

CITY MANAGER – Marlene D. Best
CITY ATTORNEY – Shawn D. Hagerty
CITY CLERK – Annette Fagan Ortiz



CITY COUNCIL

Mayor John W. Minto
Vice Mayor Stephen Houlahan
Council Member Ronn Hall
Council Member Laura Koval
Council Member Rob McNelis

STAFF:
ASSISTANT TO THE CITY MANAGER
Kathy Valverde
COMMUNITY SERVICES DIRECTOR
Bill Maertz
DEVELOPMENT SERVICES DIRECTOR
Melanie Kush
FINANCE DIRECTOR/TREASURER
Tim McDermott
FIRE & LIFE SAFETY DIRECTOR/FIRE CHIEF
John Garlow
HUMAN RESOURCES DIRECTOR
Jessie Bishop
LAW ENFORCEMENT
Captain Daniel Brislin

**City of Santee
Regular Meeting Agenda
Santee City Council**

**Wednesday, October 9, 2019
7:00 PM**

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

Regular City Council Meeting – 7:00 p.m.

ROLL CALL: Mayor John W. Minto
Vice Mayor Stephen Houlahan
Council Members Ronn Hall, Laura Koval and Rob McNelis

LEGISLATIVE INVOCATION: Eric King, Minister

PLEDGE OF ALLEGIANCE:

CONSENT CALENDAR:

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

- (1) Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the agenda. (City Clerk – Ortiz)**
- (2) Approval of Meeting Minutes of the Santee City Council for the August 28, and September 11, 2019 Regular City Council Meetings, the September 18, 2019, Adjourned Regular Meeting and September 25, 2019, Regular Meeting. (City Clerk – Ortiz)**
- (3) Approval of Payment of Demands as presented. (Finance – McDermott)**
- (4) Adoption of a Resolution authorizing the appropriation and expenditure of FY2017 State Homeland Security Grant Reallocation Funds in the amount of \$13,576.00, to purchase new ballistic vests and helmets in accordance with all program requirements. (Fire – Garlow)**

The City Council also sits as the Community Development Commission Successor Agency and the Santee Public Financing Authority. Any actions taken by these agencies are separate from the actions taken by City Council.

For questions regarding this agenda, please contact the City Clerk's Office at (619) 258-4100 x114

- (5) Authorize the purchase of a 2020 Ford Police Interceptor Utility Vehicle from Downtown Ford Sales per City of Sacramento Contract #B19153311005 and declaration of Vehicle V-108 as surplus property. (Fire – Garlow)
- (6) Adoption of a Resolution accepting the public improvements for the River Village Subdivision (TM2015-02) as complete. Location: Braverman Drive west of Jeremy Street. (Development Services – Kush)
- (7) Adoption of a Resolution accepting the Citywide Pavement Repair and Rehabilitation Program 2019 Project (CIP 2019-01) as complete. (Development Services – Kush)
- (8) Adoption of a Resolution approving the final map for the 42-unit residential condominium subdivision project (TM 2017-02) and authorizing the City Manager to execute the associated Subdivision Improvement Agreement. Location: 8707 Carribean Way. Applicant: City Ventures. (Development Services – Kush)

PUBLIC HEARING:

- (9) Continued Public Hearing for Tentative Map (TM2016-3), Development Review Permit (DR2016-4) and Mitigated Negative Declaration (AEIS2016-8) prepared pursuant to the California Environmental Quality Act (CEQA) for a residential subdivision consisting of 38 attached condominiums and 15 single-family subdivisions consisting of 38 attached condominiums and 15 single-family dwelling units located on a 6.8-acre site on Prospect Avenue at Marrokal Lane. APN: 383-112-32 and 383-112-55. Applicant: Prospect Estates II, LLC. (Development Services – Kush)

Recommendation:

1. Conduct and close the Public Hearing;
2. Find that Tentative Map TM2016-3 and Development Review Permit DR2016-4 will not have a significant effect on the environment with mitigation; approve the Mitigated Negative Declaration and the Mitigation Monitoring Reporting Program prepared in accordance with CEQA; and authorize a filing of a Notice of Determination; and
3. Approve Tentative Map TM2016-3 and Development Review Permit DR2016-4 per the Resolutions.

CONTINUED BUSINESS:

- (10) Introduction of an Ordinance authorizing the implementation of a Joint Powers Authority (JPA) Community Choice Aggregation Program in the City of Santee; and review of a Resolution and JPA Agreement creating and joining the Clean Energy Alliance JPA. (City Manager – Best)**

Recommendation:

1. Introduce an Ordinance, for first reading, authorizing the implementation of a Joint Powers Authority (JPA) Community Choice Aggregation program in the City of Santee.
2. Review a Resolution and JPA Agreement with Clean Energy Alliance, and consider for adoption on October 23, 2019.

NEW BUSINESS:

- (11) Discussion and direction to staff regarding the collection and use of Public, Education and Government (PEG) fees for Council Chamber Upgrade and Livestream capabilities. (City Clerk – Ortiz)**

Recommendation:

Provide direction to staff on whether to move forward with collection of PEG fees.

- (12) Resolution authorizing execution of a Professional Services Agreement with Veronica Tam & Associates Inc., to update the Housing Element and appropriation of funds. (Development Services – Kush)**

Recommendation:

Adopt the resolution (1) authorizing the City Manager to execute a Professional Services Agreement with Veronica Tam & Associates, Inc. in an amount not to exceed \$88,302.00, and (2) appropriating a total not to exceed amount of \$123,302.00 for the Professional Services Agreement, legal review and incidental processing costs.

- (13) Report related to implementing on-street recreational vehicle parking regulations. (Development Services – Kush)**

Recommendation:

Receive report and provide feedback.

NON-AGENDA PUBLIC COMMENT:

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.

CITY COUNCIL REPORTS:

CITY MANAGER REPORTS:

CITY ATTORNEY REPORTS:

CLOSED SESSION:

(14) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Gov. Code section 54956.8)

Property: Parcel 4 of Parcel Map 18857 located in Trolley Square (Library site)

City Negotiator: City Manager

Negotiating Parties: Excel Hotel Group and Vestar Kimco Santee, LP

Under Negotiation: Price and terms of payment

(15) PUBLIC EMPLOYEE PERFORMANCE EVALUATION

(Government Code Section 54957(b))

Title: City Manager

ADJOURNMENT:

Oct	03	SPARC	Cancelled	Civic Center Building 8A
Oct	09	Council Meeting		Council Chamber
Oct	14	Community Oriented Policing Committee		Council Chamber
Oct	23	Council Meeting		Council Chamber
Nov	07	SPARC		Civic Center Building 8A
Nov	11	Community Oriented Policing Committee	Cancelled	Council Chamber
Nov	20	Revenue Workshop		Council Chamber
Nov	13	Council Meeting		Council Chamber

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

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

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 12132 of the American with Disabilities Act of 1990 (42 USC § 12132). Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk’s Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.

AFFIDAVIT OF POSTING AGENDA

State of California }
 County of San Diego } ss.
 City of Santee }

I, Annette Ortiz, City Clerk of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with the Brown Act and Santee Resolution 61-2003 on October 4, 2019, at 4:00 p.m.

Signature

10/04/19
Date

City of Santee
COUNCIL AGENDA STATEMENT

Item 1

MEETING DATE October 9, 2019

AGENDA ITEM NO.

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

DIRECTOR/DEPARTMENT Annette Ortiz, MBA, CMC, City Clerk 

SUMMARY

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

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

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

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

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

ATTACHMENTS

None

City of Santee
COUNCIL AGENDA STATEMENT

Item 2

MEETING DATE October 9, 2019

AGENDA ITEM NO.

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL FOR THE AUGUST 28, AND SEPTEMBER 11, 2019 REGULAR MEETINGS, THE SEPTEMBER 18, 2019 ADJOURNED REGULAR MEETING AND THE SEPTEMBER 25, 2019 REGULAR MEETING.

DIRECTOR/DEPARTMENT Annette Ortiz, MBA, CMC, City Clerk 

SUMMARY

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

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Approve Minutes as presented.

ATTACHMENT

August 28, and September 11, 2019, Regular Meetings, September 18, 2019, Adjourned Regular Meeting, and the September 25, 2019 Regular Meeting Minutes

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
August 28, 2019**

DRAFT

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 7:00 p.m.

ROLL CALL: Present: Mayor John W. Minto, Vice Mayor Stephen Houlahan and Council Members Ronn Hall, Laura Koval and Rob McNelis – 5.

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty and City Clerk Annette Ortiz.

The **INVOCATION** was given by Gary Lawton of Calvary Chapel of Santee and the **PLEDGE OF ALLEGIANCE** was led by John O'Donnell, Principal Planner.

PROCLAMATION: Santee's Arbor Day – September 7, 2019

Mayor Minto presented the Proclamation to Sam Rensberry, Public Service Manager; Eric King, Park and Landscape Supervisor; and Ally Welborn, San Diego River Foundation.

CONSENT CALENDAR:

The City Clerk announced that a speaker slip was submitted for Item 5.

- (1) **Approval of reading by title only and waiver of reading in full of Ordinances on the agenda.**
- (2) **Approval of Meeting Minutes of the Santee City Council for the August 14, 2019 Regular Meeting. (City Clerk – Ortiz)**
- (3) **Payment of Demands. (Finance – McDermott)**
- (4) **Approval of the expenditure of \$83,576.26 for July 2019 Legal Services and related costs. (Finance – McDermott)**
- (5) **Item pulled for discussion.**
- (6) **Adoption of a Resolution accepting the designation of United States Bike Route 90 through the City via El Nopal, Magnolia Avenue, and Mast Boulevard between Los Ranchitos Road to the east and the western City limit. (Development Services – Kush) (Reso 082-2019)**
- (7) **Purchase of one new X Series EKG Monitor/Defibrillator and one new**

Autopulse Automated CPR Board in an amount not to exceed \$49,721.09, from Zoll Medical Corporation per National Purchasing Partners contract pricing. (Finance - McDermott)

- (8) Adoption of a Resolution authorizing portal to portal compensation and overtime pay in accordance with state and federal laws for fire department employees operating under the California Fire Assistance Agreement. (Fire – Garlow) (Reso 083-2019)
- (9) Adoption of a Resolution approving three classification changes and amending the salary schedule. (Human Resources – Bishop) (Reso 083-2019)

ACTION: Council Member McNelis moved approval of the Consent Calendar with the exception of Item 5.

Vice Mayor Houlahan seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

Item Pulled from Consent Calendar:

- (5) Second Reading and Adoption of an Ordinance amending Title 12 (“Subdivisions”) and Title 13 (“Zoning Ordinance”) of the City of Santee Municipal Code to waive City Development Impact Fees for Accessory Dwelling Units for a five (5) year trial period and approving an exemption from the California Environmental Quality Act (CEQA) in accordance with Sections 15303 and 15601(b)(3) of the CEQA Guidelines and Section 21080.17 of the Public Resources Code (Case File: ZOA 2019-1). (City Clerk – Ortiz) (ORD 568)

PUBLIC SPEAKER:

- John Smith

ACTION: Council Member McNelis moved approval of staff’s recommendation.

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

PUBLIC HEARING:

- (10) Public Hearing to consider certification of a Program Environmental Impact Report under the California Environmental Quality Act (CEQA); adoption of CEQA Findings of Fact, and a Mitigation Monitoring and Reporting Program; and adoption of the Sustainable Santee Plan (Climate Action Plan). Applicant: City of Santee. (Development Services – Kush) (Reso 084-2019)

The Public Hearing opened at 7:11 p.m. The Development Services Director introduced the item and the Principal Planner presented the staff report and responded to Council questions.

PUBLIC SPEAKERS:

- Michelle Perchez
- Sophie Wolfram, Climate Action Campaign
- Christina Perry
- Joe Britton, San Diego Gas and Electric
- Frank Landis, California Native Plant Society
- Van Collinsworth, Preserve Wild Santee
- Evelyn Andrade-Heymsfield
- Justin Schlaefli
- Janet McLees
- Kevin Brewster
- Jeff O'Connor, HomeFed Corporation

Following Council discussion, Mayor Minto recommended the Public Hearing be continued.

ACTION: Vice Mayor Houlahan moved approval of continuing the Public Hearing to November 13, 2019.

Council Member McNelis seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

The Public Hearing was continued at 8:42 p.m.

CONTINUED BUSINESS:

(11) Community Choice Aggregation Workshop. (City Manager/Finance – Best/McDermott)

The Assistant to the City Manager introduced the item and Ryan Baron, Best, Best, and Krieger, provided a presentation and responded to Council questions.

PUBLIC SPEAKERS:

- Cody Hooven, City of San Diego
- Jason Haber, City of Carlsbad
- Joe Britton, San Diego Gas and Electric
- Dan Bickford
- Matthew Vasilakis
- Van Collinsworth, Preserve Wild Santee
- Evelyn Andrade-Heymsfield
- Kevin Brewster

- Justin Schlaefli
- Jim Whalen

The City Manager noted that she received a phone call from a staff member with the County of San Diego regarding a possible partnership.

Council Member Hall stated he is opposed to partnering with the City of San Diego and expressed full support for a Community Choice Aggregation (CCA).

Vice Mayor Houlahan stated he is in favor of going in the direction of a Joint Powers Agency (JPA); he requested a full financial analysis of the options; he expressed concern about generating additional revenue if the City of Santee does not partner with another agency and supports the possibility of partnering with the County of San Diego; he also would like to move forward and to have it occur before the end of 2019.

Council Member McNelis commended the staff for their hard work and research; he stated that he supports local control and bringing more job opportunities to the City of Santee; stated he is leaning towards enterprise.

Council Member Koval stated she is in favor of moving to a CCA in conjunction with the Sustainable Santee Plan; she would like to see responses to her questions brought back along with more information on how other cities and counties are handling the issue.

Mayor Minto expressed concerns with losing local control.

The City Attorney summarized Councils request to be: 1) Council wants to pursue forming a CCA, 2) would like staff to return with options, and 3) responses to their questions.

NON-AGENDA PUBLIC COMMENT:

- (A) Cheryl Cosart, San Diego County Library, Santee Branch, spoke regarding the summer events at the City of Santee Library and the programs funded by the Friends of the Santee Library and the impact these programs have on the community.
- (B) Dan Bickford, Friends of the New Santee Library, urged for more support from City Officials.

CITY COUNCIL REPORTS:

Vice Mayor Houlahan reported that American Youth Soccer Organization (AYSO) has begun and commended the school district for providing the league with their amenities.

Mayor Minto reminded staff that summer is over and business attire is to resume at the next Council Meeting.

CITY MANAGER REPORTS:

The City Manager encouraged everyone to attend the Tree Planting Ceremony in honor of Arbor Day, on September 7, 2019 and the Bluegrass Festival on September 14, 2019; she announced that ADA accessible improvements are being made on-site at City Hall beginning the week of September 3, 2019.

CITY ATTORNEY REPORTS: None

CLOSED SESSION:

Council Members recessed at 10:32 p.m. and convened in Closed Session at 10:33 p.m.

- (12) **CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation**
(Government Code Section 54956.9(d)(4))
Initiation of litigation (one case)

Council Members reconvened in Open Session at 11:07 p.m. with all members present. Mayor Minto reported that direction was given to staff for Item 12.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 11:07 p.m.

Prepared by:

Rosi Acosta, Office Assistant

Date Approved:

Annette Ortiz, MBA, CMC, City Clerk

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
September 11, 2019**

DRAFT

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 7:01 p.m.

ROLL CALL: Present: Mayor John W. Minto, Vice Mayor Stephen Houlahan and Council Members Ronn Hall, Laura Koval and Rob McNelis – 5.

Officers present: City Manager Marlene Best and City Attorney Shawn Hagerty.

PLEDGE OF ALLEGIANCE was led by Shawn Hagerty, City Attorney.

The **INVOCATION** was given by Pastor Phil Herrington of Pathways Community Church.

RECOGNITION: 18th Anniversary – 9/11/2001

Mayor Minto made a brief speech in honor of 9/11 and Captain Scott Larson, Santee Fire Department and Pipe Major for the San Diego Firefighters Emerald Society Pipes and Drums, gave a bagpipe performance of Amazing Grace and God Bless America.

PROCLAMATION: Constitution Week September 17 – 23, 2019

Mayor Minto presented the Proclamation.

CONSENT CALENDAR:

The Administrative Secretary announced that there were three speaker slips submitted for item 4.

- (1) **Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the agenda. (City Clerk – Ortiz)**
- (2) **Approval of Payment of Demands as presented. (Finance – McDermott)**
- (3) **Award of contract for Electrical Repairs and Related Maintenance to Global Power Group, Inc., in an amount not to exceed \$19,500.00 for the nine-month period of October 1, 2019 to June 30, 2020 and authorizing the City Manager to approve three (3) additional 12-month options to renew and one (1) 90-day extension, based on an annual contract amount of \$26,000.00 per RFP #19/20-20041. (Community Services – Maertz)**

- (4) Item pulled for discussion.
- (5) Adoption of a Resolution proclaiming an emergency, authorizing immediate repair of Corrugated Metal Pipe (CMP) for a total cost not to exceed \$80,000.00, on Santana Street, waiving the requirement for competitive bidding and authorizing the City Manager to enter into contracts to complete the necessary repair or replacement of the storm drain system. (City Manager – Best) (Reso 086-2019)

ACTION: Council Member McNelis moved approval of the Consent Calendar with the exception of Item 4.

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

Item Pulled from Consent Calendar:

- (4) Adoption of a Resolution accepting the Public Improvements for the River Village subdivision (TM2015-02) as complete. Location: Braverman Drive west of Jeremy Street. (Development Services – Kush)

The Development Services Director provided a presentation and responded to Council questions.

PUBLIC SPEAKERS:

- Van Collinsworth, Preserve Wild Santee
- Peter Moore-Kochlacs, River Village Homeowners Association.
- Steve Kakacek

Under discussion, the City Attorney clarified the City's obligations and the Principal Civil Engineer responded to Council questions.

Mayor Minto requested that staff bring forward more information; he also suggested that a representative from KB Homes be available to address the issues when the item is brought back.

ACTION: Vice Mayor Houlahan moved to continue item 4 to a future date.

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

NEW BUSINESS:

- (6) Resolution authorizing award of an agreement for Landscape and Horticultural Management Services for Area 2 (Medians and Rights-

of-Way) to Steven Smith Landscape Incorporated per RFP #19/20-40014. (Community Services – Maertz) (Reso 087-2019)

The Senior Management Analyst presented the staff report and responded to Council questions.

ACTION: Council Member Koval moved approval of staff's recommendation.

Vice Mayor Houlahan seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

(7) Resolution authorizing award of an agreement for Landscape and Horticultural Management Services for Area 3 (Landscape Maintenance Districts and Community Facilities District) to Steven Smith Landscape Incorporated per RFP #19/20-40015. (Community Services – Maertz) (Reso 088-2019)

Council Members Hall and McNelis recused themselves from Item 7 and left the dais.

The Senior Management Analyst presented the staff report and responded to Council questions.

Vice Mayor Houlahan commended the staff for their hard work.

ACTION: Vice Mayor Houlahan moved approval of staff's recommendation.

Council Member Koval seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Member Koval – 3. Abstained: Council Members Hall and McNelis – 2.

Council Members Hall and McNelis returned to the dais.

(8) Fanita Ranch Workshop II – Transportation/Circulation. (Development Services – Kush)

The City Manager gave a brief statement regarding the purpose of the Fanita Ranch Workshop II.

The Development Services Director introduced the item and Jeff O'Connor, HomeFed Corporation, provided a presentation and responded to Council questions.

PUBLIC SPEAKERS:

- Van Collinsworth, Preserve Wild Santee
- Michele Perchez
- Stacey LoMedico
- Michael Ranson

- Mary Hyder
- Courtney Mael, Padre Dam Municipal Water District
- Manuel Garcia
- Sharon Love
- Martha Tassi
- Dan Bickford
- Mike Aiken
- Lynda Marrokal
- Roger Simpson
- Karen Villedieu
- Dennis Schroeder
- Justin Schlaefli
- Evelyn Andrade-Heymsfield
- Janet Garvin
- Janet Mclees
- John Olsen
- Tommy Hough

Mayor Minto stated he has been working to address the traffic issues.

Vice Mayor Houlahan expressed concerns regarding traffic and evacuations for the residents during a fire; he would like to see real work to address the traffic issue.

Council Member Koval stated traffic and fixing Highway 52 are the major issues for Santee citizens; she is looking forward to future workshops and more answered questions.

Council Member McNelis expressed the need for a school in the Fanita Ranch development, more housing in Santee, and more capacity on the Highway 52 to address the traffic issues.

Council Member Hall stated that San Diego Metropolitan Transit System (MTS) is interested in providing assistance with the traffic issue by adding a bus lane and a High-Occupancy Vehicle (HOV) lane.

Mayor Minto clarified that certain housing needs are state mandated.

NON-AGENDA PUBLIC COMMENT:

- (A) Van Collinsworth, Preserve Wild Santee, inquired about the missing trees throughout the City and would like the City to maintain the trees.
- (B) Ana Nita, inquired about a conflict of interest with regards to campaign contributions.

CITY COUNCIL REPORTS: None

CITY MANAGER REPORTS:

The City Manager invited everyone to sign up for the Fall Recreation Classes; she also commended Captain Larson on his bagpipe performance; and she announced the Bluegrass Festival is sold out.

CITY ATTORNEY REPORTS: None

CLOSED SESSION: None

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:55 p.m.

Prepared by:

Rosi Acosta, Office Assistant

Date Approved:

Annette Ortiz, MBA, CMC, City Clerk

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
September 18, 2019**

DRAFT

This Adjourned Regular Meeting of the Santee City Council was called to order by Vice Mayor Stephen Houlahan at 7:00 p.m.

ROLL CALL: Present: Mayor John W. Minto, Vice Mayor Stephen Houlahan and Council Members Ronn Hall, Laura Koval and Rob McNelis – 5.

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty and City Clerk Annette Ortiz.

The **INVOCATION** was given by David Yeargan of Sonrise Church and the **PLEDGE OF ALLEGIANCE** was led by Vice Mayor Houlahan.

CONSENT CALENDAR:

- (1) **Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the agenda. (City Clerk – Ortiz)**
- (2) **Rejection of claim against the City by Cox Communications, per Government Code Section 913. (Human Resources – Bishop)**
- (3) **Adoption of a Resolution approving the Third Amendment to the Contract with West Coast Arborist Incorporated, increasing the FY 2019-2020 Contract amount from \$135,696.00 to \$155,196.00 and authorizing the City Manager to execute said Third Amendment. (Community Services – Maertz) (Reso 089-2019)**

ACTION: Council Member Hall moved approval of the Consent Calendar.

Council Member Koval seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

PUBLIC HEARING:

- (4) **Public Hearing for a Conditional Use Permit (P2019-1) and a height variance for a four-story, 122-guestroom hotel on a vacant 2.05-acre lot at 8801 Mission Gorge Road in the General Commercial (GC) Zone and finding the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (APN 383-112-52-00). Applicant: Gold Coast Properties CA 4, LLC. (Development Services – Kush) (Reso 090-2019)**

The Public Hearing was opened at 7:04 p.m. The Associate Planner provided the staff report and responded to Council questions.

