include:

- Construction schedule, bonds, insurance and contracts.
- The construction of the planned improvements in compliance with the SourcePoint Project Policies, Plans, Specifications and the Project Special Provisions.
- The Final Estimate which includes the final quantity and cost of each item of work for which the Contractor has been paid.
- The As-Built Plans which reflect what was actually built, including any plan changes made during Construction.
- Closeout and prepare the Project History file.

#### **4. Contract Management**

The project will use various contracts to complete the work associated with the project. The following is a description of the selection process, contract administration and progress payment processes for the contracts utilized.

##### **A. Construction Contract**

Projects are advertised when the ROW and utility relocation progress is sufficiently complete to allow construction. Once advertised, contracts proceed to bid opening, award, and approval. SourcePoint has the primary responsibility for these tasks with input from the City. To complete the award process, funds must be sufficient to provide the total cost based on the bid amount. Contractor selection is based on the lowest responsive and responsible bidder according to the appropriate SourcePoint policies, statutes, and regulations governing public contracts.

##### **B. Construction Contract Administration**

The City PM and CE are responsible for developing effective construction contract administration specifications, processes, and to assure uniformity in construction contract administration. This includes;

- Project Records and Reports.
- Project Funding.
- Contract Change Orders.
- Disputes.
- Emergency Contract Administration.
- Labor Compliance
- Quality Control
- Testing and Inspection

##### **C. Consultant Contracts**

The SourcePoint Consultants contract is being utilized for all Engineering services for PS&E and for Construction Engineering Services on this project. The City used this process to secure funding and fast tract the consultant selection process for the PS&E.

Contracts are procured utilizing SourcePoint qualifications based selection process.

Task Orders consistent with the Contract Scope of Work, are written against the contract defining specific work to be performed by the consultant. The work performed on these Task Orders by the consultant is managed by PM who oversees the day-to-day work and progress of the consultant contract.

##### **D. Progress Payments**

All progress payments for consultants and construction contractors shall be made by SourcePoint. All ROW and City Staff administration payments shall be made by the City.

All SourcePoint administration expenditures shall be approved by the City for payment to SourcePoint.

1. Consultant Progress Payments

During the administration of the design contract, monthly progress payments for approved task orders are made in accordance with SourcePoint policies and procedures. Progress payment requests shall be provided to SourcePoint for processing and review and submitted to the City for approval prior to payment. Monthly reports shall track amounts paid for each consultant contract item, sub consultant items, materials and supplies and travel times calculated and itemized as identified on the approved task order for each phase of work.

2. Construction Contract Payments

During the administration of the construction contract, monthly progress payments are made in accordance with SourcePoint policies and procedures. Monthly reports shall track amounts paid for each contract item, change orders, extra work bills, materials on hand and calculates the percentage of work completed and contract days completed. All requests for payment shall be submitted to the CE for review and forwarded to the PM for authorization of payment by SourcePoint.

3. SourcePoint Administration

SourcePoint shall invoice the City in accordance with the SourcePoint Contract section "Finance" Item 19 no more often than bi-weekly.

**5. Cost, Budget and Schedule**

Preliminary cost and schedule data were established during the Prospect Avenue Improvements Project's initiation phase.

**A. Current Cost Estimate – Prospect Avenue Improvements Project**

The current estimated funding for the project is \$25 million.

Administration	\$ 2,405,000
Utilities	\$ 2,150,000
Engineering Design	\$ 2,200,000
Right of Way	\$ 4,200,000
Construction Management	\$ 1,200,000
Construction	\$11,170,000
<u>Contingency (15%)</u>	<u>\$ 1,675,000</u>
Total Project Cost	\$25,000,000

**6. Project Reporting and Tracking**

Project reporting and tracking are key elements in ensuring the project budget and schedule are maintained to the maximum extent possible, the project is completed with the highest degree of

quality, and that compliance with regulations are met. These processes provide current information on project progress, changes, and issues. This information is used to identify trends and forecast project performance, and to identify and proactively address challenges and eliminate major project surprises.

#### **A. Project Schedule**

Scheduling software shall be used for managing the project schedule to develop a workplan. The workplan shall be “critical path method” (CPM) analysis of the activities required to complete the project. This schedule is the primary working file for performance, program management, and is the basis for the subsequent project delivery. The schedule shall be updated when significant tasks, activities, or milestones are completed.

#### **B. Project Cost**

A detailed Engineer’s Estimate was completed prior to advertising for construction to establish anticipated costs as shown in section 6. Cost, Budget and Schedule. These estimated costs will be continually monitored and updated to assure budget conformity during the construction and administration of the project.

#### **C. Project Quality**

The City staff and CE are responsible for the completeness, quality, and consistency of the project. They ensure that the project is prepared and processed in conformance with the SourcePoint policies, procedures, and adopted standards and other requirements as required by the City. The consultant team working on various tasks are responsible for a complete submittal for the City to review.