PUBLIC SPEAKERS:

- Cody Cox, Prospect Fields Board Member
- Michael Ranson
- Van Collinsworth, Preserve Wild Santee
- Adam Shults, Prospect Fields
- John Olsen
- Lynda Marrokal
- Aaron Packard, Gold Coast Premier Properties

Council Member Koval inquired about the location of the bioswale.

Council Member Hall requested that solar be a part of the project.

Council Member McNelis expressed the need for this type of business in Santee and is in favor of the project.

Vice Mayor Houlahan requested that solar and charging stations be a part of the project.

Mayor Minto inquired whether security is being address, to which the applicant responded in the affirmative.

Council Member Koval expressed concerned with the height of the barrier.

ACTION: Council Member McNelis moved approval of staff's recommendation.

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

The Public Hearing was closed at 7:38 p.m.

CONTINUED BUSINESS:

(5) Community Choice Aggregation workshop and review of governance options. (City Manager/City Attorney – Best/Hagerty)

The Assistant to the City Manager provided a PowerPoint presentation and responded to Council questions. Drake Welch, Calpine Energy Solutions, LLC. provided a report and responded to Council questions.

PUBLIC SPEAKERS:

- Michelle Perchez
- Van Collinsworth, Preserve Wild Santee
- Evlyn Andrade-Heymsfield
- Michael Ranson

The City Manager of Carlsbad, Scott Chadwick discussed a possible partnership with Santee and responded to Council questions. Ryan Barron of Best Best & Krieger and Howard Choy of EES Consulting responded to Council questions.

Council Member Koval expressed concern with losing local control; states she would need to see more information.

Council Member McNelis inquired how the net revenue is divided among the members; he suggested giving more control to the local municipalities.

Council Member Hall stated he would also like the revenue to be divided among the participating cities; he is interested in helping the citizens that pay the bills.

Mayor Minto stated he believes moving forward now instead of later will benefit the City of Santee.

Vice Mayor Houlahan stated having a Council Member on the board would bring local control to Santee; he expressed how the program will help the city achieve its goals and urged Council to vote on the item.

MOTION: Mayor Minto moved to establish a Joint Powers Authority (JPA) with the City of Carlsbad and other potential partners. Vice Mayor Houlahan seconded the motion.

ACTION: After further discussion, Mayor Minto amended his motion to direct staff to engage in negotiations with the City of Carlsbad JPA partnership and bring back all the required documents for Council consideration to approve the creation and joining of the JPA.

Vice Mayor Houlahan accepted the amendment which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

(6) Review and approval of branding research study results by North Star Destination Strategies. (City Manager – Best)

The City Manager introduced the item and Ed Barlow of North Star Destination Strategies presented the report and responded to Council questions.

PUBLIC SPEAKERS:

- David Rader
- Michelle Perchez

ACTION: Vice Mayor Houlahan moved approval of staff's recommendation.

Council Member Koval seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

NON-AGENDA PUBLIC COMMENT: None

CITY COUNCIL REPORTS:

Vice Mayor Houlahan stated that he attended the San Diego River Conservancy meeting and there were three projects approved to improve drainage and run off in East County.

He also stated that he attended the County Service Area 69 Advisory Committee meeting and there was favorable discussion regarding the future of the City's Firefighter/Paramedic services.

CITY MANAGER REPORTS:

The City Manager thanked staff who worked with North Star Destination Strategies for their efforts and thanked staff and Santee Park and Recreation Committee volunteers for their efforts at the Santee Bluegrass Festival. She announced the Highway 52 Coalition meeting is on September 25, 2019 at 6:00 p.m.; and she urged citizens to attend the San Diego Association of Governments meeting on September 27, 2019 to speak in favor of a budget modification for the Highway 52.

CITY ATTORNEY REPORTS: None

CLOSED SESSION: None

ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:03 p.m.

Prepared by:

James Jeffries, Administrative Secretary

Date Approved:

Annette Ortiz, MBA, CMC, City Clerk

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
September 25, 2019**

DRAFT

This Regular Meeting of the Santee City Council was called to order by Vice Mayor Stephen Houlahan at 7:00 p.m.

ROLL CALL: Present: Vice Mayor Stephen Houlahan and Council Members Ronn Hall, Laura Koval and Rob McNelis – 4. Absent: Mayor John W. Minto – 1.

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty and City Clerk Annette Ortiz.

The **INVOCATION** was given by Hugh Hagues of The Church of Jesus Christ of Latter-Day Saints and the **PLEDGE OF ALLEGIANCE** was led by Vice Mayor Houlahan.

PROCLAMATION: Metropolitan Transit System (MTS) Free Ride Day – October 2, 2019

Council Member Hall presented the Proclamation to Mark Olson of MTS.

CONSENT CALENDAR:

- (1) **Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the agenda. (City Clerk – Ortiz)**
- (2) **Approval of Payment of Demands as presented. (Finance – McDermott)**
- (3) **Approval of the expenditure of \$102,508.51 for August 2019 Legal Services and Related Costs. (Finance – McDermott)**
- (4) **Adoption of a Resolution authorizing the open market purchase of a new 2019 Ford E450 chassis with remount of an existing ambulance module onto the new chassis and trade-in of a 2012 GMC G4500 chassis, all with Braun Northwest, Inc. (Fire – Garlow) (Reso 091-2019)**

ACTION: Council Member Hall moved approval of the Consent Calendar.

Council Member McNelis seconded the motion, which carried by the following vote: Ayes: Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 4. Absent: Mayor Minto – 1.

PUBLIC HEARING:

- (5) **Public Hearing for Tentative Map (TM2016-3), Development Review Permit (DR2016-4), and Mitigated Negative Declaration (AEIS2016-8)**

prepared pursuant to the California Environmental Quality Act for a residential subdivision consisting of 38 attached condominiums and 15 single-family dwelling units located on a 6.8-acre site on Prospect Avenue at Marrokal Lane. APN: 383-112-32 and 383-112-55. Applicant: Prospect Estates II, LLC. (Development Services – Kush)

The Public Hearing was opened at 7:08 p.m. Vice Mayor Houlahan announced staff's recommendation to continue the Public Hearing to October 9, 2019.

PUBLIC SPEAKERS:

- Lynda Marrokal

ACTION: Council Member McNelis moved approval of staff's recommendation.

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 4. Absent: Mayor Minto – 1.

The Public Hearing was continued at 7:15 p.m.

NON-AGENDA PUBLIC COMMENT: None

CITY COUNCIL REPORTS:

Council Member Hall stated he took a tour of the border with the Border Patrol.

Council Member McNelis congratulated the City Manager for receiving a Women in Leadership award.

Council Member Koval congratulated the City Manager for receiving a Women in Leadership award and stated she attended the Women in Leadership Luncheon. She also made brief comments regarding the meaning behind the award and listed previous recipients.

CITY MANAGER REPORTS:

The City Manager announced that the City Attorney was named a 2019 Top Attorney by *San Diego Metro* magazine.

CITY ATTORNEY REPORTS: None

CLOSED SESSION: None

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:19 p.m.

Prepared by:

James Jeffries, Administrative Secretary

Date Approved:

Annette Ortiz, MBA, CMC, City Clerk

DRAFT

City of Santee
COUNCIL AGENDA STATEMENT

Item 3

MEETING DATE October 9, 2019

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 *MSB*

Approval of the payment of demands as presented.

ATTACHMENTS (Listed Below)

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

Payment of Demands
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
09/12/2019	Accounts Payable	\$ 1,234.00
09/16/2019	Accounts Payable	116,420.76
09/16/2019	Accounts Payable	10,445.19
09/16/2019	Accounts Payable	111,481.72
09/18/2019	Accounts Payable	161,775.24
09/18/2019	Accounts Payable	25,243.36
09/25/2019	Payroll	402,904.10
09/26/2019	Accounts Payable	538,594.60
09/26/2019	Accounts Payable	<u>57,763.96</u>
	TOTAL	<u><u>\$1,425,862.93</u></u>

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



Tim K. McDermott, Director of Finance

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
656	9/12/2019	12774 LIABILITY CLAIMS ACCOUNT	08302019		LIABILITY CLAIMS	1,234.00

Total : 1,234.00

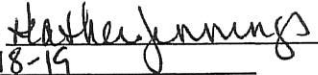
1 Vouchers for bank code : ubgen

Bank total : 1,234.00

1 Vouchers in this report


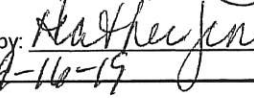
Total vouchers : 1,234.00

Prepared by: 
Date: 9-17-19

Approved by: 
Date: 9-18-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
14588	9/16/2019	10955 DEPARTMENT OF THE TREASURY	PPE 09/04/19 September Retirees		FED WITHHOLD & MEDICARE FEDERAL WITHHOLDING TAX	86,649.07 75.00
					Total :	86,724.07
14614	9/16/2019	10956 FRANCHISE TAX BOARD	PPE 09/04/19		CA STATE TAX WITHHELD	29,696.69
					Total :	29,696.69
2 Vouchers for bank code : ubgen					Bank total :	116,420.76
2 Vouchers in this report					Total vouchers :	116,420.76


Prepared by:  _____
Date: 9-16-19 _____
Approved by:  _____
Date: 9-16-19 _____

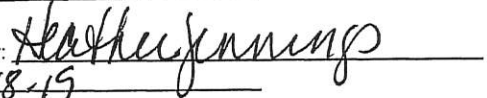
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
658	9/16/2019	10482 TRISTAR RISK MANAGEMENT	108053		WORKERS COMPENSATION	10,445.19
					Total :	10,445.19
					Bank total :	10,445.19
					Total vouchers :	10,445.19

1 Vouchers for bank code : ubgen

1 Vouchers in this report

Prepared by: 
Date: 9-18-19

Approved by: 
Date: 9-18-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
9193	9/17/2019	10353 PERS	09 19 3		RETIREMENT PAYMENT	111,481.72
Total :						111,481.72
1 Vouchers for bank code : ubgen						Bank total : 111,481.72
1 Vouchers in this report						Total vouchers : 111,481.72

Prepared by: *Alade*
Date: 9-16-19

Approved by: *Sheila Jennings*
Date: 9-16-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122423	9/18/2019	12701 AMERICAN RADIO INC	ST109284	52498	RADIO/LIGHT INSTALL-V192	2,090.00
			ST109286	52564	DAVID CLARK SYSTEM REPAIR	285.00
			Total :			
122424	9/18/2019	10412 AT&T	000013512178		TELEPHONE	804.06
Total :						804.06
122425	9/18/2019	13445 BURKIETT, SAMUEL JAMES	24324		PARKING CITE OVERPMT	14.00
Total :						14.00
122426	9/18/2019	10299 CARQUEST AUTO PARTS	11102-489740	52574	CR, VEHICLE REPAIR PARTS	-130.20
			11102-489742	52574	VEHICLE SUPPLIES	43.61
			11102-489859	52574	VEHICLE REPAIR PARTS	5.98
			11102-489896	52574	VEHICLE REPAIR PARTS	227.73
			11102-489971	52574	VEHICLE REPAIR PARTS	13.52
			11102-489975	52574	VEHICLE REPAIR PARTS	197.32
Total :						357.96
122427	9/18/2019	11448 CHEN RYAN ASSOCIATES INC	2019.1880	52503	ACTIVE TRANS STRATEGY	21,560.30
Total :						21,560.30
122428	9/18/2019	10032 CINTAS CORPORATION #694	4025076357	52773	UNIFORM/PARTS CLEANER RNTL	64.65
			4025510535	52773	UNIFORM/PARTS CLEANER RNTL	79.65
			4025987052	52773	UNIFORM/PARTS CLEANER RNTL	64.65
			4026083254	52773	STATION SUPPLIES	50.91
			4026457185	52773	UNIFORM/PARTS CLEANER RNTL	64.65
			4026929847	52773	UNIFORM/PARTS CLEANER RNTL	64.65
			4027410272	52773	UNIFORM/PARTS CLEANER RNTL	79.65
			4027890527	52773	UNIFORM/PARTS CLEANER RNTL	64.65
			4027992548	52773	STATION SUPPLIES	58.45
			4028384142	52773	UNIFORM/PARTS CLEANER RNTL	64.65
			4028887546	52773	UNIFORM/PARTS CLEANER RNTL	64.65
			Total :			
122429	9/18/2019	10333 COX COMMUNICATIONS	038997301		CITY HALL EOC	251.75
			094486701		CITY HALL GROUP BILL	2,972.10

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122429	9/18/2019	10333 10333 COX COMMUNICATIONS	(Continued)			Total : 3,223.85
122430	9/18/2019	13129 DAVID TURCH AND ASSOCIATES	072019 082019	52657	CONSULTING SERVICES CONSULTING SERVICES	5,000.00 5,000.00 Total : 10,000.00
122431	9/18/2019	10291 ENVIRONMENTAL SYSTEMS RESEARCH	93687682	52738	SOFTWARE RENEWAL	19,700.00 Total : 19,700.00
122432	9/18/2019	12271 FERNO WASHINGTON INC	851646	52590	EQUIPMENT REPAIR PARTS	933.41 Total : 933.41
122433	9/18/2019	10009 FIRE ETC	133398	52592	STATION SUPPLIES	129.26 Total : 129.26
122434	9/18/2019	12638 GEORGE HILLS COMPANY, INC.	INV1015852 INV1016057	52747 52747	LIABILITY CLAIMS ADMINISTRATIO LIABILITY CLAIMS ADMINISTRATIO	1,488.18 1,488.18 Total : 2,976.36
122435	9/18/2019	13072 GOVERNMENT TRAINING AGENCY	15399		ANNUAL MEETING FEES	1,500.00 Total : 1,500.00
122436	9/18/2019	10256 HOME DEPOT CREDIT SERVICES	4153437	52597	STATION SUPPLIES	40.73 Total : 40.73
122437	9/18/2019	10301 HORSMAN AUTOMOTIVE	423758	52598	VEHICLE SERVICE	32.00 Total : 32.00
122438	9/18/2019	10997 LAKESIDE FIRE PREVENTION	139	52646	SOFTWARE SUBSCRIPTION	548.00 Total : 548.00
122439	9/18/2019	10174 LN CURTIS AND SONS	INV311830	52714	SAFETY EQUIPMENT	1,077.50 Total : 1,077.50
122440	9/18/2019	12718 LSA ASSOCIATES INC	167263	51879	SUSTAINABILITY PROJECT	58.52 Total : 58.52
122441	9/18/2019	10397 MAD SCIENCE OF SAN DIEGO	1337909		INSTRUCTOR PAYMENT	568.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122441	9/18/2019	10397 10397 MAD SCIENCE OF SAN DIEGO	(Continued)			Total : 568.00
122442	9/18/2019	10982 MATSUSHITA, JUSTIN	09042019		TUITION REIMBURSEMENT	2,193.75
						Total : 2,193.75
122443	9/18/2019	10079 MEDICO PROFESSIONAL	20081233 20081235	52763 52763	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	20.02 8.16
						Total : 28.18
122444	9/18/2019	12451 MOBILE GRAPHICS & DESIGN	2019802	52607	SUMMER CONCERTS	450.00
						Total : 450.00
122445	9/18/2019	13330 THE BURDETTE AGENCY INC	INV-4892	52528	BRANDING SERVICES	13,300.00
						Total : 13,300.00
122446	9/18/2019	10336 PADRE DAM MUNICIPAL WATER DIST	217500-2		SEWER CAPACITY FEES - MAST P/	9,123.00
						Total : 9,123.00
122447	9/18/2019	10344 PADRE DAM MUNICIPAL WATER DIST	24200193 29700016 90000366		10307 MISSION GORGE RD CONSTRUCTION METER GROUP BILL	760.13 518.15 61,187.71
						Total : 62,465.99
122448	9/18/2019	10442 PAYCO SPECIALTIES	1768-07-2019	52758	STREET STRIPING MAINTENANCE	2,260.31
						Total : 2,260.31
122449	9/18/2019	12062 PURETEC INDUSTRIAL WATER	1740691	52661	DEIONIZED WATER SERVICE	99.22
						Total : 99.22
122450	9/18/2019	10212 SANTEE SCHOOL DISTRICT	8399	52622	SUMMER CAMP BUS TRANSPORTA	2,200.00
						Total : 2,200.00
122451	9/18/2019	13171 SC COMMERCIAL, LLC	0704289-IN 0705141-IN CL25835	52644 52644 52643	DELIVERED FUEL DELIVERED FUEL FLEET CARD FUELING	236.11 329.93 1,705.31
						Total : 2,271.35
122452	9/18/2019	10585 SHARP REES-STEALY MEDICAL	335217023		PREPLACEMENT PHYSICAL	54.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122452	9/18/2019	10585 10585 SHARP REES-STEALY MEDICAL	(Continued)			Total : 54.00
122453	9/18/2019	10217 STAPLES ADVANTAGE	3422818309 3423027693	52626 52626	OFFICE SUPPLIES CREDIT FOR RETURN	104.87 -25.48 Total : 79.39
122454	9/18/2019	10250 THE EAST COUNTY	00086028		PUB ORD 568	189.00 Total : 189.00
122455	9/18/2019	10133 UNDERGROUND SERVICE ALERT	18dsbfee4165 720190690	52768 52768	DIG ALERT SERVICES - STATE FEE DIG ALERT SERVICES	96.33 203.05 Total : 299.38
122456	9/18/2019	10232 XEROX CORPORATION	097835742	52640	COPY CHARGES & LEASE	126.51 Total : 126.51
122457	9/18/2019	13444 YEATER, MICHELLE LEE	24637		PARKING CITE OVERPMT	15.00 Total : 15.00
35 Vouchers for bank code : ubgen						Bank total : 161,775.24
35 Vouchers in this report						Total vouchers : 161,775.24

Prepared by: 

Date: 9-18-19

Approved by: 

Date: 9-18-19

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122459	9/18/2019	10001 US BANK	00002808		KEYS - GOLF CART	36.69
			00079147		SUMMER CAMP SUPPLIES	14.99
			0032259		OFFICE SUPPLIES	86.19
			004261		OFFICE SUPPLIES	8.10
			007372		MISC OFFICE SUPPLIES	18.95
			007637		COUNCIL MEETING SUPPLIES	32.87
			01262306-00		PROPANE	10.50
			014727		MEETING SUPPLIES	10.82
			021565		COUNCIL MEETING SUPPLIES	28.29
			02533		FLOOD CONTROL SUPPLIES	61.55
			02575		WORK GLOVES	37.67
			02668		SEWER CLEAN OUT	16.79
			0272135038148		CALPELRA CONFERENCE	313.00
			034515		DAY CAMP SUPPLIES	154.23
			037137		REPAIR/MAINT OF I.T. EQUIPMENT	59.25
			04146		MATERIALS & SUPPLIES	48.33
			044559		MEETING REGISTRATION	28.00
			050559		MEETING SUPPLIES	8.97
			0519472		MEMORIAL TREE NAME PLATE	5.00
			062593		SPARC LUNCH	72.37
			0673 00015 78897		CREDIT FOR RETURNED LOCKS	-14.35
			06730006068050		EMS SUPPLIES	14.35
			072855		X FACTOR CAMP FIELD TRIP	61.00
			0739		DAY CAMP SUPPLIES	113.14
			08042019		BUILDING PLAN EXAMINER CLASS	300.00
			08102019		STATION EQUIPMENT	41.99
			081119		CR-STATION SUPPLIES RETRND	-41.99
			08142019		SO CAL FPO MEETING	20.00
			0819187		NAME PLATE R. ACOSTA	23.76
			082019		DISASTER PREP TRAINING	14.55
			082724		DAY CAMP FIELD TRIP	933.40
			083879		MEETING SUPPLIES	3.87
			100		DAY CAMP SUPPLIES	6.98
			1002599295		SD EARTHQUAKE SYMPOSIUM REI	16.78
			10162019		CONFERENCE REGISTRATION	150.00
			1024		BUILDING FORMS	46.33

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122459	9/18/2019	10001 US BANK	(Continued)			
			10478		CITY HALL - BLDG #5	126.67
			109		MISC EVENT SUPPLIES	17.20
			10965099908217524561		STATION SUPPLIES	25.73
			111-1720492-0650628		EOC SUPPLIES	258.54
			111-5484958-7666622		STATION SUPPLIES	81.59
			1130749579078		CALPELRA CONFERENCE	1,065.00
			11322441156132219		OFFICE SUPPLIES	130.42
			11347956099686635		EOC SUPPLIES	99.50
			114-1868904-2519466		VEHICLE PART	20.69
			114-3612725-6672236		STATION SUPPLIES	32.74
			114-9509289-1796269		EMS SUPPLIES	12.51
			12		DAY CAMP SUPPLIES	34.97
			127		DAY CAMP SUPPLIES	46.36
			12858		PAPA SEMINAR	160.00
			12890884		EQUIPMENT REPAIR PART	172.39
			13624		BLS INSTRUCTOR COURSE	800.00
			15402		VECTOR PARTS	10.83
			155656		CIP SUPPLIES	55.99
			165		SPECIAL EVENT SUPPLIES	18.80
			187		DAY CAMP SUPPLIES	60.05
			1BZCP89		REPAIR/MAINT OF I.T. EQUIPMENT	266.66
			200002693		SOFTWARE LICENSING/RENEWAL	99.00
			20190820-355035340		PROFESSIONAL DEVELOPMENT	125.00
			212		MISC OFFICE SUPPLIES	33.38
			218		CREDIT FOR RETURNED ITEMS	-11.28
			220395078		PUB ED SUPPLIES	135.00
			24128646		FALL BROCHURE PRINTING	433.08
			245602		PATCHES FOR JACK DALE CUP	177.10
			2479		EQUIPMENT DECALS	133.00
			2550		DAY CAMP FIELD TRIP PARKING	26.00
			264233-1972		SUPPLIES	10.78
			270		OFFICE SUPPLIES	104.43
			27163		SHOP SUPPLIES	27.29
			27878		SHOP SUPPLIES	151.76
			2788		DAY CAMP FIELD TRIP TICKETS	1,305.00
			28269		FLOOD CONTROL CLEANING	134.54

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122459	9/18/2019	10001 US BANK	(Continued)			
			285		CROSSING GUARD TRAINING	12.09
			2872601		STAFF RECOGNITION	271.69
			2930587		GFOA TRAINING	135.00
			29977201		EQUIPMENT RENTAL	269.73
			3155871		MEETING SUPPLIES	3.87
			3338		SENIOR PROGRAM SUPPLIES	35.71
			34265		CLASS B UNIFORM	271.01
			3429811		CITY HALL REPAIRS	59.67
			358604059-001		OFFICE SUPPLIES	58.80
			3803		GENERAL EVENTS	25.82
			38230		DAY CAMP SUPPLIES	15.00
			3830776		IRRIGATION SUPPLIES	222.91
			3831374		IRRIGATION SUPPLIES	990.40
			3838521		IRRIGATION SUPPLIES	944.44
			3840031		IRRIGATION SUPPLIES	17.59
			3841043		IRRIGATION SUPPLIES	934.90
			38698		SHOP SUPPLIES	110.90
			39108		EMS SUPPLIES	41.12
			3949		BLUEGRASS	89.00
			3954326		NOTARY FILING FEE	58.50
			401849		TREE SEMINAR	68.55
			40311172409		STATION SUPPLIES	690.66
			405947		TRUCK WASH SUPPLIES	110.62
			41000277.002		FIRE MECHANICS ACADEMY REG	630.00
			44550		GRAFFITI ABATEMENT	34.35
			46716		MATERIALS & SUPPLIES	14.94
			48462		DAY CAMP SUPPLIES	87.71
			4853800		OFFICE SUPPLIES	24.66
			50229		EQUIPMENT REPAIR	295.00
			5372634		FIRST FRIDAY BREAKFAST	56.00
			539145		IRRIGATION SUPPLIES	239.54
			5609810		OFFICE SUPPLIES	84.17
			57191		SMALL TOOLS	10.73
			58975		FITNESS EQUIPMENT	390.00
			59090		FLOOD CONTROL SUPPLIES	45.64
			609587833		SOFTWARE FOR SURVEILLANCE C	69.95