Some of the duties included in verifying the completeness and quality of projects are:

- Review the design to be sure it is complete, biddable, and buildable.
- Verify that the engineer’s estimate is complete, correctly prepared and represents a fair and reasonable price for the work to be done.
- Prepare, review and approve Project Special Provisions and specifications.
- Ensure that the Utility Relocation portion of the project are correctly combined with the roadwork PS&E, and that all conflicts are resolved.
- Coordinate the compilation and submittal of all materials comprising a complete PS&E submittal package including ROW Certification, approvals, permits, materials information, other applicable agreements, etc.

### **7. Internal and Stakeholder Communications**

Internal and stakeholder communications take the form of regular PDT meetings, ROW coordination, utility relocation, and meetings with SourcePoint staff.

The need to continuously and accurately report cost increases, schedule changes, deficient quality items, and the causes, impacts, and proposed measures to mitigate these issues is paramount to effectively managing, administering, and protecting the public investment in a major project. The

project will not move forward unless the above have been addressed by the PM or by his direction to move forward.

#### **A. Monthly Status Meetings**

Monthly status meetings are held as needed with the PMT, SourcePoint and utility agencies. These monthly status meetings discuss the project cost, scope, schedule, and any other significant issue. In this venue, direction can be immediately provided to the PM as to the next business process steps to take to achieve project delivery. Meeting minutes and the assignment of action items shall be reviewed and addressed at each meeting.

#### **B. PDT Meetings**

During the Project Development process, regular PDT meetings are conducted to coordinate and control the progress of the work such that a quality project is delivered within the planned budget and schedule. It is the responsibility of the PM to conduct and manage these meetings. The project engineer, and stakeholders meet to discuss ongoing work and studies that are needed to proceed to carry out the project workplan and delivery of the project. This round-table discussion is multi-faceted but generally is focused on the current workplan and will likely include the following reporting:

- Project Schedule
- Project Cost/Estimate
- Project Plans
- ROW Status
- Utility Status
- Meeting minute review
- Action Item Status

#### **C. Construction**

During the Construction phase, weekly tailgate meetings will be conducted to discuss current work, schedules, jobsite safety, traffic changes and other issues.

### **8. Change Order, Extra Work Order Procedures and Dispute Resolution**

All Contract Change Orders (CCO) are processed by the City PM through SourcePoint, to provide quality control and assess whether a change exists by comparing the contract documents and language to the alleged change.

The PM routes all CCO's through SourcePoint to ensure that all parties affected by the change adequately review them. The PM obtains concurrence from the CE and obtains necessary SourcePoint approvals. CCO's will be approved per SourcePoint policies.

The language of the CCO will provide the full scope of the change. Viable alternatives will be considered and evaluated, including resultant impacts to the project scope, budget, and schedule. Negotiation will be undertaken, in accordance with the Standard Specifications. Detailed records,

correspondence, photographs, invoices, daily reports etc. of all pertinent aspects of the CCO will be maintain in the contract records.

All disputes that arise during the administration of the project shall be handled in accordance with the procedures defined in the SourcePoint Contract # 5001781 approved March 7, 2011, which are set forth in Section 16.B of this PMP. All claims associated with the design and/or construction management between the City, SourcePoint, or the consultant shall be handled in accordance with the Contract Agreement and Task order conditions. All other claims or disputes during construction shall be handled in accordance with the Project Plans and Specifications in the invitation to bid.

**9. Design Quality**

The design of the project follows the requirements established by the City. This includes all the reports, investigations, meetings, and communications necessary for maintaining quality in developing the design of the project.

**A. Design Standards**

To ensure quality, the project development follows established design standards. The City’s provides standards for design and gives guidance for good design practices where discretion is given to the designer. In addition, other references such as, the Manual of Uniform Traffic Control Devices, City Directives and City Design guidelines shall be used as guides in the development of the project. The project will also be reviewed at various stages to ensure quality. Reviews of the project in addition to those mentioned above include:

- Review of plans by the City’s’ reviewer and the Utilities to assure compliance with design standards.
- Reviews by City staff for completeness, quality, and consistency. They ensure that projects are prepared and processed in conformance with the City’s policies, procedures, adopted standards, and other requirements.

**B. Specific Design Criteria for Prospect Avenue Improvement**

Number of lanes .....	2
Lane width.....	11-12 ft
Bike lane.....	5 ft
Shoulder width .....	8 ft
Sidewalk width.....	5 ft
Parkway.....	10-11 ft

## C. Procedures

### 1. Preparation and Checking Submittal Items (PS&E, Calculations, Other)

All plan preparation is done under the direction of the PM and PE assigned to a project. In addition, the PE's meet regularly, both in formal Design Team meetings (monthly or bi-monthly) and informally (as needed), to ensure uniformity in plan development and design processing.

### 2. Coordinating/Obtaining Permits

Utility conflicts were identified during Project initiation. The utilities shall be shown on plans and shall be reviewed by the various utility companies for accuracy. During Final Design monthly meetings will be held with the ROW Utility Coordinator and Agent to coordinate the progress of the utility relocation process.