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122459	9/18/2019	10001 US BANK	(Continued)			
			6097		DAY CAMP SUPPLIES	18.85
			617		SENIOR PROGRAM SUPPLIES	44.95
			61866525392		BLUEGRASS	494.82
			6395299		PUBLIC EDUCATION MATERIALS	524.46
			6484210		CITY HALL REPAIRS	189.16
			6598372		NOTARY SEMINAR/TRAINING	481.56
			6607		DAY CAMP SUPPLIES	24.51
			683617		IRRIGATION SUPPLIES	137.44
			6848259		EQUIPMENT REPAIR	242.43
			696827		SANTEE SCHOOL DISTRICT MARKI	810.00
			706790		SMALL TOOLS	121.15
			7177498		EQUIPMENT REPAIR PART	42.89
			7191134		JACKET SILK SCREENING	68.79
			7237858		OFFICE SUPPLIES	86.19
			7433835		OFFICE SUPPLIES	34.56
			8669810		OFFICE SUPPLIES	48.48
			90346		SHOP SUPPLIES	51.36
			908419989439631972		PRINTING-REFERENCE GUIDES	146.99
			908420028730321972		PRINTING-REFERENCE GUIDES	207.10
			90842356114761972		STATION SUPPLIES	41.61
			908424559384821972		OFFICE SUPPLIES	27.49
			908-44136474401972		LAMINATED MTZ MAPS	164.08
			9090885		FUEL	39.46
			91331		FLOOD CONTROL SUPPLIES	133.48
			91395		GRAFFITTI REMOVAL/SMALL TOOL	196.36
			92032173		EQUIPMENT RENTAL	204.96
			923100010979		FIRE ACADEMY SUPPLIES	177.40
			93509985		IRRIGATION SUPPLIES	192.47
			93550152		IRRIGATION SUPPLIES USED FOR	955.09
			9471466		OFFICE SUPPLIES	107.92
			9599		DAY CAMP SUPPLIES	6.27
			9747420		BLUEGRASS SUPPLIES	264.06
			982		PRINTING	95.90
			AE001E9A2858		APWWA MEMBERSHIP	227.00
			HER1443		STATION SUPPLIES	128.70
			IN003320/2019		2020 SHIFT CALENDARS	839.96

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122459	9/18/2019	10001 US BANK	(Continued)			
			USC02164018		FITNESS EQUIPMENT	736.57
			W840614705(1)		CIP SUPPLIES	237.03
			W840614705(2)		CIP SUPPLIES	148.10
					Total :	25,243.36
1 Vouchers for bank code : ubgen						Bank total : 25,243.36
1 Vouchers in this report						Total vouchers : 25,243.36

Prepared by: 
Date: 9-18-19

Approved by: 
Date: 9-18-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122460	9/26/2019	13454 AECOM	EN18188S		REFUNDABLE DEPOSIT	2,500.00
					Total :	2,500.00
122461	9/26/2019	10010 ALLIANT INSURANCE SERVICES INC	1169159		SANTEE BLUEGRASS FESTIVAL	2,426.00
					Total :	2,426.00
122462	9/26/2019	12969 AMERICAN ICE CO	95919	52563	SANTEE BLUEGRASS FESTIVAL	900.00
					Total :	900.00
122463	9/26/2019	11445 AMERICAN MESSAGING	L1072898TI		PD PAGER SERVICE	201.19
					Total :	201.19
122464	9/26/2019	10262 AUSTIN, ROY	OCT - DEC 2019		RETIREE HEALTH INSURANCE	1,333.95
					Total :	1,333.95
122465	9/26/2019	12951 BERRY, BONNIE F.	October 1, 2019		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
122466	9/26/2019	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS AUG 2019		LEGAL SVCS AUG 2019	102,054.78
					Total :	102,054.78
122467	9/26/2019	11513 BOND, ELLEN	10012019-263		MEADOWBROOK HARDSHIP PROC	50.99
					Total :	50.99
122468	9/26/2019	13446 BURKE, ROBIN	2003801.001		RECREATION PROGRAM REFUND	84.95
					Total :	84.95
122469	9/26/2019	10098 BURNER, RONALD	083119-1	52731	ATHLETIC FIELD COORDINATION	2,083.34
					Total :	2,083.34
122470	9/26/2019	10876 CANON SOLUTIONS AMERICA INC	4040021568	52669	PLOTTER MAINT & USAGE	79.98
			4040021569	52669	PLOTTER MAINT & USAGE	33.67
					Total :	113.65
122471	9/26/2019	13167 CARLTON OAKS COUNTRY CLUB	91419		SANTEE BLUEGRASS FESTIVAL	150.00
					Total :	150.00

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122472	9/26/2019	10299 CARQUEST AUTO PARTS	11102-490180 11102-490275	52574 52574	VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS	181.92 18.60 Total : 200.52
122473	9/26/2019	11402 CARROLL, JUDI	10012019-96		MEADOWBROOK HARDSHIP PROC	51.11 Total : 51.11
122474	9/26/2019	10032 CINTAS CORPORATION #694	4029437534	52773	UNIFORM/PARTS CLEANER RNTL	79.65 Total : 79.65
122475	9/26/2019	12022 CITY CLERK'S ASSOCIATION	2789		EDUCATION WORKSHOP	50.00 Total : 50.00
122476	9/26/2019	11409 CLAYTON, SYLVIA	10012019-340		MEADOWBROOK HARDSHIP PROC	53.49 Total : 53.49
122477	9/26/2019	10035 COMPETITIVE METALS INC	342188	52576	VEHICLE REPAIR SUPPLIES	94.34 Total : 94.34
122478	9/26/2019	10268 COOPER, JACKIE	October 1, 2019		RETIREE HEALTH PAYMENT	91.00 Total : 91.00
122479	9/26/2019	11862 CORODATA SHREDDING INC	DN1239755	52743	SECURE DESTRUCTION SERVICES	39.87 Total : 39.87
122480	9/26/2019	10358 COUNTY OF SAN DIEGO	20CTOFSAN02	52744	SHERIFF RADIOS & MDTS	4,503.00 Total : 4,503.00
122481	9/26/2019	10358 COUNTY OF SAN DIEGO	20CTOFSASN02	52579	800 MHZ ACCESS (FIRE/PS)	1,624.50 Total : 1,624.50
122482	9/26/2019	10486 COUNTY OF SAN DIEGO	201900653		RECORDED DOC FEE	34.00 Total : 34.00
122483	9/26/2019	10333 COX COMMUNICATIONS	052335901 064114701 066401501		8950 COTTONWOOD AVE 8115 ARLETTE ST 10601 N MAGNOLIA AVE	169.24 193.79 34.67

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122483	9/26/2019	10333 10333 COX COMMUNICATIONS	(Continued)			Total : 397.70
122484	9/26/2019	11418 DAMOOR, KESHAV	09192019KD		COMMISSION STIPEND	50.00
						Total : 50.00
122485	9/26/2019	13275 DOCHTERMAN, LINDA	09192019LD		COMMISSION STIPEND	50.00
						Total : 50.00
122486	9/26/2019	13452 DTS ENGINEERING	MOV8170S		REFUNDABLE DEPOSIT	1,500.00
						Total : 1,500.00
122487	9/26/2019	12593 ELLISON WILSON ADVOCACY, LLC	2019-09-11	52650	ADVOCACY SERVICES	1,500.00
						Total : 1,500.00
122488	9/26/2019	13448 ENSENADA'S MEXICAN FOOD, LLC	91419		SANTEE BLUEGRASS FESTIVAL	150.00
						Total : 150.00
122489	9/26/2019	10291 ENVIRONMENTAL SYSTEMS RESEARCH	93693047	52746	NEW GIS SOFTWARE	7,500.00
						Total : 7,500.00
122490	9/26/2019	12760 FOCUS PSYCHOLOGICAL	SANTEE2019-8	52710	COUNSELING SERVICES	750.00
						Total : 750.00
122491	9/26/2019	13123 GOVERNMENT TAX SEMINARS, LLC	12/4/19 REG FEE		12/4/19 SEMINAR REG	860.00
						Total : 860.00
122492	9/26/2019	13274 GRANBOIS, DARCY	09192019DG		COMMISSION STIPEND	50.00
						Total : 50.00
122493	9/26/2019	13449 GRUMPY BEAR BBQ	91419		SANTEE BLUEGRASS FESTIVAL	150.00
						Total : 150.00
122494	9/26/2019	11196 HD SUPPLY FACILITIES	9175441015	52595	SHOP STOCK	205.41
						Total : 205.41
122495	9/26/2019	10759 INDUSTRIAL RUBBER SUPPLY INC	15558	52599	EQUIPMENT REPAIR PARTS	9.20
			15560	52599	EQUIPMENT REPAIR PARTS	72.36
						Total : 81.56

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122496	9/26/2019	10272 JENKINS, CARROLL	OCT - DEC 2019		RETIREE HEALTH INSURANCE	2,720.04
					Total :	2,720.04
122497	9/26/2019	13247 JOHNSON, DOUGLAS	OCT-DEC 2019		RETIREE HEALTH INSURANCE	406.50
					Total :	406.50
122498	9/26/2019	13453 JONES COVEY GROUP, INC	MOV8169S		REFUNDABLE DEPOSIT	1,500.00
					Total :	1,500.00
122499	9/26/2019	11864 KIRKLAND PRINTING & MAILING	1068		CENTRAL SUPPLIES-TIMECARDS	196.11
					Total :	196.11
122500	9/26/2019	13450 LAKESIDE BOLL WEEVEIL	91419		SANTEE BLUEGRASS FESTIVAL	150.00
					Total :	150.00
122501	9/26/2019	10203 LAKESIDE EQUIPMENT SALES &	207050	52757	SANTEE BLUEGRASS FESTIVAL	9,087.70
					Total :	9,087.70
122502	9/26/2019	13363 LESAR DEVELOPMENT CONSULTANTS	ST-3	52725	2020-24 CONSOLIDATED PLAN	3,416.65
					Total :	3,416.65
122503	9/26/2019	10079 MEDICO PROFESSIONAL	20084941	52763	MEDICAL LINEN SERVICE	20.02
			20084943	52763	MEDICAL LINEN SERVICE	8.16
					Total :	28.18
122504	9/26/2019	10921 MEDLIN, RICHARD	09112019		WILDLAND BOOT REPAIR	112.34
					Total :	112.34
122505	9/26/2019	10083 MUNICIPAL EMERGENCY SERVICES	IN1368592	52667	TURNOUTS	10,528.47
			IN1371748	52716	STRUCTURE GLOVES	594.78
			IN1372848	52608	SAFETY APPAREL	444.56
			IN1373364	52697	TURNOUTS	44,745.99
					Total :	56,313.80
122506	9/26/2019	10308 O'REILLY AUTO PARTS	2968-296458	52611	VEHICLE SUPPLIES	35.51
			2968-296679	52611	VEHICLE REPAIR PART	6.16
					Total :	41.67

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122507	9/26/2019	10344 PADRE DAM MUNICIPAL WATER DIST	21105559 24206565 24206698 24218157 24218344 90000367		9170 VIA DE CRISTINA 10580 PROSPECT AVE 10541 PROSPECT AVE 10054 PROSPECT AVE 10027 PROSPECT AVE GROUP BILL	307.98 77.25 465.21 41.55 47.81 28,858.76 Total : 29,798.56
122508	9/26/2019	10090 PARKHOUSE TIRE INC	3010301571 3010301572	52718 52718	TIRES TIRES	510.93 572.64 Total : 1,083.57
122509	9/26/2019	11442 PATTERSON, LUANNE	10012019-225		MEADOWBROOK HARDSHIP PROC	49.31 Total : 49.31
122510	9/26/2019	10092 PHOENIX GROUP INFO SYSTEMS	072019031	52766	PARKING CITE PROCESS SVCS	664.05 Total : 664.05
122511	9/26/2019	10101 PROFESSIONAL MEDICAL SUPPLY	B007224 B007225	52617 52617	OXYGEN CYLINDERS & REFILLS OXYGEN CYLINDERS & REFILLS	91.14 58.59 Total : 149.73
122512	9/26/2019	12237 RAYON, KYLE	October 1, 2019		RETIREE HEALTH PAYMENT	91.00 Total : 91.00
122513	9/26/2019	12256 ROE, DARLENE	10012019-318		MEADOWBROOK HARDSHIP PROC	51.83 Total : 51.83
122514	9/26/2019	13061 SAN DIEGO HUMANE SOCIETY &	SEPT-19	52750	ANIMAL CONTROL	35,400.33 Total : 35,400.33
122515	9/26/2019	10212 SANTEE SCHOOL DISTRICT	8405	52622	TEEN CENTER TRANSPORTATION	224.80 Total : 224.80
122516	9/26/2019	10768 SANTEE SCHOOL DISTRICT	8404	52623	CHET HARRITT FIELD LIGHTS	51.75 Total : 51.75
122517	9/26/2019	13171 SC COMMERCIAL, LLC	0706550-IN	52644	DELIVERED FUEL	802.28

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122517	9/26/2019	13171 SC COMMERCIAL, LLC	(Continued)			
			0707051-IN	52644	DELIVERED FUEL	258.44
			0707950-IN	52644	DELIVERED FUEL	150.93
			CL26340	52643	FLEET CARD FUELING	2,119.17
					Total :	3,330.82
122518	9/26/2019	10110 SECTRAN SECURITY INC	19090439	52729	ARMORED CAR TRANSPORT SVC	129.16
					Total :	129.16
122519	9/26/2019	10314 SOUTH COAST EMERGENCY VEHICLE	495657	52647	VEHICLE REPAIR	1,475.08
					Total :	1,475.08
122520	9/26/2019	10837 SOUTHWEST TRAFFIC SIGNAL	80006	52759	TRAFFIC SIGNAL SERVICE CALLS	4,041.80
			80007	52759	USA MARKOUTS	320.00
					Total :	4,361.80
122521	9/26/2019	11341 SRM CONTRACTING & PAVING	2A (FINAL)	52670	CITYWIDE PAVEMENT REPAIR AND	259,607.51
			2A-R		RETENTION	-12,980.38
					Total :	246,627.13
122522	9/26/2019	11403 ST. JOHN, LYNNE	10012019-78		MEADOWBROOK HARDSHIP PROC	51.21
					Total :	51.21
122523	9/26/2019	10217 STAPLES ADVANTAGE	3423417811	52730	OFFICE SUPPLIES	57.16
					Total :	57.16
122524	9/26/2019	10165 TRAD AM ENTERPRISES INC	0819SRP		INSTRUCTOR PAYMENT	840.00
					Total :	840.00
122525	9/26/2019	10133 UNDERGROUND SERVICE ALERT	18dsbfe4774	52768	DIG ALERT SERVICES - STATE FEE	96.33
			820190685	52768	DIG ALERT SERVICES	143.65
					Total :	239.98
122526	9/26/2019	10550 UNIFORMS PLUS INC	50768	52632	WEARING APPAREL	567.15
			50769	52632	WEARING APPAREL	1,126.03
			50770	52772	CLASS A UNIFORM ALT.	67.71
			50771	52151	WEARING APPAREL	1,939.50

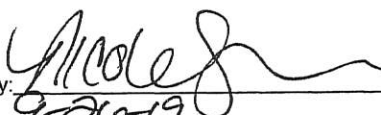
Voucher List
CITY OF SANTEE

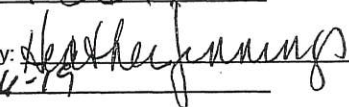
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122526	9/26/2019	10550 10550 UNIFORMS PLUS INC	(Continued)			Total : 3,700.39
122527	9/26/2019	12480 UNITED SITE SERVICES	114-9035316	52648	SANTEE SUMMER CONCERTS	643.58
						Total : 643.58
122528	9/26/2019	10475 VERIZON WIRELESS	9837832803 9837832804		CELL PHONE SERVICE WIFI SERVICE	1,253.63 703.81
						Total : 1,957.44
122529	9/26/2019	12930 WILLIAMS, ROCHELLE M.	October 1, 2019		RETIREE HEALTH PAYMENT	91.00
						Total : 91.00
122530	9/26/2019	12641 WITTORFF, VICKY DENISE	October 1, 2019		RETIREE HEALTH PAYMENT	31.00
						Total : 31.00
122531	9/26/2019	10317 WM HEALTHCARE SOLUTIONS INC	0455229-2793-3 0455230-2793-1	52639 52639	BIOMEDICAL WASTE DISPOSAL BIOMEDICAL WASTE DISPOSAL	93.05 93.23
						Total : 186.28
122532	9/26/2019	13132 WOMEN IN LEISURE SERVICES	92019		WILS MEMBERSHIP	75.00
						Total : 75.00
122533	9/26/2019	10232 XEROX CORPORATION	097999778 097999779 097999780	52753 52754 52755	COPY CHARGES & LEASE - PSD COPY CHARGES - FS#4 COPY CHARGES -FS#5	318.10 318.10 308.85
						Total : 945.05
122534	9/26/2019	10318 ZOLL MEDICAL CORPORATION	2930441	52655	EMS SUPPLIES	258.60
						Total : 258.60
75 Vouchers for bank code : ubgen						Bank total : 538,594.60
75 Vouchers in this report						Total vouchers : 538,594.60

Bank code : ubgen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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Prepared by: 
Date: 9-26-19



Approved by: 
Date: 9-26-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122535	9/26/2019	12724 AMERICAN FIDELITY ASSURANCE	D063770		VOLUNTARY EMPLOYEE BENEFITS	4,350.78
					Total :	4,350.78
122536	9/26/2019	12903 AMERICAN FIDELITY ASSURANCE CO	2049990		FLEXIBLE SPENDING ACCOUNT	2,845.78
					Total :	2,845.78
122537	9/26/2019	12722 FIDELITY SECURITY LIFE	164023213		EYEMED - VOLUNTARY VISION	826.01
					Total :	826.01
122538	9/26/2019	12722 FIDELITY SECURITY LIFE	163967447		EYEMED - VOLUNTARY VISION	5.93
			163987120		EYEMED - VOLUNTARY VISION	5.93
			163987120		EYEMED - VOLUNTARY VISION	5.93
			164021950		EYEMED - VOLUNTARY VISION	5.93
					Total :	23.72
122539	9/26/2019	10844 FRANCHISE TAX BOARD	PPE 09/18/19		WITHHOLDING ORDER	25.00
					Total :	25.00
122540	9/26/2019	10508 LIFE INSURANCE COMPANY OF	September 2019		LTD/LIFE INSURANCE	2,748.62
					Total :	2,748.62
122541	9/26/2019	10784 NATIONAL UNION FIRE INSURANCE	September 2019		VOLUNTARY AD&D	93.00
					Total :	93.00
122542	9/26/2019	10335 SAN DIEGO FIREFIGHTERS FEDERAL	September 2019		LONG TERM DISABILITY-SFFA	1,200.50
					Total :	1,200.50
122543	9/26/2019	10424 SANTEE FIREFIGHTERS	PPE 09/15/19		DUES/PEC/BENEVOLENT/BC EXP	2,858.17
					Total :	2,858.17
122544	9/26/2019	12892 SELMAN & COMPANY	September 2019		ID THEFT PROTECTION	210.00
					Total :	210.00
122545	9/26/2019	10776 STATE OF CALIFORNIA	PPE 09/18/19		WITHHOLDING ORDER	308.30
					Total :	308.30
122546	9/26/2019	10001 US BANK	PPE 09/18/19		PARS RETIREMENT	1,731.66

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122546	9/26/2019	10001 10001 US BANK	(Continued)			Total : 1,731.66
122547	9/26/2019	10959 VANTAGE TRANSFER AGENT/457	PPE 09/18/19		ICMA - 457	28,119.44
						Total : 28,119.44
122548	9/26/2019	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 09/18/19		RETIREMENT HSA	12,422.98
						Total : 12,422.98
14 Vouchers for bank code : ubgen						Bank total : 57,763.96
14 Vouchers in this report						Total vouchers : 57,763.96

Prepared by: 
Date: 9-26-19
Approved by: 
Date: 9-26-19

City of Santee
COUNCIL AGENDA STATEMENT

Item 4

MEETING DATE

October 9, 2019


AGENDA ITEM NO.

ITEM TITLE **RESOLUTION** **AUTHORIZING** **THE** **APPROPRIATION** **AND**
EXPENDITURE OF FY2017 STATE HOMELAND SECURITY GRANT REALLOCATION
FUNDS IN ACCORDANCE WITH ALL PROGRAM REQUIREMENTS

DIRECTOR/DEPARTMENT

John Garlow, Fire Chief 

SUMMARY - On September 10, 2019, the San Diego County Office of Emergency Services approved Santee's 2017 State Homeland Security Grant (SHSG) Reallocation Funds request in the amount of \$13,576.00. The SHSG funds will be utilized to purchase ballistic vests and helmets to be placed on fire apparatus. This protective equipment shall be utilized in accordance with fire department policy. This equipment will be utilized on potentially dangerous incidents for added personal protection.


FINANCIAL STATEMENT - 2017 State Homeland Security Grant Reallocation Funds will reimburse the City \$13,576.00 for the cost of 18 ballistic vests and helmets. The deadline for reimbursement of the \$13,576.00 grant is January 31, 2020.

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATION 

Adopt the attached Resolution authorizing the appropriation and expenditure of 2017 State Homeland Security Grant (SHSG) Reallocation Funds in the amount of \$13,576.00 to purchase new ballistic vests and helmets in accordance with all SHSG program requirements.

ATTACHMENTS -

Resolution
Award Notification

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
AUTHORIZING THE APPROPRIATION AND EXPENDITURE OF FY2017 STATE
HOMELAND SECURITY GRANT REALLOCATION FUNDS IN ACCORDANCE WITH
ALL PROGRAM REQUIREMENTS**

WHEREAS, emergency response personnel are responding into more hazardous and rapidly evolving environments; and

WHEREAS, the Santee Fire Department has determined the need for ballistic vests and helmets to safely perform its mission of protecting life, property and the environment; and

WHEREAS, City staff has determined that BULLETPROOF-IT provided the lowest competitive bid for 18 ballistic vests and helmets for a total amount of \$13,576.00; and

WHEREAS, the City of Santee received FY2017 State Homeland Security Grant Reallocation Funds in the amount of \$13,576.00; and

WHEREAS, grant funds shall not be used to supplant expenditures controlled by the City Council.

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

1. Authorizes the appropriation and expenditure of 2017 State Homeland Security Grant (SHSG) Reallocation Funds in the amount of \$13,576.00 to purchase ballistic vests and helmets in accordance with all SHSG program requirements; and
2. Authorizes the City Manager to execute all necessary documents.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of October 2019, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, MBA, CMC, CITY CLERK



County of San Diego Office of Emergency
Services
5580 Overland Ave., Suite 100
San Diego, CA 92123 -1251
Phone: (858) 565-3490 Fax: (858) 565-3499
Email: oes@sdcounty.ca.gov



September 10, 2019

City of Santee
10601 Magnolia Avenue
Santee, CA 92071

SUBJECT: NOTIFICATION OF FEDERAL FUNDING AWARD
FY 2017 Homeland Security Grant Program (HSGP)
Subaward #2017-0083, Cal OES ID #073-00000

The purpose of this letter is to notify you that the County of San Diego Office of Emergency Services has approved your **FY2017 SHSP** reallocation Body Armor Project in the amount of **\$13,576** as listed below:

Subrecipient Name:	City of Santee
Subrecipient DUNS:	103163374
Federal Award ID (FAIN)	EMW-2017-SS-00083
Federal Award Date:	09/01/17 to 08/31/20
Subaward Period of Performance:	03/01/18 to 05/31/19
Subrecipient Award Amount:	\$13, 576
Federal Award Project Description:	Implementation of homeland security management grant to support state, local, tribal and territorial efforts to prevent terrorism and other catastrophic events
Federal Awarding Agency:	US Department of Homeland Security
CFDA Number:	97.067/Homeland Security Grant Program
Research & Development Award (Y/N):	No
Indirect Cost Rate:	N/A
Match Requirement:	N/A

This grant award is subject to all provisions of Uniform Guidance (2 CFR Part 200), which can be accessed at www.ecfr.gov.

Your performance period for the reallocation project ends January 31, 2020. Please submit your reimbursement requests in a timely manner.

For further assistance, please contact Raluca Pimenta at (858) 715-2214 or Raluca.Pimenta@sdcounty.ca.gov.

Sincerely,

Raluca Pimenta, Administrative Analyst III
County of San Diego, Office of Emergency Services

Unified San Diego County Emergency Services Organization

CARLSBAD • CHULA VISTA • CORONADO • COUNTY OF SAN DIEGO • DEL MAR • EL CAJON • ENCINITAS • ESCONDIDO • IMPERIAL BEACH • LA MESA
LEMON GROVE • NATIONAL CITY • OCEANSIDE • POWAY • SAN DIEGO • SAN MARCOS • SANTEE • SOLANA BEACH • VISTA

City of Santee
COUNCIL AGENDA STATEMENT

Item 5

MEETING DATE October 9, 2019

AGENDA ITEM NO.

ITEM TITLE **PURCHASE OF A 2020 FORD POLICE INTERCEPTOR UTILITY VEHICLE FROM DOWNTOWN FORD SALES PER CITY OF SACRAMENTO CONTRACT #B19153311005 AND DECLARATION OF VEHICLE V-108 AS SURPLUS PROPERTY**

DIRECTOR/DEPARTMENT Fire Chief John Garlow, Fire Department *RG*

SUMMARY This item requests City Council authorization to purchase a 2020 Ford Police Interceptor Utility Vehicle for the Fire Department to replace Vehicle V-169, a 2015 Ford F-150 pickup. V-169 will remain in the fleet and replace V-145, a 2008 Ford Escape, as a more capable and appropriate vehicle to meet the needs of the Public Services Manager. V-145 will remain in the fleet as a pool vehicle and replace V-108, a 1999 Ford Taurus with 75,816 miles, which requires costly repairs and has exceeded its useful service life.

Santee Municipal Code 3.24.130B authorizes the City to purchase from a vendor at a price established by a competitive or competitively negotiated bid by another public jurisdiction in substantial compliance with the formal purchasing procedures as provided in Santee Municipal Code Section 3.24.100 even if the City had not joined with that public agency in a cooperative purchase. In March 2019, the City of Sacramento conducted a formal competitive bid process, substantially complying with Santee's Municipal Code, for procurement of Ford Police Interceptor Utility Vehicles. Based on the requirements for the lowest responsible bidder, Downtown Ford Sales was the vendor awarded Contract #B19153311005 for Ford Police Interceptor Utility Vehicles.

Santee's Purchasing Ordinance requires City Council approval of all purchases exceeding \$25,000. Staff recommends utilizing City of Sacramento Contract #B19153311005 to purchase a 2020 Ford Police Interceptor Utility Vehicle from Downtown Ford Sales in an amount not to exceed \$36,143.85. Other items, including radios, decals, strobe lights, other miscellaneous equipment and installation, will be informally bid and purchased separately from other vendors for an additional amount not to exceed \$9,165.15.

FLEET MANAGER REVIEW N/A Completed

CITY ATTORNEY REVIEW N/A Completed

mr

FINANCIAL STATEMENT Funding for this vehicle is included in the FY 2019-20 Vehicle Replacement Fund budget.

RECOMMENDATION *MSB*

1. Authorize the purchase of a 2020 Ford Police Interceptor Utility Vehicle from Downtown Ford Sales per City of Sacramento Contract #B19153311005 for an amount not to exceed \$36,143.85; and
2. Authorize the purchase of miscellaneous add-on items for an amount not to exceed \$9,165.15; and
3. Declare Vehicle V-108, a 1999 Ford Taurus, surplus property upon receipt and acceptance of the new vehicle and direct sale of Vehicle V-108 at public auction; and
4. Authorize the City Manager to execute all necessary documents.

ATTACHMENT
Staff Report

STAFF REPORT

PURCHASE OF A 2020 FORD POLICE INTERCEPTOR UTILITY VEHICLE FROM DOWNTOWN FORD SALES PER CITY OF SACRAMENTO CONTRACT #B19153311005 AND DECLARATION OF VEHICLE V-108 AS SURPLUS PROPERTY

OCTOBER 9, 2019

The purchase of this vehicle will address several City fleet vehicle issues and enhance the overall functionality of the City vehicle fleet. This new 2020 Ford Police Interceptor vehicle will go to the Deputy Fire Chief and will better serve the day-to-day functions of the position. His former vehicle, a 2015 Ford F-150 (V-169) will then be assigned to the Public Services Manager. V-169 is in excellent condition, has been well maintained and has many more good years of service left. V-169 will be a much more functional vehicle for the Public Services Manager, providing more flexibility and functionality in the field with a pickup bed. The Public Services Manager's current vehicle, a 2008 Ford Escape (V-145), will then be assigned as a City pool vehicle and will replace V-108, a 1999 Ford Taurus, that is over 20 years old and has several significant cosmetic and mechanical issues that are costly to repair. V-145 will provide more flexibility and functionality as a City pool vehicle, maximizing the use of our current fleet ensemble. V-108 will then be designated as a surplus vehicle and sold at auction.

City of Santee
COUNCIL AGENDA STATEMENT

Item 6

MEETING DATE

October 9, 2019

AGENDA ITEM NO.

ITEM TITLE

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE RIVER VILLAGE SUBDIVISION (TM2015-02) AS COMPLETE LOCATION: BRAVERMAN DRIVE WEST OF JEREMY STREET

DIRECTOR/DEPARTMENT

Melanie Kush, Development Services



SUMMARY

This item was continued from the September 11, 2019 meeting of the City Council in light of public testimony asserting substandard site compaction and other matters related to the River Village project constructed by KB Home California LLC ("KB"). These other matters pertained to terms of a Settlement Agreement between Preserve Wild Santee and Watt Communities (entitlement holder at the time of project approval). The City is not party to the Agreement (attached), and both parties are working through the issues. Specific to compaction questions, all soils within the public right of way were compacted and tested under the direction of the project geotechnical engineer and inspected by the City's Engineering Inspector as demonstrated in the attached As-graded Geotechnical Report prepared by SCST, LLC dated March 22, 2019 as well as supplemental letters from Shilling Paradise dated August 19, 2019 and PPP dated August 29, 2019.

The public improvements constructed by KB include the installation of approximately 500 linear feet of reinforced concrete drainage pipe; construction of five public streets to local street standards; and new concrete sidewalk, curb and gutter, street lighting, and striping along the frontage of Braverman Drive and Jeremy Street. These improvements are completed and ready for acceptance and incorporation into the City maintained street system.

All required public improvements have been constructed in accordance with the Resolution of Approval (Resolution No. 009-2016), the accepted plans and to the satisfaction of the Director of Development Services and staff recommends that the City Council accept the public improvements constructed as part of the River Village subdivision, TM2015-02.

ENVIRONMENTAL REVIEW

Environmental review was completed at the time of tentative map and development review approval. The Mitigated Negative Declaration was adopted on January 27, 2016, and the Notice of Determination was filed on January 29, 2016 with the County Clerk.

FINANCIAL STATEMENT

Acceptance of these public improvements will result in a minor increase in City street maintenance costs. These costs will be offset by increased tax revenues.

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION

Adopt the attached Resolution accepting the public improvements as complete and directing the City Clerk to release 90 percent of the faithful performance bond and retain 10 percent for 12 months as a warranty bond, and retain the labor and material bond for six months.

ATTACHMENTS

Resolution
Settlement Agreement

Vicinity Map

As-graded Geotechnical Report w/supplemental letters

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE RIVER VILLAGE
SUBDIVISION (TM2015-02) AS COMPLETE
LOCATION: BRAVERMAN DRIVE WEST OF JEREMY STREET**

WHEREAS, KB Home California, LLC, the developer of the River Village subdivision, entered into a subdivision improvement agreement to construct certain public improvements associated with the development; and

WHEREAS, the public improvements for the subdivision are constructed according to the Resolution of Approval (Resolution No. 009-2016), the accepted plans, and to the satisfaction of the Director of Development Services.

NOW, THEREFORE BE IT RESOLVED that City Council of the City of Santee, California, does hereby accept the public improvements and incorporates them into the City's maintained street system.

BE IT FURTHER RESOLVED that the City Council does hereby direct the City Clerk to retain 10 percent of the faithful performance bond for 12 months as a warranty bond, and retain the labor and material bond for six months. The retained bonds shall be released upon approval of the Director of Development Services.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 9th day of October 2019, by the following roll call vote to wit:

AYES:

NOES:

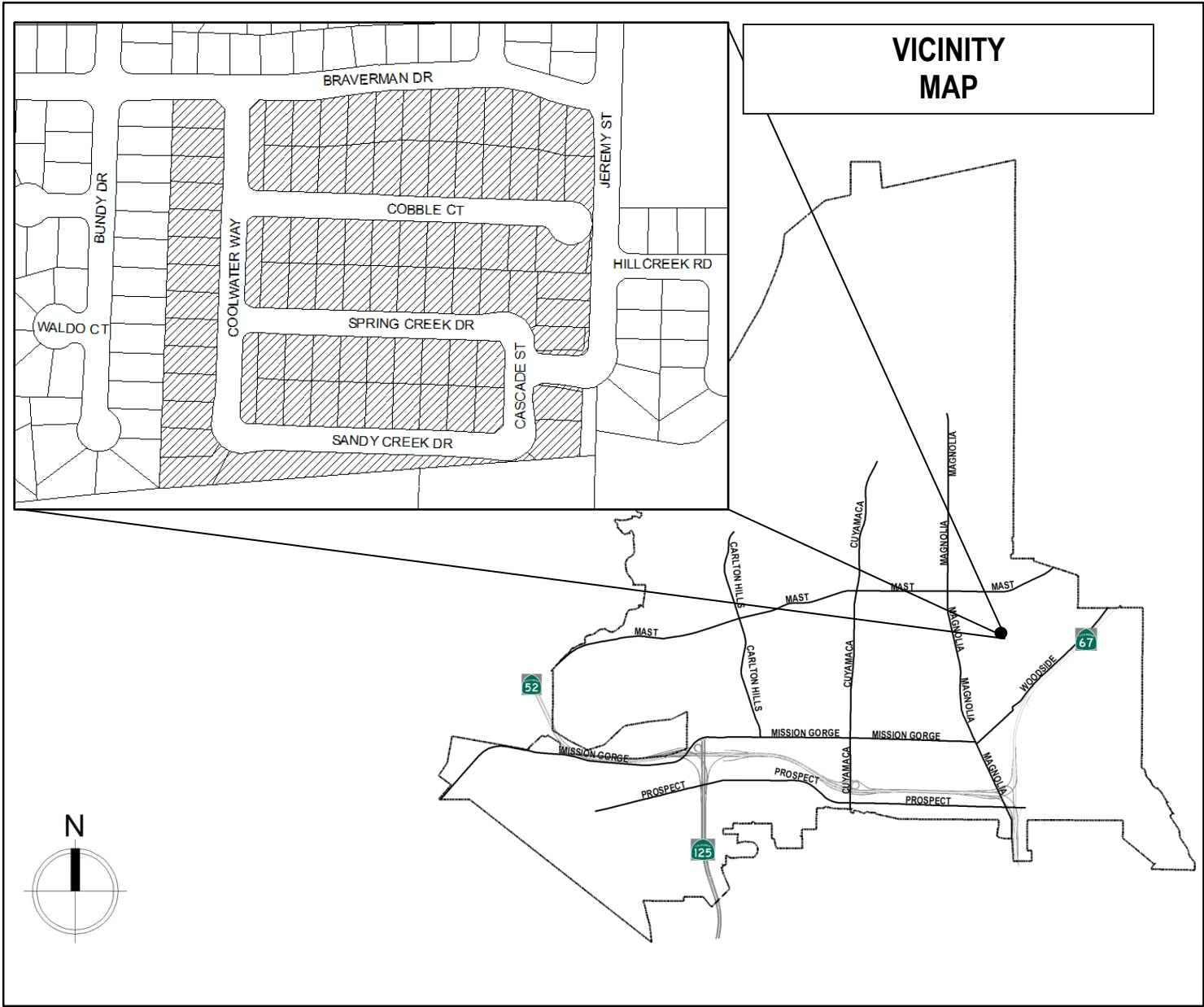
ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, MBA, CMC, CITY CLERK



River Village Subdivision (TM2015-02)



AS-GRADED GEOTECHNICAL REPORT BRAVERMAN RIVER VILLAGE

Santee, California

Prepared By:
SCST, LLC
6280 Riverdale Street
San Diego, California 92120

Prepared For:
Mr. Domenic Ramundo
KB Home Coastal
9915 Mira Mesa Boulevard, Suite 100
San Diego, CA 92131

Providing Professional Engineering Services Since 1959





AS-GRADED GEOTECHNICAL REPORT



March 22, 2019

SCST No. 160268N
Report No. 21

Mr. Domenic Ramundo
Senior Project Manager
KB Home Coastal
9915 Mira Mesa Boulevard, Suite 100
San Diego, CA 92131



Subject: AS-GRADED GEOTECHNICAL REPORT
BRAVERMAN RIVER VILLAGE
SANTEE, CALIFORNIA
GRADING PERMIT NO. G-1250

Dear Mr. Ramundo:

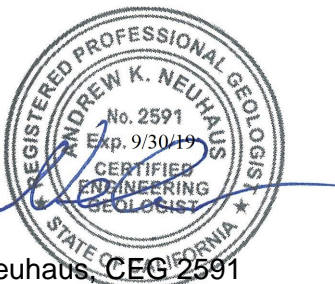

This report summarizes the results of the geotechnical observation and testing services that SCST, LLC performed during earthwork construction for the Braverman River Village project. In our opinion, the soil engineering and engineering geologic aspects of the grading are in compliance with the approved geotechnical report and the grading plan, Drawing No. 2016-261.

If you have any questions, please call us at (619) 280-4321.

Respectfully submitted,
SCST, LLC



Isaac Chun, GE 2649
Principal Engineer



Andrew K. Neuhaus, CEG 2591
Senior Engineering Geologist

BJG:AKN:JB:JPS:hu

(1) Addressee via e-mail: dramundo@kbhome.com

TABLE OF CONTENTS

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ATTACHMENTS

TABLES

Table 1A.....	Compaction Test Results (Pre-Metafield)
Table 1B.....	Compaction Test Results (Post-Metafield)
Table 1C.....	Compaction Test Results (Asphalt Concrete)
Table 2	Laboratory Test Results

FIGURES

Figure 1	Site Vicinity Map
Figure 2A	In-Place Density Test Map (Pre-Metafield)
Figure 2B	In-Place Density Test Map (Post-Metafield)

1. INTRODUCTION

SCST, LLC (SCST) is pleased to present the results of our geotechnical observation and testing services provided during earthwork construction for the Braverman River Village project. The purpose of our work was to observe the geotechnical conditions exposed during grading and evaluate conformance of the geotechnical aspects of earthwork construction with the project plans and geotechnical recommendations.

2. SCOPE OF WORK

SCST provided observation and compaction testing services during earthwork construction. To support the field testing, representative samples of the material used for fill, backfill, and pavement construction were tested in our laboratory. Field dailies were prepared at the end of each day summarizing our observations and testing. Our services did not include supervision or direction of the actual work performed by the contractors.

3. SITE DESCRIPTION

The rectangular-shaped site is in Santee, California bound by Braverman Drive on the north, Jeremy Street on the east, San Diego River Trail on the south, and residential development on the west. Prior to construction, the site was underlain by alluvial deposits. Figure 1 presents a site vicinity map.

4. PROJECT DESCRIPTION

The project consisted of the design and construction of an 82-unit, single-family residential development. Improvements consist of retaining walls, underground utilities, sidewalks, and pavements for site access and parking.

5. SITE PREPARATION AND GRADING

As recommended in the referenced geotechnical report (Southern California Soil and Testing, 2014), site preparation began with the removal of existing improvements, vegetation, and debris. Grading consisted of excavating the existing alluvium to the depths indicated on Figures 2A and 2B. The surfaces exposed at the bottom of the excavations were observed by an SCST representative to confirm that the excavation was in compliance with the geotechnical recommendations in the referenced reports. The grading contractor scarified, moisture conditioned, and compacted the surface exposed at the bottom of excavations. Fill was placed in thin lifts, moisture conditioned to near optimum moisture content, and compacted until field density tests indicated a minimum of 90% relative compaction based on the ASTM D 1557 laboratory procedure. Compaction was achieved by using 637 scrappers, D6 and D9 dozers, water pull, water truck, and loader. This process continued until planned elevations were



reached. Figures 2A and 2B present the approximate locations of the in-place density tests taken in the fill.

6. AS-GRADED GEOLOGIC CONDITIONS

In our opinion, the geologic conditions observed at the site were similar to those described in the project geotechnical report and were generally as anticipated (Southern California Soil and Testing, 2014). As observed during grading, the site is underlain by compacted fill and alluvium. The as-graded geologic conditions are depicted on Figures 2A and 2B. Descriptions of the materials are presented below.

Fill (Qaf): Compacted fill derived from on-site and off-site materials consisting of silty to clayey sand and sandy clay with varying amounts of gravel and cobbles were placed during grading. The fill was screened for reuse, and oversized material and debris were hauled from the site. The fill overlies competent alluvium.

Alluvium (Qal): The alluvium consists of loose to medium dense, silty to clayey sand with varying amounts of gravel.

Groundwater: Groundwater was not observed during grading. Future site irrigation may alter the groundwater conditions, resulting in unpredictable perched water and seepage. Groundwater conditions may also change in the future due to broken pipes or rainfall.

7. RETAINING WALLS

We observed the wall drainage system and performed observation and testing of the backfill soils. The wall drain consists of a geocomposite panel drain along the back of the wall with a thicker profile collector section at the base of the wall connected to solid PVC pipes that discharge to a storm drain on the west side of the building. The wall backfill was placed in 6- to 8-inch lifts, moisture conditioned to near optimum moisture content, and compacted until field density tests indicated a minimum of 90% relative compaction. Compaction was achieved by hand-whackers. Figure 2 presents the approximate locations of the in-place density tests. We understand the wall drains were connected to discharge in the gutter or biofiltration basins.

8. SITE IMPROVEMENTS

Site improvements consist of utility trench backfill, sidewalk, and pavements. Utility trench backfill was observed on a periodic basis to be placed in relatively thin lifts, moisture conditioned to near optimum moisture content, and compacted until field density tests indicated a minimum of 90% relative compaction. The upper 12 inches of subgrade soils beneath curb, gutter, and pavements were scarified, moisture conditioned to near optimum moisture content,



and compacted until field density tests indicated a minimum of 95% relative compaction. Aggregate base was placed over the prepared subgrade and compacted using vibratory steel-drum rollers. Asphalt concrete was placed over the compacted base course using conventional paving equipment, then compacted with steel drum rollers and rubber-tired compactors. Figure 3 presents the approximate locations of the in-place density tests.

EXCLUSIONS

In the plumbing trench behind Lot 52, there is a riser that did not probe firm and unyielding. The contractor, PPP, informed an SCST soils technician that they would recompact his area at a later date, but this was not observed by SCST.

9. FIELD OBSERVATIONS AND TESTING

Field density tests were performed in accordance with ASTM D6938 (nuclear gauge). Figure 2A presents the in-place density test results prior to the use of Metafield™, while Figure 2B presents the in-place density test results using Metafield™. The accuracy of the test locations and elevations is a function of the accuracy of the topographic and lateral control provided by others. Their locations and elevations were determined by pacing and hand level methods and should be considered accurate only to the degree implied by the method used.

Maximum dry density and optimum moisture content tests were performed on soil samples in accordance with ASTM D1557. Maximum unit weight testing was performed on asphalt concrete samples in accordance with ASTM D2726. The results of these tests were used in conjunction with the field density tests to determine the degree of relative compaction of the materials. Expansion index testing was performed in accordance with ASTM D4829. Based on the test results, the soils generally have a low expansion potential.

10. FOUNDATIONS

We observed foundation excavations to evaluate conformance with the project geotechnical recommendations. The foundations consist of shallow slab on grade footings. The foundations were excavated to the minimum recommended depth and reached suitable bearing materials consisting of compacted fill. The fill soils generally consist of silty to clayey sand. Our laboratory test results indicate that these soils generally have a low expansion potential. The compacted fill was placed in thin loose lifts, moisture conditioned to near optimum moisture content, and compacted to at least 90% relative compaction in accordance with the project geotechnical report. In general, our observations confirm that the subsurface conditions and bearing materials are in substantial conformance with the project geotechnical report (Southern



California Soil and Testing, 2014). With the exception of the aforementioned lots, the bearing materials are considered suitable for support of the structure.

EXCLUSIONS

The foundation footings for Lots 9, 11, 12, 51, 78, 80, and 81 were left with voids under the footing leaving them undermined. SCST representatives were informed by Schilling Paradise that they would be filled with slurry at a later date.

11. CONCLUSIONS

In our opinion, the soil engineering and engineering geologic aspects of the grading are in compliance with the approved geotechnical report and the grading plan, Drawing No. 2016-261. The conclusions contained herein are based on our geotechnical observation and compaction testing services performed between October 28, 2016 and September 18, 2018. No representations are made to the quality and extent of materials not observed or materials not in conformance with the project specifications or our geotechnical recommendations.