## **10. Right of Way**

The City administers the right-of-way acquisition and real property management in support of project Goals. The City Attorney will conduct these functions. The two primary responsibilities are:

- To appraise, and purchase property required for the project; affect and orderly relocation of affected families, businesses, and utility facilities; and clearing of properties prior to construction.
- To comprehensively manage the project ROW impacts, reducing the costs of operations, and disposing of property no longer needed for transportation purposes.

### **A. Background/Introduction:**

The Santee City Attorney is the Real Estate manager for the City on this project. The ROW process consists of a professional ROW Agent and administrators who perform a vital role in the delivery of right-of-way prior to construction.

The City Attorney performs the following functions:

- Prepare ROW estimates for funding purposes.
- Prepare appraisal of properties required for the project.
- Acquire property for the project.
- Obtain permission to enter property for evaluations, surveys, environmental studies, emergency work, or geotechnical surveys.
- Manage acquired property prior to construction.
- Arrange orderly relocation and accommodation of utility facilities.
- Relocate displaced individuals and businesses.
- Dispose of excess land through public sales or negotiated agreement.

## **11. Traffic Management**

In order to prevent unreasonable traffic delays resulting from planned work, the City requires that Transportation Management Plans (TMP's) be developed and implemented in order to maintain

acceptable levels of service and safety on Prospect Avenue. The PE in consultation with the PM, City Traffic Engineers and the CE shall approve all TMP's

A TMP is a method for minimizing activity-related traffic delay and accidents by the effective application of traditional traffic handling practices and an innovative combination of public and motorist information, construction strategies, alternate routes and other strategies.

Changeable message signs will be utilized to guide and inform the traveling public through the work zone during construction.

## **12. Project Communications (Media and Public Information)**

Project communications management tools and techniques ensure the timely and appropriate generation, collection, dissemination, storage, and ultimate disposition of project information.

The City uses project communications management techniques to:

- Develop a Communication Plan for the project.
- Distribute information via the methods that reach customers most effectively.

Staff from the City in conjunction with SourcePoint and consultant staff will be dedicated to produce and sustain the materials and other services necessary to carry out a public awareness campaign. The City will be responsible for organizing initial project briefings for elected officials and conducting public forums on the project and potential impacts during construction.

As work begins on the project, and as it progresses throughout the duration of the contract, the team will publicize critical closures, traffic impacts, and residential/business impacts through the use of tools such as news releases, fact sheets, maps, media advertising, construction bulletins, newsletters and public speaking engagements. The City will provide real-time and ongoing project information on its web page.

## **13. Closeout Plan**

### **A. Introduction**

The Project Manager will be responsible for closing out the project in a formal and consistent manner. A proper project closeout process provides a systematic documentation and archive of project records and a formal acceptance & delivery of the closeout products.

Historically, many project activities that extend beyond construction tend not to be completed in a timely manner. These activities include As-Builts, ROW monumentation, completion of environmental commitments, and preparation of the Project History files. The need to accomplish other higher priority activities, lack of resources, and poor tracking frequently results in a lack of urgency for completing these final, but still important, activities in a project. In order to reduce the historic activities that extend beyond construction the PM and PE shall diligently begin these processes prior to close out of construction activities.

### **B. Final Payment**

To facilitate project closeout, SourcePoint will submit an invoice to City by or before December 10, 2014, for the total estimated remaining project costs to be incurred through project completion and closeout. SourcePoint and City will develop and review the total

estimated remaining project costs in advance. SourcePoint will not mark up the rates charged by SourcePoint-retained consultants or contractors to carry out the project work. Total estimated remaining project costs will include, but not be limited to, the following:

- SourcePoint consultants and contractors, as those terms are defined in the Agreement;
- SANDAG direct costs and overhead; and
- City project oversight and legal costs.

The invoice will be accompanied by supporting documentation detailing the estimated costs included therein. City will make payment to SourcePoint by wire transfer within ten (10) business days of receiving the invoice (“Final Payment”). After SourcePoint receives Final Payment from the City, SourcePoint will provide monthly written reports to City, detailing the actual project costs incurred.

### **C. Over or Under Payment of Final Payment**

In the event that actual remaining project costs incurred are less than the amount invoiced by SourcePoint and paid by the City, SourcePoint agrees to refund to City the difference between the actual remaining project costs paid and the Final Payment amount. In the event actual remaining project costs incurred by SourcePoint exceed the Final Payment amount, City agrees to reimburse SourcePoint the difference between the actual project final project costs and the Final Payment amount.

If a Party determines that the actual remaining project costs will exceed the Final Payment amount, such Party will immediately notify the other Party. If such a notification occurs, the City will meet with SourcePoint as soon as reasonably possible to discuss whether an amendment to this PMP and/or any other remedies are appropriate.

## **14. Project Documentation**

As this project moves through the PS&E, ROW, Utility Relocation and Construction phases the City will keep or will ensure accurate and complete records of the work and correspondence.

## **15. Adoption of the Plan**

The City of Santee and SourcePoint developed the Prospect Avenue Improvements Project Management Plan jointly. It represents an overall plan that both entities agree to adopt and accept as a general description of the internal management procedures for the Prospect Avenue Improvements Project.

## **16. General**

### **A. Claims and Indemnification**

1. The Parties acknowledge that decisions inherent in the delivery of the project under this PMP may result in delay or other liability. It is the intent of the Parties that any liability that may be created by the decision-making inherent in project delivery will be assumed to be a project cost as long as the decision was an exercise of reasonable discretion based on industry standards and the information known at the time of the decision. City agrees to indemnify and save SourcePoint, SANDAG and their officers and employees harmless

against all claims, litigation, or actions of every name, kind, and description brought forth under tortious, contractual, inverse condemnation, or other theories or assertions of liability (collectively, "Claims") arising out of execution of the work provided by SourcePoint pursuant to this PMP, if the Claim arises from a decision by SourcePoint that was an exercise of reasonable discretion based on industry standards and the information known at the time of the decision.

2. Neither SourcePoint, SANDAG nor any officer or employee thereof shall be responsible for any injury, damage, or liability occurring by reason of anything done or omitted to be done by City under or in connection with any work, authority, or jurisdiction conferred upon the City or arising under this PMP. The City will fully defend, indemnify, and save harmless SourcePoint, SANDAG and all of their officers and employees from all Claims arising under this PMP except to the extent such claims were caused by reckless or willful misconduct by SourcePoint. SourcePoint shall defend and indemnify the City and its officers and employees from all Claims arising solely from the reckless or willful misconduct of SourcePoint, SANDAG, or consultants or contractors retained by SourcePoint to provide work on the project.

3. The City further agrees that all fines, interest, or penalties levied against the project arising from the work performed by SourcePoint shall be a project cost for which SourcePoint will not be responsible and will be funded by the City as the project sponsor, except to the extent such fines, interest or penalties arise from the sole negligence or willful misconduct of SourcePoint or and consultant or contractor retained by SourcePoint to provide work on the Project. SourcePoint shall ensure that all contracts with its consultants and contractors for performance of work on the project require SourcePoint consultants or contractors to pay all such fines, interest or penalties and/ or to indemnify and defend the City from and against all such fines, interest or penalties to the extent they arise from the sole negligence or willful misconduct of such consultant or contractor.

4. If either Party becomes engaged in a third-party Claim regarding the project, it will keep the other Party informed during the dispute process, including during any arbitration or judicial review. The Party engaged in the third-party Claim will not propose or agree to a settlement without the other Party's prior concurrence if the settlement will exceed \$25,000 or would cause the maximum project amount of \$28.5 million ("Maximum Project Amount") to be exceeded. The parties must notify each other early enough in the Claims process for the notified party to conduct a meaningful investigation and provide input.

5. When developing the project, it is generally anticipated that the Parties will have a common interest and defense in the event a dispute arises involving a third-party Claim. The Party engaged in the third-party Claim will therefore confer with the other Party during the dispute process, including during any arbitration or judicial review. Any and all communications relating to pending or actual Claims with third parties shall be treated as if prepared under the common interest doctrine, which may cause said communications to be privileged unless otherwise requested in writing by a Party. The Parties agree to conduct themselves and to implement reasonable policies such that no applicable privilege is waived.

6. Should any Claims arising out of the project be asserted against SourcePoint, the Parties agree to extend the fixed termination date of this PMP, until such time as the Claims are settled, dismissed or paid.

## **B. Dispute Resolution**

1. The Parties will first attempt in good faith to resolve PMP disputes at the project staff, resident engineer and project manager level. If they cannot resolve the dispute, the following hierarchy of informal dispute resolution personnel will be utilized until the conflict is resolved

Step 1. Santee Deputy City Manager/ Director of Development Services, and SANDAG Director of Mobility Management & Project Implementation;

Step 2. City of Santee City Manager (or designee) and SANDAG Executive Director (or designee);

2. If the informal dispute resolution process above fails to lead to a resolution of the disputed matter, the Parties agree to submit their dispute to mediation. Any dispute or claim in law or equity arising out of this PMP or any resulting transaction, including disputes or claims involving the Parties, their officers, agents, or employees, shall be submitted to neutral, nonbinding mediation prior to the commencement of arbitration, litigation, or any other proceeding before a trier of fact. The Parties agree to act in good faith to participate in mediation and to identify a mutually acceptable mediator. If a mediator cannot be agreed upon by the Parties, each Party shall designate a mediator and those mediators shall select a third mediator who shall act as the neutral mediator, assisting the Parties in attempting to reach a resolution. The Parties shall share equally in the costs of mediation, and the mediation shall take place in San Diego County. If the dispute or claim is resolved successfully through the mediation, the resolution will be documented by a written agreement executed by the Parties.

3. If the mediation does not successfully resolve the dispute or claim, the mediator shall provide written notice to the Parties reflecting the same, and the Parties may then proceed to seek an alternative form of resolution of the dispute or claim, in accordance with the remaining terms of this PMP and other rights and remedies afforded to them by law.

4. If a potential conflict of interest arises between the Parties, the Parties will discuss the issue, and either Party may involve outside counsel at their own expense, and/or enter into a separate agreement concerning any appropriate waiver or method for reducing the potential conflict. This PMP does not, nor is it intended to, constitute a waiver of any conflict of interest which may apply to a given situation, but merely offers a method of addressing potential conflicts of interest.