12. LIMITATIONS

This report covers only the services that SCST, LLC performed between October 28, 2016 and September 18, 2018. Our opinions are based on our observations and the relative compaction test results and are limited by the scope of the work that we agreed to perform. Horizontal and vertical control was provided by the contractor. The accuracy of the grading limits and elevations are based on work by others. Our work was performed in accordance with the currently accepted standard of practice and in such a manner as to provide a reasonable measure of the compliance of the grading and backfill operations with the project requirements. No warranty, express or implied, is made or intended with respect to the work that we have performed, and neither the performance of this work nor the submittal of this report should be construed as relieving the contractor of their responsibility to conform with the project requirements. Our work was generally performed on an "on-call" basis. Therefore, the in-place density tests performed by our field representative can only be construed as representative of the areas tested as shown on the attached figures.

As used herein, the term "observation" implies only that we observed the progress of work for which we were involved. We performed field density tests, which in conjunction with our observations, were the basis for our opinion as to whether the work was performed in substantial conformance with the project geotechnical requirements.



13. REFERENCES

RICK Engineering, Co. (2015), Braverman Drive, River Village Grading Plan Sheets 5-10, Lots 15-21, 27-62.

SCST, Inc., 2016, Geotechnical Addendum No. 2, Proposed 74 Lot Subdivision, Braverman Drive, Santee, California, dated July 22, SCST Report No. 160268N-1.

SCST, Inc. 2016, Summary of Geotechnical Observation and Compaction Testing for Building Pads, River Village – Lots 22-26, Braverman Drive, Santee, California, Grading Permit No. G-1250, dated November 30, SCST Report No. 160268N-3.

Southern California Soil and Testing, Inc., 2014, Revised Remedial Grading Recommendations, Braverman Drive, Santee, California, dated December 17, SCST Report No. 140421N-3.

**Table 1A - Compaction Test Results**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego California, 92131**Project:**160268N
Braverman River Village EW
Santee, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
1	10/28/2016	Grading	Lot 16	352	#1	10.1	120.3	90%	90%	PASS
2	10/28/2016	Grading	Coolwater Way	351	#1	9.9	121.7	92%	90%	PASS
3	10/28/2016	Grading	Lot 13	350	#1	11	120.6	91%	90%	PASS
4	10/28/2016	Grading	Lot 14	356	#3	8.8	114.6	93%	90%	PASS
5	10/28/2016	Grading	Coolwater Way	354	#1	12.9	122.5	92%	90%	PASS
6	10/28/2016	Grading	Lot 38	355	#3	6.8	112.2	91%	90%	PASS
7	10/28/2016	Grading	Lot 18	354	#2	9.5	121.0	96%	90%	PASS
8	10/28/2016	Grading	Lot 36	353	#2	11.4	115.5	91%	90%	PASS
9	10/29/2016	Grading	Lot 18	358	#2	15.6	113.9	90%	90%	PASS
10	10/29/2016	Grading	Lot 33	357	#2	15.1	115.4	91%	90%	PASS
11	10/29/2016	Grading	Lot 22	358	#2	7.7	117.0	93%	90%	PASS
12	10/29/2016	Grading	Lot 13	355	#2	11	115.4	91%	90%	PASS
13	10/29/2016	Grading	Lot 15	357	#2	14.3	115.5	91%	90%	PASS
14	10/29/2016	Grading	Lot 38	355	#1	10.6	122.2	92%	90%	PASS
15	10/29/2016	Grading	Lot 16	358.5	#1	9.9	122.3	92%	90%	PASS
16	10/29/2016	Grading	Lot 20	360	#2	13.9	115.6	91%	90%	PASS
17	10/29/2016	Grading	Lot 31	360	#2	14.4	116.3	92%	90%	PASS
18	10/31/2016	Grading	Lot 23	357	#1	11.9	122.7	92%	90%	PASS
19	10/31/2016	Grading	Lot 19	359	#1	9.2	119.7	90%	90%	PASS
20	10/31/2016	Grading	Lot 24	358	#1	11.8	121.0	91%	90%	PASS
21	10/31/2016	Grading	Lot 26	360	#1	10.2	120.2	90%	90%	PASS
22	10/31/2016	Grading	Lot 23	361	#2	10.5	114.2	90%	90%	PASS
23	10/31/2016	Grading	Lot 25	362	#2	13.3	113.8	90%	90%	PASS
24	11/1/2016	Grading	Lot 12	350	#2	10.6	111.8	88%	90%	FAIL
25	11/1/2016	Grading	Lot 38	350	#3	9.1	113.7	92%	90%	PASS
26	11/1/2016	Grading	Lot 21	360	#1	10.5	120.9	91%	90%	PASS
27	11/1/2016	Grading	Lot 24	362.5	#3	10.5	115.3	94%	90%	PASS
28	11/1/2016	Grading	Lot 26	363.5	#2	11.2	123.3	98%	90%	PASS
29	11/1/2016	Grading	Lot 33	353	#3	10.4	112.7	92%	90%	PASS
30	11/1/2016	Grading	Lot 31	357	#3	9.8	112.5	91%	90%	PASS
31	11/1/2016	Grading	Lot 29	360	#2	11.1	115.6	91%	90%	PASS
32	11/1/2016	Grading	Lot 27	361	#2	10.6	115.5	91%	90%	PASS
33	11/1/2016	Grading	Lot 27	362	#3	9.9	117.3	95%	90%	PASS
34	11/1/2016	Grading	Lot 28	362	#3	11	116.3	94%	90%	PASS
35	11/1/2016	Grading	Lot 31	359	#3	13.4	115.8	94%	90%	PASS
36	11/1/2016	Grading	Lot 34	352.5	#2	15.5	115.7	92%	90%	PASS
37	11/1/2016	Grading	Lot 36	352.5	#2	12.3	116.2	92%	90%	PASS
38	11/1/2016	Grading	Lot 46	350.5	#2	9.1	116.0	92%	90%	PASS
39	11/1/2016	Grading	Cobble Street STA 16+60	352	#1	10.4	123.8	93%	90%	PASS
40	11/2/2016	Grading	Cobble Street STA 17+40	357	#1	12.7	123.0	92%	90%	PASS

**Table 1A - Compaction Test Results**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego California, 92131**Project:**160268N
Braverman River Village EW
Santee, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
41	11/2/2016	Grading	Cobble Street STA 15+40	356	#1	10.6	120.9	91%	90%	PASS
42	11/2/2016	Grading	Lot 48	355.5	#2	11	118.0	93%	90%	PASS
43	11/2/2016	Grading	Cobble Street STA 10+30	354	#2	13	115.1	91%	90%	PASS
44	11/2/2016	Grading	Cobble Street STA 12+90	350	#2	9.5	116.0	92%	90%	PASS
45	11/2/2016	Grading	Lot 40	351	#2	11.4	118.4	94%	90%	PASS
46	11/2/2016	Grading	Lot 43	350	#2	13.3	118.8	94%	90%	PASS
47	11/2/2016	Grading	Cobble Street STA 13+25	351.5	#2	11.6	118.1	93%	90%	PASS
48	11/2/2016	Grading	Lot 45	353	#2	7.4	118.9	94%	90%	PASS
49	11/2/2016	Grading	Lot 48	355.5	#3	14.4	111.8	91%	90%	PASS
50	11/3/2016	Grading	Lot 49	353	#3	6.1	113.6	92%	90%	PASS
51	11/3/2016	Grading	Lot 46	351	#3	6.5	114.3	93%	90%	PASS
52	11/3/2016	Grading	Lot 55	351.5	#3	9.4	116.2	94%	90%	PASS
53	11/3/2016	Grading	Lot 53	351	#3	7.4	117.0	95%	90%	PASS
54	11/3/2016	Grading	Lot 39	352	#1	10.4	120.9	91%	90%	PASS
55	11/3/2016	Grading	Lot 41	353	#2	12.2	114.5	91%	90%	PASS
56	11/3/2016	Grading	Lot 44	356	#2	13.9	114.8	91%	90%	PASS
57	11/3/2016	Grading	Lot 39	350	#2	8.4	116.4	92%	90%	PASS
58	11/3/2016	Grading	Lot 44	352	#3	14	112.3	91%	90%	PASS
59	11/3/2016	Grading	Lot 61	352	#3	14.2	112.4	91%	90%	PASS
60	11/3/2016	Grading	Lot 57	351	#3	14.4	111.8	91%	90%	PASS
61	11/4/2016	Grading	Lot 39	355	#2	11	114.2	90%	90%	PASS
62	11/4/2016	Grading	Lot 42	355	#2	12.8	116.3	92%	90%	PASS
63	11/4/2016	Grading	Lot 45	358	#1	13	122.2	92%	90%	PASS
64	11/4/2016	Grading	Lot 47	359.5	#1	13.6	120.8	91%	90%	PASS
65	11/4/2016	Grading	Lot 32	353	#1	9.8	121.8	92%	90%	PASS
66	11/4/2016	Grading	Lot 35	354	IMP 1	15.7	106.9	98%	90%	PASS
67	11/4/2016	Grading	Lot 37	357	IMP 1	10.1	106.6	98%	90%	PASS
68	11/7/2016	Grading	Lot 15	FG	#1	9.7	124.8	94%	90%	PASS
69	11/7/2016	Grading	Lot 15	FG	#1	9.1	121.3	91%	90%	PASS
70	11/7/2016	Grading	Lot 16	FG	#1	8.9	120.8	91%	90%	PASS
71	11/7/2016	Grading	Lot 16	FG	#1	7.9	127.9	96%	90%	PASS
72	11/7/2016	Grading	Lot 17	FG	#1	8.3	120.1	90%	90%	PASS
73	11/7/2016	Grading	Lot 17	FG	#1	8.1	128.4	97%	90%	PASS
74	11/7/2016	Grading	Lot 18	FG	#1	7.8	123.4	93%	90%	PASS
75	11/7/2016	Grading	Lot 18	FG	#1	9.7	123.2	93%	90%	PASS
76	11/7/2016	Grading	Lot 19	FG	#1	9.1	120.5	91%	90%	PASS
77	11/7/2016	Grading	Lot 19	FG	#1	10.1	123.3	93%	90%	PASS
78	11/7/2016	Grading	Lot 20	FG	#1	9.5	121.6	91%	90%	PASS
79	11/7/2016	Grading	Lot 20	FG	#1	8.8	122.0	92%	90%	PASS
80	11/7/2016	Grading	Lot 21	FG	#1	10.9	122.3	92%	90%	PASS

**Table 1A - Compaction Test Results**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego California, 92131**Project:**160268N
Braverman River Village EW
Santee, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
81	11/7/2016	Grading	Lot 21	FG	#1	9.7	124.2	93%	90%	PASS
82	11/7/2016	Grading	Lot 22	FG	#1	9.5	123.0	92%	90%	PASS
83	11/7/2016	Grading	Lot 22	FG	#1	7.5	120.7	91%	90%	PASS
84	11/7/2016	Grading	Lot 23	FG	#2	8.5	117.7	93%	90%	PASS
85	11/7/2016	Grading	Lot 23	FG	#2	9.7	116.9	92%	90%	PASS
86	11/7/2016	Grading	Lot 24	FG	#2	9	119.7	95%	90%	PASS
87	11/7/2016	Grading	Lot 24	FG	#2	7.8	119.5	95%	90%	PASS
88	11/7/2016	Grading	Lot 25	FG	#2	7.5	115.5	91%	90%	PASS
89	11/7/2016	Grading	Lot 25	FG	#2	7.9	116.7	92%	90%	PASS
90	11/7/2016	Grading	Lot 26	FG	#2	9.5	116.0	92%	90%	PASS
91	11/7/2016	Grading	Lot 26	FG	#2	8.4	117.8	93%	90%	PASS
92	11/7/2016	Grading	Lot 41	356	#1	13.3	121.2	91%	90%	PASS
93	11/7/2016	Grading	Lot 46	356	#1	9.4	121.9	92%	90%	PASS
94	11/7/2016	Grading	Lot 49	358	#2	9.5	116.3	92%	90%	PASS
95	11/7/2016	Grading	Lot 50	357	#2	13.4	115.5	91%	90%	PASS
96	11/8/2016	Grading	Lot 52	354	#1	12.2	120.7	91%	90%	PASS
97	11/8/2016	Grading	Lot 51	356	#1	12.5	121.3	91%	90%	PASS
98	11/8/2016	Grading	Lot 53	358	#1	12.6	122.6	92%	90%	PASS
99	11/8/2016	Grading	Lot 61	352.5	#2	13	116.1	92%	90%	PASS
100	11/8/2016	Grading	Lot 50	355	#2	11.1	122.5	97%	90%	PASS
101	11/8/2016	Grading	Lot 54	356	#2	12.4	116.7	92%	90%	PASS
102	11/9/2016	Grading	Lot 54	358	#2	14.7	115.9	92%	90%	PASS
103	11/9/2016	Grading	Lot 52	360	#2	11.4	117.7	93%	90%	PASS
104	11/9/2016	Grading	Lot 50	360	#2	14.5	116.8	92%	90%	PASS
105	11/9/2016	Grading	Lot 49	363	#2	11.3	115.5	91%	90%	PASS
106	11/9/2016	Grading	Lot 62	352	#2	12.8	116.3	92%	90%	PASS
107	11/9/2016	Grading	Lot 59	353.5	#2	13	115.2	91%	90%	PASS
108	11/9/2016	Grading	Lot 57	354	#2	13.3	117.9	93%	90%	PASS
109	11/10/2016	Grading	Lot 61	354	#2	13.6	114.0	90%	90%	PASS
110	11/10/2016	Grading	Lot 58	356	#2	9.3	117.7	93%	90%	PASS
111	11/10/2016	Grading	Lot 54	358	#2	13.9	115.6	91%	90%	PASS
112	11/10/2016	Grading	Lot 72	354	#2	14.4	116.2	92%	90%	PASS
113	11/10/2016	Grading	Lot 73	353	#2	15.5	115.7	92%	90%	PASS
114	11/15/2016	Grading	Lot 36	355	#2	9.9	118.4	94%	90%	PASS
115	11/15/2016	Grading	Lot 34	356	#2	9.6	116.6	92%	90%	PASS
116	11/15/2016	Grading	Lot 31	359	#2	11.1	115.1	91%	90%	PASS
117	11/17/2016	Grading	Lot 82	352	#2	14.5	114.7	91%	90%	PASS
118	11/17/2016	Grading	Lot 63	352.5	#2	12	117.9	93%	90%	PASS
119	11/18/2016	Grading	Sandy Creek Dr 15+00	349.5	#8B	9.8	118.2	92%	90%	PASS
120	11/18/2016	Grading	Sandy Creek Dr 13+00	349	#8B	9.1	122.7	95%	90%	PASS

**Table 1A - Compaction Test Results**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego California, 92131**Project:**160268N
Braverman River Village EW
Santee, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
121	11/18/2016	Grading	Sandy Creek Dr 11+00	350	#8B	10.1	119.6	93%	90%	PASS
122	11/30/2016	Grading	Lot 9	353	#2	12.8	116.5	92%	90%	PASS
123	11/30/2016	Grading	Lot 5	353	#2	12.4	115.7	92%	90%	PASS
124	11/30/2016	Grading	Lot 11	350	#6	11.7	109.3	90%	90%	PASS
125	11/30/2016	Grading	Lot 7	353	#6	12.9	111.9	93%	90%	PASS
126	12/1/2016	Grading	Lot 10	354	#6	9.9	111.4	92%	90%	PASS
127	12/1/2016	Grading	Lot 6	352	#6	10.6	111.8	92%	90%	PASS
128	12/2/2016	Grading	Lot 8	354	#6	13.3	109.8	91%	90%	PASS
129	12/5/2016	Grading	Lot 26	Subgrade	#2	10	124.5	98%	90%	PASS
130	12/5/2016	Grading	Lot 26	Subgrade	#2	9.6	124.3	98%	90%	PASS
131	12/5/2016	Grading	Lot 26	Subgrade	#2	10.2	124.1	98%	90%	PASS
132	12/6/2016	Grading	Fill Slope East of Lot 72	357	#1	13	123.0	92%	90%	PASS
133	12/7/2016	Grading	Lot 72	356	#6A	10.6	112.3	92%	90%	PASS
134	12/7/2016	Grading	Lot 73	356	#1	6.7	123.5	93%	90%	PASS
135	12/8/2016	Grading	Lot 27	FG	#2	13.4	119.9	95%	90%	PASS
136	12/8/2016	Grading	Lot 27	FG	#2	12.7	118.9	94%	90%	PASS
137	12/8/2016	Grading	Lot 28	FG	#2	9.3	123.9	98%	90%	PASS
138	12/8/2016	Grading	Lot 28	FG	#1	7.2	125.4	94%	90%	PASS
139	12/8/2016	Grading	Lot 29	FG	#3	6.5	111.5	91%	90%	PASS
140	12/8/2016	Grading	Lot 29	FG	#1	9	122.3	92%	90%	PASS
141	12/8/2016	Grading	Lot 30	FG	#2	13.2	117.6	93%	90%	PASS
142	12/8/2016	Grading	Lot 30	FG	#2	11.2	113.7	90%	90%	PASS
143	12/8/2016	Grading	Lot 31	FG	#2	9.7	118.4	94%	90%	PASS
144	12/8/2016	Grading	Lot 31	FG	#2	14.1	119.8	95%	90%	PASS
145	12/8/2016	Grading	Lot 32	FG	#2	12.9	115.2	91%	90%	PASS
146	12/8/2016	Grading	Lot 32	FG	#2	9.5	119.0	94%	90%	PASS
147	12/9/2016	Grading	Lot 33	FG	#2	16.7	115.0	91%	90%	PASS
148	12/9/2016	Grading	Lot 33	FG	#2	13.6	115.0	91%	90%	PASS
149	12/9/2016	Grading	Lot 34	FG	#2	10.9	114.6	91%	90%	PASS
150	12/9/2016	Grading	Lot 34	FG	#2	13.6	116.1	92%	90%	PASS
151	12/9/2016	Grading	Lot 35	FG	#2	14.9	114.7	91%	90%	PASS
152	12/9/2016	Grading	Lot 35	FG	#2	13.9	114.9	91%	90%	PASS
153	12/9/2016	Grading	Lot 36	FG	#2	12	115.3	91%	90%	PASS
154	12/9/2016	Grading	Lot 36	FG	IMP 1	13	105.7	97%	90%	PASS
155	12/9/2016	Grading	Lot 37	FG	#2	13.2	116.7	92%	90%	PASS
156	12/9/2016	Grading	Lot 37	FG	#2	13.4	115.5	91%	90%	PASS
157	12/9/2016	Grading	Lot 38	FG	#2	12.7	114.9	91%	90%	PASS
158	12/9/2016	Grading	Lot 38	FG	#2	12.8	116.3	92%	90%	PASS
159	12/12/2016	Grading	Fill Slope - South Place	351	#2	14.1	116.9	92%	90%	PASS
160	12/12/2016	Grading	Fill Slope - South Place	350	#1	10.3	124.1	93%	90%	PASS

**Table 1A - Compaction Test Results**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego California, 92131**Project:**160268N
Braverman River Village EW
Santee, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
161	12/12/2016	Grading	Fill Slope - South Place	350.5	#6	12.9	109.0	90%	90%	PASS
162	12/12/2016	Grading	Lot 39	FG	#2	14.4	116.7	92%	90%	PASS
163	12/12/2016	Grading	Lot 39	FG	#2	13.1	117.0	93%	90%	PASS
164	12/12/2016	Grading	Lot 40	FG	#2	14.8	114.2	90%	90%	PASS
165	12/12/2016	Grading	Lot 40	FG	#2	12.4	117.5	93%	90%	PASS
166	12/12/2016	Grading	Lot 41	FG	#2	13.1	120.4	95%	90%	PASS
167	12/12/2016	Grading	Lot 41	FG	#2	12.5	116.5	92%	90%	PASS
168	12/12/2016	Grading	Lot 42	FG	#2	13.3	114.3	90%	90%	PASS
169	12/12/2016	Grading	Lot 42	FG	#2	12.7	116.9	92%	90%	PASS
170	12/12/2016	Grading	Lot 43	FG	#2	17.6	114.5	91%	90%	PASS
171	12/12/2016	Grading	Lot 43	FG	#2	9.9	119.9	95%	90%	PASS
172	12/12/2016	Grading	Lot 44	FG	#2	9.7	118.5	94%	90%	PASS
173	12/12/2016	Grading	Lot 44	FG	#2	9.4	117.1	93%	90%	PASS
174	12/12/2016	Grading	Lot 45	FG	#2	13	120.0	95%	90%	PASS
175	12/12/2016	Grading	Lot 45	FG	#2	13.4	114.8	91%	90%	PASS
176	12/12/2016	Grading	Lot 46	FG	#2	13	119.3	94%	90%	PASS
177	12/12/2016	Grading	Lot 46	FG	#2	15.5	115.7	92%	90%	PASS
178	12/12/2016	Grading	Lot 47	FG	#2	15	117.2	93%	90%	PASS
179	12/12/2016	Grading	Lot 47	FG	#2	14.3	116.2	92%	90%	PASS
180	12/12/2016	Grading	Lot 48	FG	#2	14.8	115.1	91%	90%	PASS
181	12/12/2016	Grading	Lot 48	FG	#2	14	116.2	92%	90%	PASS
182	12/12/2016	Grading	Lot 49	FG	#2	11.5	118.2	94%	90%	PASS
183	12/12/2016	Grading	Lot 49	FG	#2	12.8	117.2	93%	90%	PASS
184	12/13/2016	Grading	Lot 72	FG	#6	12.8	110.9	92%	90%	PASS
185	12/13/2016	Grading	Lot 72	FG	#6	13.4	111.9	93%	90%	PASS
186	12/13/2016	Grading	Lot 73	FG	#6	12.4	111.0	92%	90%	PASS
187	12/13/2016	Grading	Lot 73	FG	#6	12.8	111.5	92%	90%	PASS
188	12/13/2016	Grading	Lot 50	FG	#2	12.1	114.2	90%	90%	PASS
189	12/13/2016	Grading	Lot 50	FG	#2	12.2	116.1	92%	90%	PASS
190	12/13/2016	Grading	Lot 51	FG	#2	10.9	118.2	94%	90%	PASS
191	12/13/2016	Grading	Lot 51	FG	#2	10.9	121.8	96%	90%	PASS
192	12/13/2016	Grading	Lot 52	FG	#2	11.2	117.5	93%	90%	PASS
193	12/13/2016	Grading	Lot 52	FG	#2	10.8	116.5	92%	90%	PASS
194	12/13/2016	Grading	Lot 53	FG	#2	11.7	119.6	95%	90%	PASS
195	12/13/2016	Grading	Lot 53	FG	#2	12.3	117.3	93%	90%	PASS
196	12/13/2016	Grading	Lot 54	FG	#2	12	114.1	90%	90%	PASS
197	12/13/2016	Grading	Lot 54	FG	#2	12	115.3	91%	90%	PASS
198	12/13/2016	Grading	Lot 55	FG	#2	12.1	119.4	94%	90%	PASS
199	12/13/2016	Grading	Lot 55	FG	#2	13.2	117.6	93%	90%	PASS
200	12/13/2016	Grading	Lot 56	FG	#2	9.4	118.3	94%	90%	PASS