## **C. Recordkeeping**

SourcePoint will retain or cause to be retained for audit by City or other government auditors for a period of four (4) years from date of final payment under this PMP all records and accounts relating to the project.

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## **D. Miscellaneous**

1. Nothing in the provisions of this PMP is intended to create duties or obligations to or rights in third parties not party to this PMP or affect the legal liability of either Party to this PMP by imposing any standard of care different from the standard of care imposed by law.

2. Notices:

SourcePoint Contact for PMP Notices:

Gary Gallegos  
401 B Street, Suite 800  
San Diego, CA 92101  
Tel: (619) 699-1900

City Point of Contact:

Pedro Orso-Delgado  
10601 Magnolia Ave.  
Santee, CA 92071  
Tel: (619) 258-4100

3. This PMP shall terminate upon satisfactory closeout of the project, except that the indemnification, legal challenges, dispute resolution and Claims provisions shall survive termination. In addition, the City may terminate this PMP upon thirty (30) days written notice to SourcePoint in the event the Parties have utilized the process in Section 13.C of this PMP, if project costs are expected to exceed the Maximum Project Amount and City is unable to procure sufficient additional resources to complete the Project (Early Termination). If Early Termination is utilized, the City shall be responsible for all Project Costs incurred by SourcePoint prior to the date it receives notice from the City and any costs necessary to implement the Early Termination, including but not limited to costs to safely secure a construction site or close out contracts shall be a project cost.

4. If any provisions in this PMP are deemed to be illegal, inoperative, or unenforceable, those provisions shall be deemed to be severed from this PMP.

5. Both Parties have actively participated in the drafting of this PMP. Any ambiguity contained in this PMP will not be interpreted against either party. The Parties waive the provisions of California Civil Code section 1654.

6. This PMP is intended to be the Parties' final and only expression and supersedes all other oral understandings or writings covered by this PMP; provided however, that any terms used in this PMP shall be interpreted consistent with the Agreement.

7. This PMP will be understood in accordance with and governed by the Constitution and laws of the State of California. This PMP will be enforceable in the State of California. Any legal action arising from this PMP will be filed and maintained in the Superior Court of San Diego County unless that court orders otherwise.

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IN WITNESS WHEREOF, the Parties have caused this PMP to be signed by their respective representatives, thereunto duly authorized, as of the date first written above.

**CITY OF SANTEE**

**SOURCEPOINT**

By: \_\_\_\_\_  
Pedro Orso-Delgado  
Interim City Manager

By: \_\_\_\_\_  
Jim Linthicum  
SANDAG Director of MMPI

APPROVED AS TO FORM:

BEST BEST & KRIEGER LLP

By: \_\_\_\_\_  
Shawn Hagerty  
City Attorney

City of Santee  
**COUNCIL AGENDA STATEMENT**

6E

**MEETING DATE**      October 22, 2014

**AGENDA ITEM NO.**

**ITEM TITLE**    REQUEST FOR AUTHORIZATION TO CONSIDER AN APPLICATION FOR A ZONING BASE DISTRICT MAP AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM THE LOW-MEDIUM DENSITY RESIDENTIAL (R-2) DESIGNATION TO THE MEDIUM DENSITY RESIDENTIAL (R-7) DESIGNATION ON A 3.5-ACRE UNDEVELOPED PROPERTY LOCATED AT 8600 PROSPECT AVENUE (APPLICANT: CITY VENTURES).

**DIRECTOR/DEPARTMENT**    Melanie Kush, Development Services *Est. 4/11*

**SUMMARY**    During the 2003 General Plan Update process, the City Council chose not to automatically process General Plan and Zone Amendments, but rather have requests first go to the Council as discussion items for preliminary review of proposed amendments.

Staff is requesting City Council authorization to proceed with an application to evaluate a request submitted by City Ventures for a Zoning Amendment on a 3.5-acre property located at 8600 Prospect Avenue (Exhibit A). The property is designated Low-Medium Density Residential (R-2) in the General Plan and Zoning District Base Map (Exhibit B). The applicant requests that the City Council allow the submittal of a General Plan Amendment and Rezone application to consider establishing the Medium Density Residential (R-7) designation/zone classification for the parcel (Exhibit C).

A decision by the Council to authorize staff to consider an application for a General Plan Amendment/Rezone does not indicate eventual approval of the requested amendment. This proposal would be presented to City Council at a future public hearing. It is anticipated that the Council would consider the GPA/Rezone application and development application of a residential project concurrently.

*mr*  
**FINANCIAL STATEMENT**    Cost of the Amendment will be covered by the applicant.

**CITY ATTORNEY REVIEW**     N/A       Completed

*POD by PRB*  
**RECOMMENDATION**    Provide direction as to whether staff should proceed with processing an application requesting a change to the Land Use Designation and Zone.

**ATTACHMENTS**

Staff Report

Exhibit A: Aerial Vicinity Map

Exhibit B: Existing Zone District

Exhibit C: Proposed Zone District

## STAFF REPORT

### REQUEST FOR AUTHORIZATION TO CONSIDER AN APPLICATION FOR A GENERAL PLAN AND ZONING BASE DISTRICT MAP AMENDMENT TO CHANGE THE R2 LAND USE DESIGNATION AND ESTABLISH THE R7 ZONE OVER THE ENTIRE 3.5 ACRE UNDEVELOPED PROPERTY LOCATED AT 8600 PROSPECT AVENUE (APPLICANT: CITY VENTURES, LP).

#### A. BACKGROUND

On August 5, 2014, City Ventures submitted a request to the City for consideration of a request for a Zoning Amendment on a 3.5-acre property located at 8600 Prospect Avenue. The property is designated Low-Medium Density Residential (R-2) in the General Plan and on the Zoning District Base Map. The applicant requests that the City Council allow the submittal of a General Plan Amendment and Rezone application to consider establishing the Medium Density Residential (R-7) designation/zone classification for the parcel.

#### B. ISSUES

Uses permitted within the R-7 Residential District would be appropriate for the project site if developed with consideration given to surrounding existing and planned uses. The applicant is planning to develop a density and product type at the low range of the R-7 zone (7 units per acre). The current R-2 zone allows up to 5 units per acre.

At a minimum, the following issues would be analyzed as part of the formal application review process for a proposed amendment to the Zoning Base District Map:

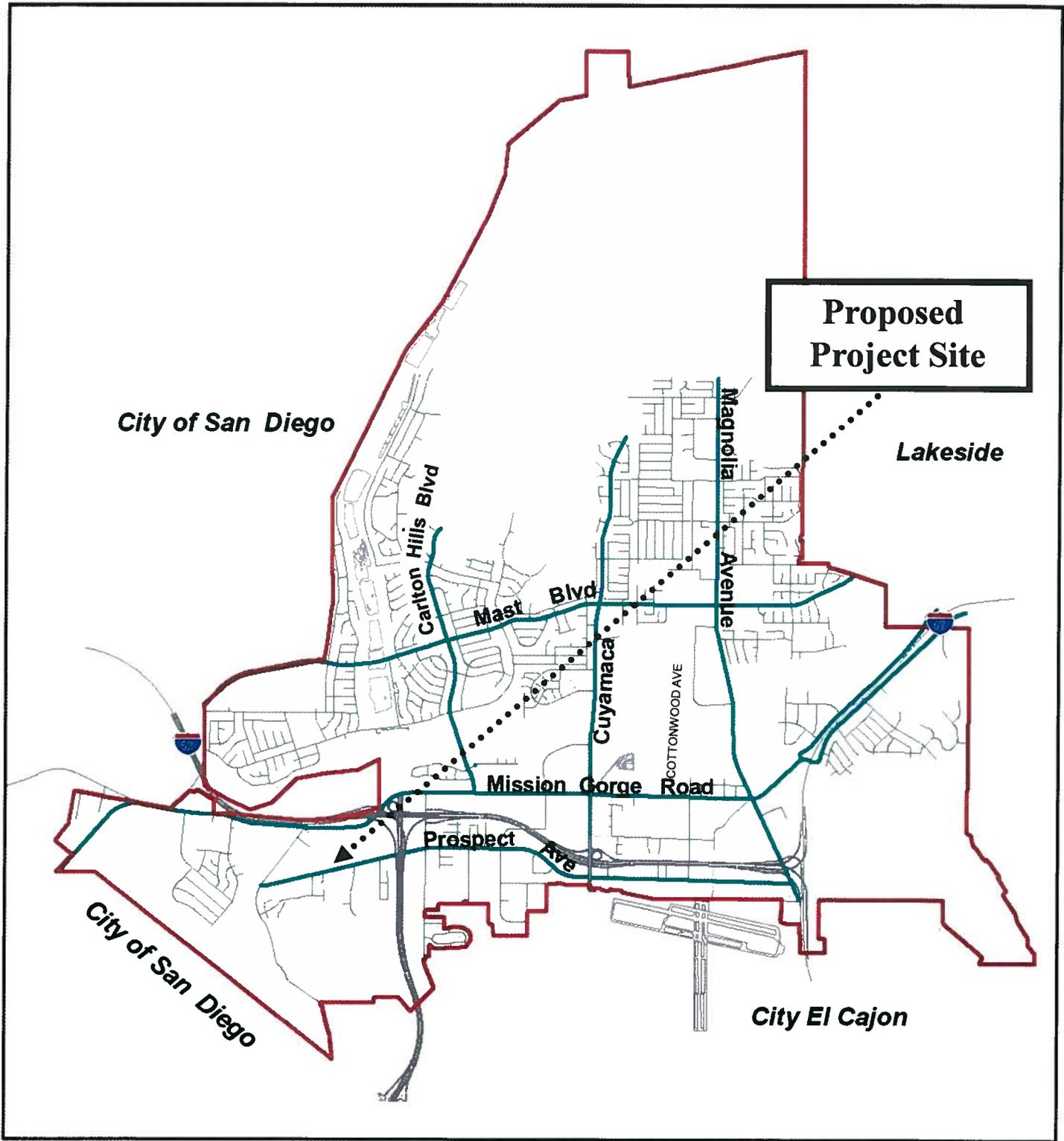
Land Use Compatibility: The site is bordered on the north by existing R-7 zoning, to the west by a mobile home park zoned R-2, to the south by single family homes zoned R-2, and on the east by a parcel (currently zoned Park/Open space) which was recently before the council as a separate General Plan initiation request for a change to R-7. The application would provide elevation cross sections, and other site design information to facilitate staff review of the application.