**Table 1A - Compaction Test Results**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego California, 92131**Project:**160268N
Braverman River Village EW
Santee, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
201	12/13/2016	Grading	Lot 56	FG	#2	10.6	116.3	92%	90%	PASS
202	12/13/2016	Grading	Lot 57	FG	#2	10.8	118.6	94%	90%	PASS
203	12/13/2016	Grading	Lot 57	FG	#2	11.4	115.5	91%	90%	PASS
204	12/13/2016	Grading	Lot 58	FG	#2	13	115.3	91%	90%	PASS
205	12/13/2016	Grading	Lot 58	FG	#2	12.6	115.1	91%	90%	PASS
206	12/13/2016	Grading	Lot 59	FG	#2	13.4	114.6	91%	90%	PASS
207	12/13/2016	Grading	Lot 59	FG	#2	14.2	116.5	92%	90%	PASS
208	12/13/2016	Grading	Lot 60	FG	#2	12.2	121.5	96%	90%	PASS
209	12/13/2016	Grading	Lot 60	FG	#2	12.6	118.5	94%	90%	PASS
210	12/13/2016	Grading	Lot 61	FG	#2	12	118.5	94%	90%	PASS
211	12/13/2016	Grading	Lot 61	FG	#2	12	116.5	92%	90%	PASS
212	12/13/2016	Grading	Lot 62	FG	#2	12.2	120.3	95%	90%	PASS
213	12/13/2016	Grading	Lot 62	FG	#2	12.9	118.0	93%	90%	PASS
214	12/14/2016	Grading	Lot 65	352	#6	9.5	113.6	94%	90%	PASS
215	12/14/2016	Grading	Lot 68	353	#6	12.9	112.2	93%	90%	PASS
216	12/14/2016	Grading	Lot 71	352.5	#6	11.7	112.1	93%	90%	PASS
217	12/14/2016	Grading	Lot 80	352	IMP 1	14.6	103.1	95%	90%	PASS
218	12/14/2016	Grading	Lot 77	350	#6	13.3	111.9	93%	90%	PASS
219	12/14/2016	Grading	Lot 74	353	IMP 1	14.9	101.7	93%	90%	PASS
220	12/15/2016	Grading	Lot 79	351	#6	9.9	113.2	94%	90%	PASS
221	12/15/2016	Grading	Lot 76	351	#6	11.9	114.4	95%	90%	PASS
222	12/15/2016	Grading	Lot 67	354	IMP 2	17.2	116.6	92%	90%	PASS
223	12/15/2016	Grading	Lot 70	354	IMP 2	14.6	117.0	92%	90%	PASS
224	12/15/2016	Grading	Lot 3	351.5	#2	12.7	119.4	94%	90%	PASS
225	12/15/2016	Grading	Lot 1	351	#2	12.9	117.2	93%	90%	PASS
226	12/20/2016	Grading	Lot 79	353	#6	13.6	114.0	94%	90%	PASS
227	12/20/2016	Grading	Lot 77	353	#6	14.1	109.1	90%	90%	PASS
228	12/20/2016	Grading	Lot 75	353.5	IMP 1	14.9	101.6	93%	90%	PASS
229	12/20/2016	Grading	Lot 72	358.5	IMP 1	19.3	101.9	93%	90%	PASS
230	12/20/2016	Grading	Lot 73	357.5	IMP 1	16.4	105.8	97%	90%	PASS
231	1/28/2017	Grading	Lot 25	364	#6	14.3	114.0	94%	90%	PASS
232	1/28/2017	Grading	Lot 23	363.5	#6	13.2	114.9	95%	90%	PASS
233	1/30/2017	Grading	Lot 22 Driveway	361.8	B-1	12	109.7	93%	90%	PASS
234	1/30/2017	Grading	Lot 23 Driveway	362.5	B-1	13.3	109.5	93%	90%	PASS
235	1/30/2017	Grading	Lot 24 Driveway	362	B-1	12.6	108.4	92%	90%	PASS
236	2/14/2017	Grading	Coolwater Rd	SG -4'	#22	15.2	122.8	97%	90%	PASS
237	2/14/2017	Grading	Coolwater Rd	SG -2'	#2	13.9	121.1	96%	90%	PASS
238	3/20/2017	Grading	Lot 7	FG	#2	6.4	115.7	92%	90%	PASS
239	3/20/2017	Grading	Lot 8	FG	#1	8.6	134.2	101%	90%	PASS
240	3/20/2017	Grading	Lot 9	FG	#2	11	130.3	103%	90%	PASS

**Table 1B - Compaction Test Results**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego California, 92131**Project:**160268N
Braverman River Village EW
Santee, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
1	3/30/2017	Grading	Trench east of lot 73	353	#A11	11.6	120.3	95%	90%	PASS
2	4/6/2017	Trench Backfill: Storm Dr	SD C.O SW corner of Site	354	#2	11.2	115.5	91%	90%	PASS
3	4/6/2017	Trench Backfill: Storm Dr	SD C.O SW corner of Site	356	#2	11.5	113.7	90%	90%	PASS
4	4/10/2017	Trench Backfill: Storm Dr	24" Storm Drain Coolwater Way (1+25)	353	#5	11.1	124.4	95%	90%	PASS
5	4/10/2017	Trench Backfill: Storm Dr	24" Storm Drain Coolwater Way (1+25)	355	#5	10.8	124.5	95%	90%	PASS
6	4/11/2017	Utility Trench Backfill	24" Storm Drain Braverman Drive	353	#5	10.2	124.2	95%	90%	PASS
7	4/11/2017	Utility Trench Backfill	24" Storm Drain Braverman Drive	355	#5	11.0	123.9	95%	90%	PASS
8	4/12/2017	Trench Backfill: Storm Dr	Braverman Drive Sta. 14+80	354	#A13	8.3	120.2	90%	90%	PASS
9	4/12/2017	Trench Backfill: Storm Dr	Braverman Drive Sta. 14+70	352	#A13	9.1	123.5	93%	90%	PASS
10	4/13/2017	Trench Backfill: Storm Dr	Braverman Drive	353	#3	10.2	118.1	96%	90%	PASS
11	4/13/2017	Trench Backfill: Storm Dr	Braverman Drive	355	#3	9.6	118.3	96%	90%	PASS
12	4/17/2017	Trench Backfill: Storm Dr	Station 15 around manhole. West side of manhole	352	#A12	10.8	108.8	90%	90%	PASS
13	4/17/2017	Trench Backfill: Storm Dr	Station 15 around manhole. North side of manhole	352	#A12	11.1	113.5	94%	90%	PASS
14	4/17/2017	Trench Backfill: Storm Dr	Station 15 around manhole. East side of manhole, top of box	355	#A10	10.8	105.1	92%	90%	PASS
15	4/19/2017	Trench Backfill: Storm Dr	Storm drain. South west corner of site before existing trail.	352	#2	12.0	113.2	90%	90%	PASS
16	4/19/2017	Trench Backfill: Storm Dr	Storm drain. South west corner of site in existing trail.	353.5	#2	10.6	115.6	91%	90%	PASS
17	4/19/2017	Trench Backfill: Storm Dr	Storm drain. South west corner of site, south of existing trail.	351	#2	10.9	114.6	91%	90%	PASS
18	4/20/2017	Grading	Lot 81-82 grading. South end of lots	352	#2	11.1	113.6	90%	90%	PASS
19	4/20/2017	Grading	Lot 69-71 grading. South end of lots	360	#A12	12.0	110.7	92%	90%	PASS
20	4/20/2017	Grading	Station 11. Cascade street	352	#A14	11.5	107.4	90%	90%	PASS
21	4/20/2017	Grading	Lot 75grading. South end of lots	354	#2	13.0	115.9	92%	90%	PASS
22	4/20/2017	Grading	Cascade street station 12	354	#A14	11.6	108.1	90%	90%	PASS
23	4/21/2017	Grading	Lot 64	361	#2	12.0	117.6	93%	90%	PASS
24	4/21/2017	Grading	Lot 64	358.5	#2	13.0	115.5	91%	90%	PASS
25	4/21/2017	Grading	Cascade street station 11	356	#A14	12.7	107.9	90%	90%	PASS
26	4/24/2017	Grading	Spring creek drive, station 16	352	#A14	12.0	110.0	92%	90%	PASS
27	4/24/2017	Grading	Lot 4	354	#A12	13.3	111.5	93%	90%	PASS
28	4/24/2017	Grading	Spring creek drive, station 14+50	352	#A14	13.2	108.0	90%	90%	PASS
29	4/24/2017	Grading	Lot 2.	353	#6	8.9	115.9	96%	90%	PASS
30	4/24/2017	Grading	Spring creek drive, station 13+50	354	#A14	12.8	112.2	94%	90%	PASS
31	4/25/2017	Trench Backfill: Storm Dr	Storm drain. Station 13+50 braverman drive	354	#6A	9.3	112.2	92%	90%	PASS
32	4/25/2017	Trench Backfill: Storm Dr	Storm drain. Station 14 braverman drive	356	#7	9.6	117.4	93%	90%	PASS
33	4/25/2017	Trench Backfill: Storm Dr	Storm drain. Station 14 braverman drive	356	#6	10.1	108.4	90%	90%	PASS
34	4/25/2017	Trench Backfill: Storm Dr	Storm drain. Station 14 braverman drive. Around manhole.	353	#6A	11.7	115.9	95%	90%	PASS
35	4/25/2017	Trench Backfill: Storm Dr	Storm drain. Station 14 braverman drive. Around manhole.	353	#3	11.7	116.0	94%	90%	PASS
36	4/26/2017	Grading	Lot 6 FG	352.5	#2	12.6	116.7	92%	90%	PASS
37	4/26/2017	Grading	Lot 6 FG	352.5	#2	12.0	114.2	90%	90%	PASS
38	4/26/2017	Grading	Lot 5 FG	352.1	#2	11.6	114.7	91%	90%	PASS
39	4/26/2017	Grading	Lot 5 FG	352.1	#2	11.7	113.9	90%	90%	PASS
40	4/26/2017	Grading	Lot 4 FG	351.8	#1	8.8	127.1	96%	90%	PASS

**Table 1B - Compaction Test Results**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego, California 92131**Project:**160268N
Braverman River Village EW
Valley Center, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
41	4/26/2017	Grading	Lot 3 FG	351.42	#1	8.5	121.3	91%	90%	PASS
42	4/26/2017	Grading	Lot 3 FG	351.42	#2	12.7	116.9	92%	90%	PASS
43	4/26/2017	Grading	Lot 2 FG	351.3	#2	10.9	120.4	95%	90%	PASS
44	4/26/2017	Grading	Lot 2 FG	351.3	#2	13.0	119.4	94%	90%	PASS
45	4/26/2017	Grading	Lot 2 FG	351.3	#2	13.0	119.4	94%	90%	PASS
46	4/26/2017	Grading	Lot 1 FG	351.1	#2	11.4	122.0	97%	90%	PASS
47	4/26/2017	Grading	Lot 1 FG	351.1	#2	10.5	116.4	92%	90%	PASS
48	4/26/2017	Grading	Lot 7 FG	353.2	#2	12.8	117.6	93%	90%	PASS
49	4/26/2017	Grading	Lot 7 FG	353.2	#1	7.9	125.3	94%	90%	PASS
50	4/26/2017	Grading	Spring creek drive. Station 11+50	352	#A14	11.9	107.9	90%	90%	PASS
51	4/26/2017	Grading	Lot 82FG	350.8	#2	11.7	119.6	95%	90%	PASS
52	4/26/2017	Grading	Lot 82 FG	350.8	#2	13.0	113.3	90%	90%	PASS
53	4/26/2017	Grading	Lot 81 FG	351.3	#2	12.2	115.6	91%	90%	PASS
54	4/26/2017	Grading	Lot 80 FG	351.9	#2	13.0	116.5	92%	90%	PASS
55	4/26/2017	Grading	Lot 80 FG	351.9	#2	13.0	113.5	90%	90%	PASS
56	4/26/2017	Grading	Lot 79 FG	352.5	#2	13.0	121.3	96%	90%	PASS
57	4/26/2017	Grading	Lot 79 FG	352.5	#2	12.4	113.4	90%	90%	PASS
58	4/27/2017	her, See Location Data	Potholes dug for slurry pumping. Lot 8.	354	#2	11.6	119.7	95%	90%	PASS
59	4/27/2017	her, See Location Data	Potholes dug for slurry pumping. Lot 7.	353	#2	12.5	114.2	90%	90%	PASS
60	4/27/2017	Grading	Coolwater way. Station 17	352	#6	10.4	110.1	91%	90%	PASS
61	4/27/2017	Grading	Spring creek drive. Station 12+50	354	#A14	11.5	111.3	93%	90%	PASS
62	4/27/2017	ackfill: Retaining Wall	Retaining wall # 1. Middle section.	354	#A15	8.7	124.2	92%	90%	PASS
63	4/27/2017	ackfill: Retaining Wall	Retaining wall #1	356	#3	9.5	116.1	94%	90%	PASS
64	4/27/2017	Grading	Sandy creek drive. Station 12+50	348	#A14	11.5	112.6	94%	90%	PASS
65	4/27/2017	Grading	Sandy creek drive. Station 11+50	350	#A14	12.4	113.6	95%	90%	PASS
66	4/28/2017	ackfill: Retaining Wall	Retaining wall #1	357.5	Native	8.6	111.8	92%	90%	PASS
67	4/28/2017	ackfill: Retaining Wall	Retaining wall #1	358	Native	10.0	114.3	94%	90%	PASS
68	4/28/2017	ackfill: Retaining Wall	Retaining wall #1	355	Native	9.1	112.3	93%	90%	PASS
69	4/28/2017	ackfill: Retaining Wall	Retaining wall #1	357.5	Native	8.7	109.7	90%	90%	PASS
70	4/28/2017	Grading	Lot 71	359	#2	10.3	120.5	95%	90%	PASS
71	4/28/2017	Grading	Lot 70	358	#2	11.4	122.5	97%	90%	PASS
72	5/1/2017	Subgrade	Lot 69	SG	#2	7.5	116.2	92%	90%	PASS
73	5/1/2017	Subgrade	Lot 69	SG	#2	7.7	115.2	91%	90%	PASS
74	5/1/2017	Subgrade	Lot 64	SG	#2	8.8	116.5	92%	90%	PASS
75	5/1/2017	Subgrade	Lot 64	SG	#2	9.1	118.5	94%	90%	PASS
76	5/1/2017	Subgrade	Lot 68	SG	#2	7.8	116.9	92%	90%	PASS
77	5/1/2017	Subgrade	Lot 67	SG	#2	7.1	116.5	92%	90%	PASS
78	5/1/2017	Subgrade	Lot 67	SG	#2	8.3	117.3	93%	90%	PASS
79	5/1/2017	Subgrade	Sandy Creek and Cascade, south of lot 74	350	#2	7.5	107.7	85%	90%	PASS
80	5/1/2017	Subgrade	Sandy Creek and Cascade, south of lot 74 (Retest of 79)	350	#2	8.1	116.8	92%	90%	PASS

**Table 1B - Compaction Test Results**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego, California 92131**Project:**160268N
Braverman River Village EW
Valley Center, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
81	5/2/2017	Backfill: Retaining Wall	Retaining wall # 9	350	#A15	7.0	121.5	90%	90%	PASS
82	5/2/2017	Trench Backfill: Sewer	Sewer main. South off of sandy creek drive and cool water way.	348	#A16	8.0	123.1	90%	90%	PASS
83	5/2/2017	Grading	Sandy creek drive station 14+50	342	#2	10.7	118.1	93%	90%	PASS
84	5/2/2017	Backfill: Retaining Wall	retaining wall 8	351	#A16	9.1	125.8	92%	90%	PASS
85	5/2/2017	Trench Backfill: Sewer	Sewer main. South off of sandy creek drive and cool water way.	346	#1	7.4	119.9	90%	90%	PASS
86	5/2/2017	Grading	Sandy creek drive. Station 14+50	345	#2	10.6	114.4	91%	90%	PASS
87	5/3/2017	Grading	Sandy creek drive. Station 14+50	347	#2	10.8	113.4	90%	90%	PASS
88	5/3/2017	Trench Backfill: Sewer	Station 16+75 on coolwater way.	350	#A16	7.2	130.5	95%	90%	PASS
89	5/3/2017	Grading	Sandy creek drive. Station 14+50	349	#2	13.0	117.9	93%	90%	PASS
90	5/3/2017	Trench Backfill: Sewer	coolwater way station 15. Sewer line	349	#A16	7.2	130.5	95%	90%	PASS
91	5/3/2017	Trench Backfill: Sewer	coolwater way and spring creek drive. Sewer line	349	#A16	8.2	122.9	90%	90%	PASS
92	5/5/2017	Grading	Lot 63	352	#2	9.3	120.2	95%	90%	PASS
93	5/5/2017	Grading	Lot 63	352	#2	9.0	117.2	93%	90%	PASS
94	5/5/2017	Grading	Lot 65	353.8	#2	10.2	118.9	94%	90%	PASS
95	5/5/2017	Grading	Lot 65	353.8	#2	9.1	116.0	92%	90%	PASS
96	5/5/2017	Grading	Lot 66	354.7	#2	9.5	115.9	92%	90%	PASS
97	5/5/2017	Grading	Lot 66	354.7	#2	9.5	114.0	90%	90%	PASS
98	5/5/2017	Grading	Station 12 on coolwater way	349	#2	11.0	118.6	94%	90%	PASS
99	5/5/2017	Grading	Station 16 on coolwater way	352	#A16	9.0	126.2	92%	90%	PASS
100	5/5/2017	Grading	Lot 77	353.7	#2	11.0	120.3	95%	90%	PASS
101	5/5/2017	Grading	Lot 77	353.7	#2	10.9	119.1	94%	90%	PASS
102	5/5/2017	Grading	Lot 76	354.3	#2	12.5	117.6	93%	90%	PASS
103	5/5/2017	Grading	Lot 76	354.3	#2	9.0	113.8	90%	90%	PASS
104	5/5/2017	Grading	Lot 75	354.9	#2	9.5	114.9	91%	90%	PASS
105	5/5/2017	Grading	Lot 75	354.9	#2	10.3	118.3	94%	90%	PASS
106	5/5/2017	Grading	Lot 74	355.5	#2	9.6	118.2	94%	90%	PASS
107	5/5/2017	Grading	Lot 74	355.5	#2	11.7	118.9	94%	90%	PASS
108	5/5/2017	Grading	Intersection of spring creek and coolwater way.	353	#A16	8.5	126.5	92%	90%	PASS
109	5/5/2017	Grading	Coolwater way station 16, fill placed above sewer lines	350	#2	13.0	114.1	90%	90%	PASS
110	5/5/2017	Trench Backfill: Sewer	Coolwater way/ station 13+50. Sewer line B	352	#A16	8.0	122.9	90%	90%	PASS
111	5/5/2017	Trench Backfill: Sewer	Coolwater way/ station 13+50. Sewer line B	351	#A16	10.1	123.1	90%	90%	PASS
112	5/5/2017	Trench Backfill: Sewer	Coolwater way/cobble court station 10 east running trench	353	#A16	8.1	124.3	91%	90%	PASS
113	5/5/2017	Trench Backfill: Sewer	South end of retaining wall 1, line B on coolwater way. Station 11	353	#A16	10.0	122.8	90%	90%	PASS
114	5/6/2017	Trench Backfill: Sewer	Lateral to pad 11	354	#A16	7.7	124.8	91%	90%	PASS
115	5/6/2017	Trench Backfill: Sewer	Lateral to pad 12	354	#A16	9.2	122.9	90%	90%	PASS
116	5/6/2017	Trench Backfill: Sewer	Lateral to pad 13	354	#A16	9.9	123.4	90%	90%	PASS
117	5/6/2017	Trench Backfill: Sewer	Lateral to pad 14	354	#A16	8.3	128.6	94%	90%	PASS
118	5/6/2017	Trench Backfill: Sewer	Lateral to pad 6	351	#A16	8.0	124.1	90%	90%	PASS
119	5/6/2017	Trench Backfill: Sewer	Lateral to pad 5	351	#A16	7.8	125.9	92%	90%	PASS
120	5/6/2017	Trench Backfill: Sewer	Lateral to pad 4	351	#A16	7.6	123.0	90%	90%	PASS



Table 1B - Compaction Test Results
Test Method: ASTM D 6938

Client:
 KB Home
 9915 Mira Mesa Boulevard, Suite 100
 San Diego, California 92131

Project:
 160268N
 Braverman River Village EW
 Santee, California

SCST LCC - San Diego
 LEA: 47, Exp: 04/25/2021
 6280 Riverdale Street
 San Diego, Ca 92120
 Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
121	5/6/2017	Trench Backfill: Sewer	Lateral to pad 3	351	#A16	8.9	123.0	90%	90%	PASS
122	5/6/2017	Trench Backfill: Sewer	Coolwater way and sandy creek drive.	351	#A16	9.0	122.9	90%	90%	PASS
123	5/9/2017	ackfill: Retaining Wall	Retaining wall 5	354	Native	9.7	111.9	92%	90%	PASS
124	5/9/2017	ackfill: Retaining Wall	Retaining wall 5	354	Native	11.0	108.0	89%	90%	FAIL
125	5/9/2017	ackfill: Retaining Wall	Retaining wall 5	352	Native	10.2	108.2	89%	90%	FAIL
126	5/9/2017	Trench Backfill: Sewer	Manhole at coolwater way and cobble court. West side	351	#A16	9.4	123.2	90%	90%	PASS
127	5/9/2017	Trench Backfill: Sewer	Manhole at coolwater way and spring creek drive	350	#A16	10.7	123.1	90%	90%	PASS
128	5/10/2017	ackfill: Retaining Wall	Retaining wall 5 (Retest of 124)	354	Native	9.0	108.8	90%	90%	PASS
129	5/10/2017	Wall Backfill: Retaining	Retaining wall 6 (Retest of 125)	352	Native	8.3	108.8	90%	90%	PASS
130	5/10/2017	Wall Backfill	Storm drain headwall	348	#A14	15.0	108.2	90%	90%	PASS
131	5/10/2017	ackfill: Retaining Wall	Retaining wall 13	353	Native	10.0	118.1	97%	90%	PASS
132	5/10/2017	ackfill: Retaining Wall	Retaining wall 13	356	#A16	9.4	123.4	90%	90%	PASS
133	5/10/2017	ackfill: Retaining Wall	Retaining wall 13	358	Native	10.0	113.8	94%	90%	PASS
134	5/11/2017	ackfill: Retaining Wall	Retaining wall 13	358	Native	10.0	113.0	93%	90%	PASS
135	5/11/2017	Trench Backfill: Sewer	Manhole east of existing storm drain line. Station 16+75	348	#A16	10.2	123.9	90%	90%	PASS
136	5/12/2017	Trench Backfill: Sewer	Sewer MH backfill at west end of Sandy Creek Dr.	348.5	#A15	8.8	125.6	93%	90%	PASS
137	5/13/2017	Trench Backfill: Sewer	Spring creek drive. Station: 10+75	348.5	#A16	9.6	123.7	90%	90%	PASS
138	5/13/2017	Trench Backfill: Sewer	Spring creek drive. Station: 11, lateral to pad 63	349	#A16	8.5	124.1	90%	90%	PASS
139	5/13/2017	ch Backfill: Sewer Serv	Spring creek drive. Station: 11+25. Lateral opposite pad 64	350	#A16	10.1	125.2	91%	90%	PASS
140	5/13/2017	ch Backfill: Sewer Serv	Spring creek drive. Station: 11+75	350	#A16	8.5	124.6	91%	90%	PASS
141	5/13/2017	ch Backfill: Sewer Serv	Spring creek drive. Station: 12. Lateral to pad 59	352	#A16	9.3	122.8	90%	90%	PASS
142	5/13/2017	ch Backfill: Sewer Serv	Spring creek drive. Station: 13	352	#A16	9.5	123.5	90%	90%	PASS
143	5/15/2017	ackfill: Retaining Wall	Retaining wall # 15 backfill sta 1+25	351	#A13	7.3	125.3	94%	90%	PASS
144	5/15/2017	ackfill: Retaining Wall	Wall#A15 sta. 1+10	353	#A13	8.0	123.5	93%	90%	PASS
145	5/15/2017	Trench Backfill: Sewer	Station 13+50 Spring creek drive.	352	#A16	6.9	123.5	90%	90%	PASS
146	5/15/2017	ch Backfill: Sewer Serv	Spring creek drive, lateral to pad 68. Station 13+80	356	#A16	8.6	123.8	90%	90%	PASS
147	5/15/2017	ch Backfill: Sewer Serv	Spring creek drive, station 14+10	353	#A16	8.1	124.1	90%	90%	PASS
148	5/15/2017	ch Backfill: Sewer Serv	Spring creek drive, station 15	354	#A16	8.0	124.5	91%	90%	PASS
149	5/16/2017	Trench Backfill: Sewer	Station 15+75	353	#A16	10.1	124.4	91%	90%	PASS
150	5/16/2017	her, See Location Deta	Headwall behind pad 14	354	#2	13.0	114.9	91%	90%	PASS
151	5/16/2017	ch Backfill: Sewer Serv	Pad 51,52 Laterals. North lateral	357	#A16	9.2	124.5	91%	90%	PASS
152	5/16/2017	ch Backfill: Sewer Serv	Pad 51 and 52 laterals.	354	#A16	10.1	124.1	90%	90%	PASS
153	5/16/2017	ch Backfill: Sewer Serv	Sandy creek drive station 11	348	#A16	10.6	126.4	92%	90%	PASS
154	5/16/2017	Trench Backfill: Sewer	Sandy creek drive. Station 12	348	#A16	9.1	123.8	90%	90%	PASS
155	5/18/2017	Trench Backfill: Sewer	Cobble court station 11	352	#A16	10.7	124.1	90%	90%	PASS
156	5/18/2017	ch Backfill: Sewer Serv	Cobble court. Lateral to pad 36	354	#A16	8.6	125.5	91%	90%	PASS
157	5/18/2017	Trench Backfill: Sewer	Cobble court station 12	353	#A16	8.2	125.6	92%	90%	PASS
158	5/18/2017	ch Backfill: Sewer Serv	Cobble court station 12+50. Lateral to pad 42	353	#A16	7.8	125.4	91%	90%	PASS
159	5/18/2017	Trench Backfill: Sewer	Cobble court station 12+22	352	#A16	8.9	126.5	92%	90%	PASS
160	5/18/2017	ch Backfill: Sewer Serv	Cobble court lateral to lot 35	353	#A16	8.7	124.4	91%	90%	PASS