Traffic/Circulation: The site borders Prospect Avenue. The application would provide information about traffic and pedestrian circulation, ingress, egress and safety to facilitate staff review of the compatibility related to surrounding development.

Housing Element Consistency: The objectives and policies contained in the Housing Element address Santee's housing needs and are implemented through a series of housing programs offered by the City. Application review should consider the nature of the proposal to accomplish Housing Element direction related to: 1) conserving and improving the condition of the existing housing stock, 2) providing adequate sites to achieve a variety of housing types and densities, and 3) assisting in the development of affordable housing opportunities.

**C. STAFF RECOMMENDATION**

Provide direction as to whether staff should proceed with processing the Rezone application.



**THE CITY OF SANTEE**  
**Exhibit A – Vicinity Map**  
**General Plan Initiation Request –**  
**8600 Prospect Ave**

Notes: This map and/or information of this document are provided for informational purposes only and are not intended to be used for any other purpose.

This map is a general map updated for informational purposes and is not intended to be used for any other purpose.

**Map 1**

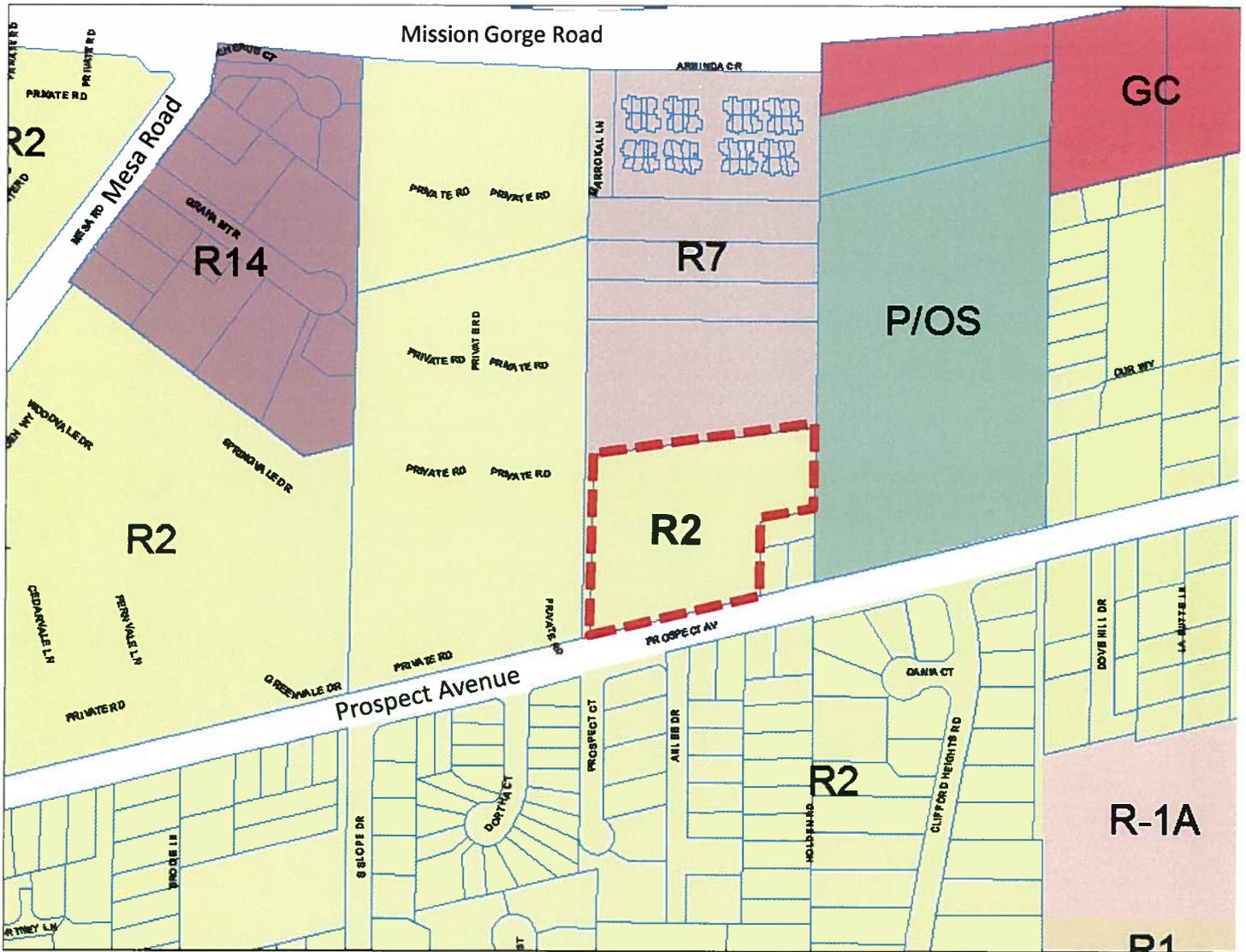
**The City of Santee**  
 Department of Development Services




100 E. Magnolia Avenue  
 Santee, CA 92071  
 619.441.1000



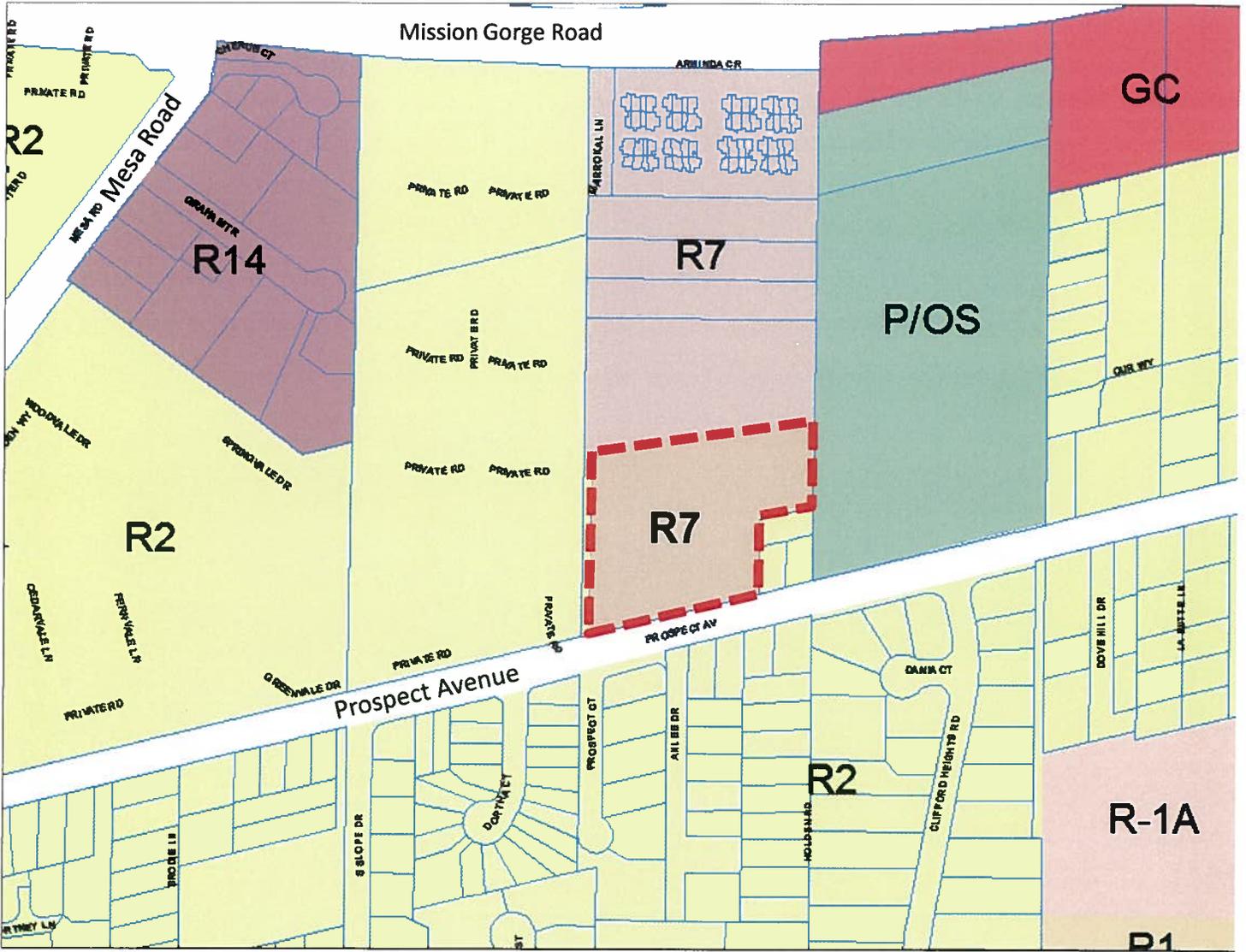
**Exhibit A: Vicinity Map  
General Plan Initiation Request – 8600  
Prospect Ave**



**Exhibit B - Existing Land Use Designation and Zone: 8600 Prospect Avenue**

**R2 – Low-Medium Density Residential (2-5 dwelling units/gross acre)**

This designation is intended for residential development characterized by single family homes in standard subdivision form (6,000 sq. ft. lots). It covers the largest portion of the City planned for residential uses and is usually found in areas of generally level topography. It is intended to include mobile home parks in the City that may exhibit a slightly higher gross density.



**Exhibit C - Proposed Land Use Designation and Zone: 8600 Prospect Avenue**

**R7 – Medium Density Residential (7-14 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.