Table 1B - Compaction Test Results

Test Method: ASTM D 6938

Client:

KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego, California 92131

Project:

160268N
Braverman River Village EW
Santee, California

SCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
161	5/18/2017	ch Backfill: Sewer Serv	Cobble court. Lateral to pad 34	354	#A16	9.0	124.5	91%	90%	PASS
162	5/18/2017	Trench Backfill: Sewer	Cobble court. Station 13+60	354.5	#A16	10.1	125.4	91%	90%	PASS
163	5/18/2017	ch Backfill: Sewer Serv	Sandy creek drive. Lateral to lot 80	353	#A16	7.8	124.1	90%	90%	PASS
164	5/18/2017	Trench Backfill: Sewer	Sandy creek drive. Station 12+50	353	#A16	9.5	123.7	90%	90%	PASS
165	5/19/2017	Trench Backfill: Sewer	Cobble court station 16+50	354	#A16	7.9	123.3	90%	90%	PASS
166	5/19/2017	ch Backfill: Sewer Serv	Cobble court lateral to pad 44	354	#A16	9.0	124.6	91%	90%	PASS
167	5/19/2017	Trench Backfill: Sewer	Cobble court station 14+76	354	#A16	7.8	123.6	90%	90%	PASS
168	5/19/2017	Trench Backfill: Sewer	Sandy creek drive. Station 14+50	352	#A16	8.6	124.8	91%	90%	PASS
169	5/19/2017	Utility Trench Backfill:	Sandy creek drive. Lateral to pad 75	353	#A16	9.8	124.1	90%	90%	PASS
170	5/19/2017	Trench Backfill: Sewer	Sandy creek drive. 15+50	353.5	#A16	7.8	126.8	92%	90%	PASS
171	5/19/2017	Trench Backfill: Sewer	Station 11+50 cascade street	354	#A16	9.2	123.8	90%	90%	PASS
172	5/19/2017	ch Backfill: Sewer Serv	Cascade street lateral to pad 72	354	#A16	9.5	124.8	91%	90%	PASS
173	5/20/2017	Trench Backfill: Water	8" water main cool water way station 16+95	50	#A16	6.3	125.8	92%	90%	PASS
174	5/20/2017	Trench Backfill: Water	8" water main cool water way station 16+10	50.5	#A16	6.9	127.6	93%	90%	PASS
175	5/22/2017	Trench Backfill: Water	8" water main cool water way station 15	350	#A16	7.1	126.2	92%	90%	PASS
176	5/22/2017	Trench Backfill: Water	8" water main cool water way station 14+80	351	#A16	7.5	123.6	90%	90%	PASS
177	5/22/2017	Trench Backfill: Water	8" water main cool water way station 13+75	350	#A16	8.5	124.1	90%	90%	PASS
178	5/22/2017	Trench Backfill: Water	8" water main cool water way station 13	353	#A16	6.9	127.6	93%	90%	PASS
179	5/22/2017	Trench Backfill: Water	8" water main spring creek drive station 10	350	#A16	8.4	124.5	91%	90%	PASS
180	5/22/2017	Trench Backfill: Sewer	Manhole at station 14+50 on cool water way.	350	#A16	8.3	123.6	90%	90%	PASS
181	5/22/2017	Trench Backfill: Sewer	Manhole at station 12+50 on spring creek drive	351	#A16	8.5	123.9	90%	90%	PASS
182	5/22/2017	Trench Backfill: Sewer	Manhole at station 16 on cascade street	354	#A16	9.7	126.9	92%	90%	PASS
183	5/22/2017	ch Backfill: Water Serv	Lateral to pad 1. Copper pipe line. Water line.	350	#A16	9.3	124.3	91%	90%	PASS
184	5/22/2017	Trench Backfill: Sewer	Manhole at junction of sandy creek drive and cascade street	354	#A16	8.6	124.7	91%	90%	PASS
185	5/22/2017	ch Backfill: Water Serv	Lateral to pad 4	350	#A16	8.2	123.8	90%	90%	PASS
186	5/23/2017	ch Backfill: Water Serv	Lateral to pad 4	354	#A16	7.4	127.0	93%	90%	PASS
187	5/23/2017	ch Backfill: Water Serv	Lateral to pad 6	352	#A16	7.5	124.4	91%	90%	PASS
188	5/23/2017	ch Backfill: Water Serv	Lateral to pad 8	352	#A16	10.3	123.9	90%	90%	PASS
189	5/23/2017	ch Backfill: Water Serv	Lateral to pd 6	353	#A16	7.6	127.4	93%	90%	PASS
190	5/23/2017	ackfill: Retaining Wall	Between pads 49 and 50	362.5	Native	9.5	109.5	90%	90%	PASS
191	5/23/2017	ch Backfill: Water Serv	Lateral to pad 9	353	#A16	10.5	127.3	93%	90%	PASS
192	5/23/2017	ackfill: Retaining Wall	Retaining wall 11	364	#3	9.8	111.0	90%	90%	PASS
193	5/23/2017	ch Backfill: Water Serv	Lateral to pad 2	351	#A16	8.3	124.5	91%	90%	PASS
194	5/23/2017	ackfill: Retaining Wall	Retaining wall 12	354.5	Native	7.0	109.5	90%	90%	PASS
195	5/23/2017	ackfill: Retaining Wall	Retaining wall 12 west end	354.5	Native	7.1	113.9	94%	90%	PASS
196	5/23/2017	ackfill: Retaining Wall	Retaining wall 14	353.5	Native	6.7	113.1	93%	90%	PASS
197	5/23/2017	ackfill: Retaining Wall	Retaining wall 14south end	353.5	Native	6.8	115.5	95%	90%	PASS
198	5/23/2017	ackfill: Retaining Wall	Retaining wall 2 middle section	355	Native	7.2	109.8	90%	90%	PASS
199	5/23/2017	ackfill: Retaining Wall	Retaining wall 3middle section	355	#3	10.3	114.4	93%	90%	PASS
200	5/23/2017	ackfill: Retaining Wall	Retaining wall 16 east side	355	#3	8.9	110.8	90%	90%	PASS

**Table 1B - Compaction Test Results**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego, California 92131**Project:**160268N
Braverman River Village EW
Santee, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
201	5/23/2017	ackfill: Retaining Wall	Retaining wall 16 west side	355	#3	7.8	111.0	90%	90%	PASS
202	5/24/2017	ch Backfill: Sewer Serv	Sewer lateral at Cobble ct. Sta.17+22	359	#A13	8.8	127.3	95%	90%	PASS
203	5/24/2017	Trench Backfill: Water	"8" water line. Spring creek drive. Station 11+25"	350	#A16	6.7	124.6	91%	90%	PASS
204	5/24/2017	Trench Backfill: Water	Spring creek drive. Station 12+25.	350	#A16	8.1	124.3	91%	90%	PASS
205	5/25/2017	ch Backfill: Water Serv	Spring Creek Dr. Sta.10+67 Water service lateral.	350	#A13	8.0	125.7	94%	90%	PASS
206	5/26/2017	Trench Backfill: Water	Sandy Creek Dr. Sta.10+67	349	#A13	7.8	127.0	95%	90%	PASS
207	5/26/2017	Trench Backfill: Water	Sandy Creek Dr. Sta. 12+17	350	#A13	7.8	125.5	94%	90%	PASS
208	5/26/2017	Trench Backfill: Water	Sandy creek drive. Station 13+75	354	#A16	6.8	124.5	91%	90%	PASS
209	5/30/2017	Utility Trench Backfill:	Sandy creek drive. Station 15+25	352	#A16	7.5	125.5	91%	90%	PASS
210	5/30/2017	Trench Backfill: Water	Sandy creek drive station 16	353	#A16	6.9	125.4	91%	90%	PASS
211	5/30/2017	Trench Backfill: Water	Cascade street Station 11+50	354.5	#A16	6.7	124.7	91%	90%	PASS
212	5/31/2017	Trench Backfill: Water	Cascade street station 10+10	356	#A16	8.2	123.9	90%	90%	PASS
213	5/31/2017	Trench Backfill: Water	Station 15+75 spring creek drive.	356.5	#A16	7.2	130.6	95%	90%	PASS
214	5/31/2017	ch Backfill: Water Serv	Lateral to pad 54	356.5	#A16	7.9	124.8	91%	90%	PASS
215	5/31/2017	Trench Backfill: Water	Tie in point at braverman drive station 14+75 and coolwater way. Water r	353	#A17	8.5	128.8	93%	90%	PASS
216	6/1/2017	Trench Backfill: Water	Spring creek drive station 14+50	356	#A16	6.8	123.5	90%	90%	PASS
217	6/1/2017	Subgrade: Pavement	Braverman drive. Tie in point.	SG	#A17	6.3	132.5	95%	95%	PASS
218	6/1/2017	Base: Roadway	Braverman drive station 14+75. Padre dam tie in.	B	#A18	5.5	137.4	96%	95%	PASS
219	6/1/2017	Trench Backfill: Water	Jeremy street station 10+70	354.5	#A16	8.7	124.2	91%	90%	PASS
220	6/1/2017	ackfill: Retaining Wall	Retaining wall 6.south area	352	Native	6.8	115.6	95%	90%	PASS
221	6/1/2017	ackfill: Retaining Wall	Retaining wall 6. North side	352	Native	6.7	114.2	94%	90%	PASS
222	6/5/2017	Trench Backfill: Water	Station 11+60 cobble court	353	#A16	8.5	124.4	91%	90%	PASS
223	6/5/2017	Trench Backfill: Water	Cobble court. Lateral to pad 40	353	#A16	9.6	124.1	90%	90%	PASS
224	6/5/2017	Trench Backfill: Water	Cobble court. Station 12+75	353	#A16	7.4	125.0	91%	90%	PASS
225	6/5/2017	Trench Backfill: Water	Station 14+50Cobble court.	354.5	#A16	8.4	124.8	91%	90%	PASS
226	6/6/2017	ch Backfill: Water Serv	Lateral to pad on cobble court station 12+9	353	#A16	7.5	122.0	89%	90%	FAIL
227	6/6/2017	ch Backfill: Water Serv	Lateral to pad on cobble court station 12+9 (Retest of 226)	353	#A16	8.4	123.6	90%	90%	PASS
228	6/6/2017	ch Backfill: Sewer Serv	Laterals at station 14+60, pad 45 lateral	354	#A16	6.7	120.5	88%	90%	FAIL
229	6/6/2017	ch Backfill: Sewer Serv	Laterals at station 14+60, pad 45 lateral (Retest of 228)	354	#A16	7.1	123.9	90%	90%	PASS
230	6/12/2017	nch Backfill: Storm Dra	Storm drain leading to water quality basin lot B. Across from lot 8 heading	351.5	#2	12.3	114.4	91%	90%	PASS
231	6/13/2017	her, See Location Deta	Dry utilities along Braverman stNext to side walk in front yard of address	354	Native	9.0	113.5	93%	90%	PASS
232	6/13/2017	her, See Location Deta	Dry utilities along Braverman stNext to side walk in front yard of address	354	Native	8.5	114.1	94%	90%	PASS
233	6/13/2017	her, See Location Deta	Dry utilities along Braverman stNext to side walk in front yard of address	354	Native	8.1	115.9	95%	90%	PASS
234	6/13/2017	her, See Location Deta	Dry utilities along Braverman stNext to side walk in front yard of address	354	Native	8.9	115.0	95%	90%	PASS
235	6/13/2017	her, See Location Deta	8" water main North end of Cool water st, and 1" tie endsStation 12+00	353	#8A	9.0	118.2	93%	90%	PASS
236	6/13/2017	her, See Location Deta	8" water main North end of Cool water st, and 1" tie endsStation 12+30	353	#8A	8.6	120.1	95%	90%	PASS
237	6/13/2017	her, See Location Deta	8" water main North end of Cool water st, and 1" tie endsStation 12+75	353	#8A	9.5	119.2	94%	90%	PASS
238	6/14/2017	ch Backfill: Water Serv	Lateral to pad 57	354	#A16	7.3	123.6	90%	90%	PASS
239	6/14/2017	Trench Backfill: Electric	Braverman drive. Conduit line to model homes. Pad 17. Test applies to a	357	#2	11.8	114.0	90%	90%	PASS
240	6/14/2017	ch Backfill: Water Serv	Cascade street station 16 water service to fire hydrant.	356	#A16	6.8	121.3	88%	90%	FAIL



Table 1B - Compaction Test Results

Test Method: ASTM D 6938

Client:

KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego, California 92131

Project:

160268N
Braverman River Village EW
Santee, California

SCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
241	6/14/2017	ch Backfill: Water Serv	Cascade street station 16 water service to fire hydrant. (Retest of 240)	356	#A16	6.7	126.2	92%	90%	PASS
242	6/14/2017	ch Backfill: Water Serv	Spring creek drive station 13+50	355	#A16	8.8	124.6	91%	90%	PASS
243	6/15/2017	ch Backfill: Water Serv	Hydrant lateral at station 14+66. Sandy creek drive.	353	#A16	6.7	123.6	90%	90%	PASS
244	6/16/2017	Base: Roadway	Gas line. East side of lot 16 across south half of braverman drive.	358	#A19	6.1	137.6	96%	90%	PASS
245	6/16/2017	Subgrade: Pavement	Gas line. East side of lot 16 across north half of braverman drive.	357	#2	12.9	120.3	95%	90%	PASS
246	6/17/2017	ch Backfill: Water Serv	Lot 49 service lateral	356	#A16	7.1	120.3	88%	90%	FAIL
247	6/17/2017	ch Backfill: Water Serv	Lot 49 service lateral (Retest of 246)	356	#A16	7.2	125.2	91%	90%	PASS
248	6/19/2017	Trench Backfill: Water	Water main. Coolwater way. Station 16+50.	355	#A16	8.2	126.6	92%	90%	PASS
249	6/19/2017	Utility Trench Backfill:	Water main. Coolwater way. Station 16+50. Lateral to lot 28	355	#A16	7.1	125.4	91%	90%	PASS
250	6/20/2017	Base: Roadway	Electric/gas line trench to lot 15. Base section	357	#A19	6.9	136.5	95%	90%	PASS
251	6/20/2017	Subgrade: Pavement	Electric/gas line trench to lot 15. subgrade north side of braverman	356	#2	10.7	122.6	97%	90%	PASS
252	6/21/2017	ch Backfill: Water Serv	Lot 48	354	#A16	5.9	119.5	87%	90%	FAIL
253	6/21/2017	ch Backfill: Water Serv	Lot 48 (Retest of 252)	354	#A16	9.9	124.9	91%	90%	PASS
254	6/22/2017	Utility Trench Backfill	Gas line. Lots 18-19 braverman drive. Middle of street	354	#1	10.0	126.2	95%	90%	PASS
255	6/22/2017	Subgrade: Pavement	Gas line. Middle of braverman drive. Lots 18-19	SG	#2	9.0	121.0	96%	95%	PASS
256	6/22/2017	Base: Roadway	Gas line. Middle of braverman drive. Lots 18-19	B	#A19	5.2	137.7	96%	95%	PASS
257	6/23/2017	Subgrade: Pavement	Subgrade Gas/ communication lines. Braverman drive. Lot 20	SG	#2	11.7	121.8	96%	90%	PASS
258	6/23/2017	Base: Roadway	Base. Gas/ communication lines. Braverman drive. Lot 20	B	#A19	6.1	136.6	95%	95%	PASS
259	6/24/2017	Grading	Lot B coolwater way. Between basin retaining wall and pad. Fill slope	355.5	#A16	6.8	124.4	91%	90%	PASS
260	6/27/2017	Base: Roadway	Lot 23 gas line.	B	#A19	6.4	137.3	96%	95%	PASS
261	6/27/2017	Subgrade: Pavement	Lot 23 gas line.	SG	#2	12.8	121.6	96%	95%	PASS
262	6/27/2017	Grading	Lot 54	359.7	#2	9.8	121.4	96%	95%	PASS
263	6/27/2017	Trench Backfill: Sewer	Lot 7	355	#A16	9.8	123.9	90%	90%	PASS
264	6/27/2017	Grading	Lot 82	350.8	#2	9.2	120.6	95%	95%	PASS
265	6/27/2017	Grading	Lot 55	358.7	#2	9.7	117.3	93%	90%	PASS
266	6/27/2017	Grading	Lot 50	359	#3	7.8	118.6	96%	90%	PASS
267	6/27/2017	Grading	Lot 51	357.9	#3	8.5	119.5	97%	90%	PASS
268	6/27/2017	Grading	Lot 52	357.4	#3	11.2	114.9	93%	90%	PASS
269	6/27/2017	Grading	Lot 56	357.7	#2	9.1	116.8	92%	90%	PASS
270	6/27/2017	Grading	Lot 57	356.7	#2	9.1	113.9	90%	90%	PASS
271	6/27/2017	Grading	Lot 58	355.8	#2	9.0	117.0	93%	90%	PASS
272	6/27/2017	Grading	Lot 59	354.8	#2	9.2	114.8	91%	90%	PASS
273	6/27/2017	Subgrade: Pavement	Gas line in front of lot 25	SG	#2	12.7	122.0	97%	95%	PASS
274	6/28/2017	Base: Roadway	Gas line trench in front of lot 25	B	#A19	5.9	137.1	96%	95%	PASS
275	6/28/2017	Base: Roadway	Gas line trench in front of lot 20	B	#A19	5.3	136.7	95%	95%	PASS
276	6/28/2017	Base: Roadway	Lot20. Station 18+50 on braverman drive. North side of street	B	#A19	5.3	137.9	96%	95%	PASS
277	6/28/2017	Subgrade: Sidewalk	Sidewalk opposite lot 14 next to electric vault	SG	#1	7.8	116.3	87%	95%	FAIL
278	6/29/2017	Base: Roadway	Gas lateral to lot 15	B	#A19	6.9	128.6	90%	95%	FAIL
279	6/29/2017	Base: Roadway	Gas lateral to lot 15 (Retest of 278)	B	#A19	6.6	137.5	96%	95%	PASS
280	6/29/2017	Base: Roadway	Water service to lot 19	B	#A18	5.0	139.0	97%	95%	PASS



Table 1B - Compaction Test Results
Test Method: ASTM D 6938

Client:
 KB Home
 9915 Mira Mesa Boulevard, Suite 100
 San Diego, California 92131

Project:
 160268N
 Braverman River Village EW
 Santee, California

SCST LCC - San Diego
 LEA: 47, Exp: 04/25/2021
 6280 Riverdale Street
 San Diego, Ca 92120
 Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
281	6/30/2017	Grading	Slope between lot 82 and water quality basin.	354	#2	12.8	116.9	92%	90%	PASS
282	6/30/2017	Subgrade: Pavement	Gas and communication main. From braverman to coolwater. South side	SG	#2	10.7	120.8	96%	95%	PASS
283	6/30/2017	Grading	Lot 81	351.9	#2	9.3	118.0	93%	90%	PASS
284	7/1/2017	Grading	Lot 80 FG	351.3	#2	10.5	115.4	91%	90%	PASS
285	7/3/2017	Base: Roadway	Braverman drive Lot 21 water service.	B	#A18	4.4	138.4	97%	95%	PASS
286	7/3/2017	Base: Roadway	Braverman drive Lot 24 gas service.	B	#A19	5.6	137.1	96%	95%	PASS
287	7/3/2017	Grading	Slope adjacent basin next to spring creek drive	351.5	Native	9.3	110.0	91%	90%	PASS
288	7/5/2017	Grading	Lot 62	352	#2	12.6	115.4	91%	90%	PASS
289	7/5/2017	Grading	Lot 79	352.5	#2	12.3	117.3	93%	90%	PASS
290	7/5/2017	Grading	Lot 78	353.1	#2	11.2	113.8	90%	90%	PASS
291	7/5/2017	Grading	Lot 77	353.7	#2	10.1	116.0	92%	90%	PASS
292	7/5/2017	Utility Trench Backfill	Lot 23 gas line service.	358	#2	13.0	115.7	92%	90%	PASS
293	7/6/2017	Grading	Lot 66 FG	354.7	#2	9.8	115.1	91%	90%	PASS
294	7/6/2017	Grading	Lot 76 FG	354.3	#2	11.4	118.5	94%	90%	PASS
295	7/6/2017	Grading	Lot 75 FG	354.9	#2	10.8	116.2	92%	90%	PASS
296	7/6/2017	Grading	Lot 74 FG	355.5	#2	12.6	114.5	91%	90%	PASS
297	7/6/2017	Grading	Lot 53	359.9	#2	9.8	118.4	94%	90%	PASS
298	7/6/2017	Grading	Lot 53	359.9	#2	10.8	117.9	93%	90%	PASS
299	7/6/2017	Subgrade: Sidewalk	Joint trench In front of lot 25. Braverman drive	SG	#1	8.7	120.1	90%	90%	PASS
300	7/7/2017	Backfill: Retaining Wall	Between lots 51 and 52. West half.	359	#3	9.0	111.6	91%	90%	PASS
301	7/7/2017	Backfill: Retaining Wall	Between lots 51 and 52. East half.	359	#2	11.9	115.8	92%	90%	PASS
302	7/7/2017	Trench Backfill: Joint Trench	In front of Lot 17.	359	#2	10.6	115.5	91%	90%	PASS
303	7/10/2017	Grading	Behind lot 72-73. Slope, north-top half.	357	#2	11.0	115.7	92%	90%	PASS
304	7/10/2017	Grading	Behind lot 72-73. Slope, bottom half	357	#2	11.5	111.2	88%	90%	FAIL
305	7/10/2017	Trench Backfill: Joint Trench	In front of lot 15	355	#2	11.7	110.8	88%	90%	FAIL
306	7/10/2017	Trench Backfill: Joint Trench	In front of lot 15 (Retest of 305)	355	#2	12.8	116.1	92%	90%	PASS
307	7/11/2017	Grading	Behind lot 72-73. Slope, bottom half (Retest of 306)	357	#2	10.6	120.4	95%	90%	PASS
308	7/11/2017	Subgrade: Curb and Gutter	In front of lot 19 driveway.	SG	#2	12.6	116.9	92%	95%	FAIL
309	7/11/2017	Trench Backfill: Joint Trench	coolwater and braverman. Station 10+25 on braverman	354	#2	11.7	114.6	91%	90%	PASS
310	7/11/2017	Subgrade: Curb and Gutter	In front of lot 20 drive way.	SG	#2	14.5	114.8	91%	90%	PASS
311	7/12/2017	Trench Backfill: Sewer Service	Braverman drive. Lot 20 sewer lateral	352	#A17	8.5	127.8	92%	90%	PASS
312	7/12/2017	Subgrade: Curb and Gutter	coolwater way. Station 10+90. East aid of street	SG	#2	13.0	121.1	96%	95%	PASS
313	7/12/2017	Subgrade: Curb and Gutter	coolwater way. Station 11+60. East side of street	SG	#2	11.0	120.1	95%	95%	PASS
314	7/12/2017	Trench Backfill: Water Service	Braverman drive. Water service in front of lot 20	357	#A17	7.1	126.6	91%	90%	PASS
315	7/11/2017	Trench Backfill: Water Service	Padre dam service water. In front of lot 19 drive way.	356	#A17	7.3	126.0	91%	90%	PASS
316	7/11/2017	Subgrade: Curb and Gutter	Coolwater way. 10+50	SG	#2	12.9	122.6	97%	95%	PASS
317	7/11/2017	Subgrade: Curb and Gutter	Lot 19 sewer lateral	SG	#A17	8.5	131.9	95%	95%	PASS
318	7/11/2017	Subgrade: Curb and Gutter	Lot 18 braverman drive	SG	#2	12.8	122.8	97%	95%	PASS
319	7/11/2017	Trench Backfill: Water Service	Lot 17 braverman drive. Water service.	355	#A17	5.7	126.4	91%	90%	PASS
320	7/13/2017	Subgrade: Curb and Gutter	In front of lot 19 driveway. (Retest of 308)	SG	#2	11.9	121.8	96%	95%	PASS



Table 1B - Compaction Test Results

Test Method: ASTM D 6938

Client:

KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego, California 92131

Project:

160268N
Braverman River Village EW
Santee, California

SCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
321	7/13/2017	Subgrade: Curb and Gutter	In front of lot 20 drive way. (Retest of 310)	SG	#2	10.5	123.1	97%	90%	PASS
322	7/13/2017	Trench Backfill: Sewer Service	Lot 16 sewer lateral. Beneath curb	355	#A17	8.1	127.9	92%	90%	PASS
323	7/14/2017	Trench Backfill: Joint Trench	East portion of lateral joint trench at Coolwater Way and Cobble Court.	354	Native	9.0	115.6	95%	95%	PASS
324	7/17/2017	Trench Backfill: Joint Trench	Coolwater way station 13+94	352	#2	11.6	112.7	89%	90%	FAIL
325	7/17/2017	Base: Roadway	"5" existing base on braverman drive between curb and existing asphalt	B	#A18	5.4	137.1	96%	95%	PASS
326	7/17/2017	Base: Roadway	"5" existing base on braverman drive between curb and existing asphalt	B	#A18	6.5	136.4	96%	95%	PASS
327	7/17/2017	Base: Roadway	"5" existing base on braverman drive between curb and existing asphalt	B	#A19	5.6	138.6	97%	95%	PASS
328	7/17/2017	Trench Backfill: Joint Trench	Coolwater way station 13+94 (Retest of 324)	352	#2	9.6	119.8	95%	90%	PASS
329	7/17/2017	Utility Trench Backfill:	Coolwater way 11+70	353	#2	11.4	116.8	92%	90%	PASS
330	7/17/2017	Subgrade	Lot 19 drive way	SG	#2	11.1	123.2	97%	95%	PASS
331	7/17/2017	Subgrade	Lot 18 driveway braverman drive	SG	#2	11.5	121.0	96%	90%	PASS
332	7/17/2017	Trench Backfill: Joint Trench	Coolwater way station 12	353	#2	9.3	116.7	92%	90%	PASS
333	7/17/2017	Subgrade: Sidewalk	Braverman drive stations 15+50 to 17+50	SG	#2	11.9	113.1	89%	90%	FAIL
334	7/18/2017	Subgrade: Sidewalk	Braverman drive stations 15+50 to 17+50 (Retest of 333)	SG	#2	9.5	115.1	91%	90%	PASS
335	7/18/2017	Subgrade: Sidewalk	Braverman drive lot 16 driveway	SG	#2	11.6	120.5	95%	95%	PASS
336	7/18/2017	Subgrade: Sidewalk	Coolwater way station 10+25. East side. Corner with braverman	SG	#2	10.2	123.5	98%	90%	PASS
337	7/18/2017	Subgrade: Sidewalk	Coolwater way station 11+70. East side.	SG	#3	9.2	114.4	93%	90%	PASS
338	7/19/2017	Grading	Lot 21	352	#2	10.0	109.9	87%	90%	FAIL
339	7/19/2017	Trench Backfill: Joint Trench	Coolwater way station 15+40	354	#2	10.1	117.1	93%	90%	PASS
340	7/19/2017	Trench Backfill: Joint Trench	Coolwater way station 16+50	352	#2	12.4	114.4	91%	90%	PASS
341	7/19/2017	Grading	Lot 21 (Retest of 338)	352	#2	12.0	115.0	91%	90%	PASS
342	7/20/2017	Grading	Lot 21	354	#6	10.5	108.9	90%	90%	PASS
343	7/20/2017	Trench Backfill: Water	Station 10+10 coolwater way. Water line tie in	354	#A16	9.0	123.9	90%	90%	PASS
344	7/20/2017	Trench Backfill: Joint Trench	Station 17 coolwater way. And station 10+25 on sandy creek drive Joint trench	350	#2	11.5	115.0	91%	90%	PASS
345	7/20/2017	Trench Backfill: Joint Trench	station 11+65 on sandy creek drive Joint trench	350	#2	10.5	116.2	92%	90%	PASS
346	7/20/2017	Trench Backfill: Joint Trench	station 12+92 on sandy creek drive Joint trench	350	#2	9.8	114.7	91%	90%	PASS
347	7/20/2017	Grading	Lot 21	357	#6	11.5	111.6	92%	90%	PASS
348	7/20/2017	Trench Backfill: Joint Trench	station 14 on sandy creek drive Joint trench	350	#2	9.6	117.2	93%	90%	PASS
349	7/21/2017	Utility Trench Backfill	Cross gutter next to water quality basin adjacent cobble court station 10+	351	#2	12.1	115.1	91%	90%	PASS
350	7/21/2017	Subgrade: Curb and Gutter	Cross gutter next to water quality basin adjacent cobble court station 10+	SG	#2	12.1	121.3	96%	90%	PASS
351	7/21/2017	Subgrade: Curb and Gutter	Coolwater way west, 11+50	SG	#2	11.4	122.6	97%	90%	PASS
352	7/21/2017	Subgrade: Curb and Gutter	Coolwater way west, 12+50	SG	#2	9.0	121.0	96%	90%	PASS
353	7/21/2017	Subgrade: Curb and Gutter	Coolwater way west, 13+50	SG	#2	10.5	121.6	96%	90%	PASS
354	7/21/2017	Subgrade: Curb and Gutter	Coolwater way east, 13+50	SG	#2	11.3	122.2	97%	90%	PASS
355	7/21/2017	Subgrade: Curb and Gutter	Coolwater way east, 14+30	SG	#2	10.9	120.9	96%	90%	PASS
356	7/21/2017	Subgrade: Curb and Gutter	Coolwater way west, 14+40	SG	#2	10.0	120.6	95%	90%	PASS
357	7/21/2017	Subgrade: Curb and Gutter	Coolwater way west, 15+60	SG	#2	9.6	122.1	97%	90%	PASS
358	7/21/2017	Subgrade: Curb and Gutter	Coolwater way east, 15+80	SG	#2	12.6	120.1	95%	90%	PASS
359	7/21/2017	Subgrade: Curb and Gutter	Coolwater way east, 17	SG	#2	12.9	122.2	97%	90%	PASS
360	7/21/2017	Subgrade: Curb and Gutter	Coolwater way west, 16+60	SG	#2	10.0	120.4	95%	90%	PASS



Table 1B - Compaction Test Results
Test Method: ASTM D 6938

Client:
 KB Home
 9915 Mira Mesa Boulevard, Suite 100
 San Diego, California 92131

Project:
 160268N
 Braverman River Village EW
 Santee, California

SCST LCC - San Diego
 LEA: 47, Exp: 04/25/2021
 6280 Riverdale Street
 San Diego, Ca 92120
 Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
361	7/21/2017	ch Backfill: Water Serv	Lot 26 water service padre dam	356	#A17	6.4	129.0	93%	90%	PASS
362	7/21/2017	ch Backfill: Sewer Serv	Lot 26 sewer service padre dam	352	#A17	5.5	130.0	94%	90%	PASS
363	7/24/2017	Trench Backfill: Joint T	Cascade street 11+75	355	#2	9.0	115.0	91%	90%	PASS
364	7/24/2017	Trench Backfill: Joint T	Cascade street 12+50	355	#2	10.6	115.6	91%	90%	PASS
365	7/24/2017	Trench Backfill: Joint T	Cascade street and spring creek drive. Spring creek station 10	355	#2	10.3	115.4	91%	90%	PASS
366	7/24/2017	Trench Backfill: Joint T	Jeremy street station 10+50	354	#2	11.0	116.1	92%	90%	PASS
367	7/24/2017	Trench Backfill: Joint T	Jeremy street station 11+50	355	#2	9.4	117.1	93%	90%	PASS
368	7/24/2017	Base: Curb & Gutter	Coolwater way cross gutter, cobble court. Station 10+20	B	#A20	12.9	116.7	96%	95%	PASS
369	7/11/2017	Subgrade: Pavement	Lot 18 driveway, non-approach area.	SG	#2	9.3	114.7	91%	90%	PASS
370	7/24/2017	Subgrade: Pavement	Lot 20 driveway non approach area	SG	#1	9.8	127.8	96%	90%	PASS
371	7/24/2017	Subgrade: Pavement	Lot 16 driveway non approach area	SG	#1	9.5	123.0	92%	90%	PASS
372	7/25/2017	Subgrade: Pavement	Braverman drive. Station 14+75. Subgrade	SG	#2	9.0	120.5	95%	95%	PASS
373	7/25/2017	Base: Roadway	"12" section. Braverman station 14+75"	B	B-2	16.4	110.1	97%	95%	PASS
374	7/26/2017	Subgrade: Pavement	Braverman drive. Station 15. South side towards cool water	SG	#2	9.7	121.1	96%	95%	PASS
375	7/26/2017	Base: Roadway	Braverman drive. Station 15. South side towards coolwater. Base	B	B-2	14.5	107.8	95%	95%	PASS
376	7/26/2017	Subgrade: Curb and Gutter	Spring creek drive 10+25 curb and gutter	SG	#2	12.6	121.6	96%	95%	PASS
377	7/26/2017	Utility Trench Backfill	temp water access line by RanchoWest landscaping, beneath coolwater	355	#2	12.1	110.5	87%	95%	FAIL
378	7/26/2017	Utility Trench Backfill	Retest of 377	355	#2	11.7	116.5	92%	90%	PASS
379	7/27/2017	Subgrade: Sidewalk	Coolwater way east. Station 12+50	SG	#2	10.5	117.4	93%	90%	PASS
380	7/27/2017	Subgrade: Sidewalk	Coolwater way east. Station 14+20	SG	#2	10.3	114.6	91%	90%	PASS
381	7/27/2017	Subgrade: Sidewalk	Coolwater way station 12 east.	SG	#2	10.1	119.4	94%	90%	PASS
382	7/27/2017	Grading	Lot 21	360.6	#A12	9.8	110.5	92%	90%	PASS
383	7/27/2017	Subgrade: Sidewalk	Sidewalk coolwater way east station 15+60	SG	#2	12.3	114.6	91%	90%	PASS
384	7/27/2017	Subgrade: Sidewalk	Sidewalk coolwater way east station 16+80	SG	#2	11.2	116.6	92%	90%	PASS
385	7/27/2017	Base: Roadway	Coolwater way station 12+17	B	B-2	14.2	107.9	95%	95%	PASS
386	7/27/2017	Base: Roadway	Coolwater way station 11+10. Sewer manhole backfill.	354	#A16	10.1	123.8	90%	90%	PASS
387	7/27/2017	Base: Roadway	Coolwater way station 13+20	B	B-2	16.9	109.7	97%	95%	PASS
388	7/27/2017	Subgrade: Pavement	Coolwater way station 10+75	SG	#2	9.7	121.1	96%	95%	PASS
389	7/27/2017	Base: Roadway	Coolwater way station 14+20	B	B-2	14.3	108.0	96%	95%	PASS
390	7/27/2017	Base: Roadway	Coolwater way station 15+20	B	B-2	15.2	108.9	96%	95%	PASS
391	7/27/2017	Base: Roadway	Coolwater way station 16+20	B	B-2	17.0	109.7	97%	95%	PASS
392	7/28/2017	Trench Backfill: Joint T	Gas and communication, lot 18 service	358	#2	12.2	114.5	91%	90%	PASS
393	7/28/2017	Subgrade: Pavement	Braverman drive. Station 14+30 north side	SG	#2	9.8	122.9	97%	95%	PASS
394	7/28/2017	Subgrade: Sidewalk	Braverman drive north. Station 16+75	SG	#2	9.6	115.1	91%	90%	PASS
395	7/31/2017	Subgrade: Curb and Gutter	Sandy creek drive north 10+60	SG	#2	12.1	120.2	95%	95%	PASS
396	7/31/2017	Subgrade: Curb and Gutter	Sandy creek drive south 11+00	SG	#2	12.9	122.5	97%	95%	PASS
397	7/31/2017	Subgrade: Curb and Gutter	Sandy creek drive north 11+90	SG	#2	10.5	120.5	95%	95%	PASS
398	7/31/2017	Subgrade: Curb and Gutter	Sandy creek drive south 12+70	SG	#2	10.3	121.5	96%	95%	PASS
399	7/31/2017	Subgrade: Curb and Gutter	Sandy creek drive north 13+70	SG	#2	12.6	122.2	97%	95%	PASS
400	7/31/2017	Subgrade: Curb and Gutter	Sandy creek drive south. 14+50	SG	#2	11.7	121.8	96%	95%	PASS

**Table 1B - Compaction Test Results**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego, California 92131**Project:**160268N
Braverman River Village EW
Santee, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
401	7/31/2017	Subgrade: Curb and Gutter	Sandy creek drive north. 15+50	SG	#2	12.7	120.6	95%	95%	PASS
402	7/31/2017	Subgrade: Curb and Gutter	Cascade street station 10+90 south east corner	SG	#2	10.2	120.2	95%	95%	PASS
403	7/31/2017	Subgrade: Curb and Gutter	Cascade street station 11+80. West	SG	#2	11.4	122.1	97%	95%	PASS
404	7/31/2017	Subgrade: Curb and Gutter	Cascade street station 12+20. East	SG	#2	11.1	120.7	95%	95%	PASS
405	7/31/2017	Subgrade: Pavement	Station 14 braverman drive north. Near storm drain	SG	#2	10.3	122.8	97%	95%	PASS
406	7/31/2017	Subgrade: Sidewalk	Cool water way west. 12+00.	SG	#2	10.8	116.0	92%	90%	PASS
407	7/31/2017	Trench Backfill: Joint Trench	Lot 16 gas and communication lateral	358.2	#2	12.7	115.4	91%	90%	PASS
408	7/31/2017	Subgrade: Sidewalk	Coolwater way west sidewalk. Lot 11 driveway	SG	#2	11.9	122.3	97%	90%	PASS
409	7/31/2017	Subgrade: Sidewalk	Coolwater way west sidewalk. Lot 9 driveway	SG	#2	9.7	121.2	96%	90%	PASS
410	7/31/2017	Subgrade: Sidewalk	Coolwater way west sidewalk. Station 13+50	SG	#2	9.8	121.0	96%	90%	PASS
411	7/31/2017	Base: Roadway	Braverman drive. Station 14. North side	B	B-2	13.0	110.6	98%	95%	PASS
412	8/1/2017	Base: Curb & Gutter	Cascade street station 11. west	B	B-2	15.7	108.6	96%	95%	PASS
413	8/1/2017	Base: Curb & Gutter	Cascade street station 11+50. East	B	B-2	16.0	108.8	96%	95%	PASS
414	8/1/2017	Base: Curb & Gutter	Cascade street station 12. West	B	B-2	13.6	111.3	98%	95%	PASS
415	8/1/2017	Base: Curb & Gutter	Sandy creek drive station 16 south	B	B-2	14.1	109.1	97%	95%	PASS
416	8/1/2017	Base: Curb & Gutter	Sandy creek drive station 15+50 north	B	B-2	15.0	110.1	97%	95%	PASS
417	8/1/2017	Base: Curb & Gutter	Sandy creek drive station 15 south	B	B-2	14.5	110.1	97%	95%	PASS
418	8/1/2017	Base: Curb & Gutter	Sandy creek drive station 14+50 north	B	B-2	17.0	109.7	97%	95%	PASS
419	8/1/2017	Base: Curb & Gutter	Sandy creek drive station 14 south	B	B-2	14.5	108.6	96%	95%	PASS
420	8/1/2017	Base: Curb & Gutter	Sandy creek drive station 13+50 north	B	B-2	16.6	109.1	97%	95%	PASS
421	8/1/2017	Base: Curb & Gutter	Sandy creek drive station 13 south	B	B-2	14.6	110.3	98%	95%	PASS
422	8/1/2017	Base: Curb & Gutter	Sandy creek drive station 12+50 north	B	B-2	15.3	110.8	98%	95%	PASS
423	8/1/2017	Base: Curb & Gutter	Sandy creek drive station 12 south	B	B-2	14.4	110.9	98%	95%	PASS
424	8/1/2017	Base: Curb & Gutter	Sandy creek drive station 11+ 50 north	B	B-2	13.4	109.4	97%	95%	PASS
425	8/1/2017	Base: Curb & Gutter	Sandy creek drive station 11 south	B	B-2	14.5	110.4	98%	95%	PASS
426	8/1/2017	Subgrade: Sidewalk	Lot 2 driveway	SG	#2	12.7	122.3	97%	95%	PASS
427	8/1/2017	Subgrade: Sidewalk	Coolwater way station 17+25	SG	#2	9.0	118.3	94%	90%	PASS
428	8/1/2017	Subgrade: Sidewalk	Coolwater way lot 4 driveway approach	SG	#2	11.8	123.5	98%	90%	PASS
429	8/1/2017	Subgrade: Sidewalk	Coolwater way station 16 west	SG	#2	9.6	116.4	92%	90%	PASS
430	8/1/2017	Subgrade: Sidewalk	Coolwater way Lot 6 driveway approach	SG	#2	12.5	123.1	97%	95%	PASS
431	8/1/2017	Subgrade: Sidewalk	Coolwater way Station 15 west	SG	#2	10.8	116.6	92%	90%	PASS
432	8/1/2017	Subgrade: Sidewalk	Coolwater way Lot 8 driveway approach	SG	#2	10.3	120.7	95%	90%	PASS
433	8/1/2017	Subgrade: Sidewalk	Lot 13 driveway approach.	SG	#2	10.8	122.4	97%	95%	PASS
434	8/1/2017	Subgrade: Sidewalk	Coolwater way stations 10+50 to 11+50	SG	#2	10.4	116.9	92%	90%	PASS
435	8/1/2017	Trench Backfill: Water	Jeremy street station 11+50	349	#A16	10.5	126.4	92%	90%	PASS
436	8/1/2017	Subgrade: Sidewalk	Braverman drive joint trench tie in point across from lot 21	SG	#2	12.1	114.5	91%	90%	PASS
437	8/1/2017	Trench Backfill: Joint Trench	Spring creek drive station	358	#2	12.4	115.2	91%	90%	PASS
438	8/2/2017	Subgrade: Sidewalk	Coolwater way west station 12+50 to 13+50	SG	#2	10.8	116.7	92%	90%	PASS
439	8/2/2017	Subgrade: Sidewalk	Sidewalk opposite lot 14 next to electric vault (Retest of 277)	SG	#2	10.5	116.9	92%	90%	PASS
440	8/2/2017	Trench Backfill: Water	Jeremy street water line, station 12	352	#A16	6.8	124.3	91%	90%	PASS

**Table 1B - Compaction Test Results**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego, California 92131**Project:**160268N
Braverman River Village EW
Santee, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
441	8/2/2017	Subgrade: Pavement	Jeremy street crossing to lot 49	SG	#2	11.8	122.6	97%	95%	PASS
442	8/2/2017	Trench Backfill: Joint T	Spring creek drive joint trench station 14+50	356	#2	12.9	114.1	90%	90%	PASS
443	8/2/2017	Trench Backfill: Joint T	Spring creek drive joint trench station 13+50	355.5	#2	9.5	114.9	91%	90%	PASS
444	8/2/2017	Subgrade: Sidewalk	Braverman drive north lot 16 gas tie in	SG	#2	10.4	120.6	95%	90%	PASS
445	8/2/2017	Trench Backfill: Water	"=4" lateral to hydrant on Jeremy street. South Corner of Jeremy street"	355	#A16	10.5	127.6	93%	90%	PASS
446	8/2/2017	Trench Backfill: Joint T	Spring creek drive station 12+70	354.5	#2	9.6	117.1	93%	90%	PASS
447	8/2/2017	Trench Backfill: Joint T	Spring creek drive station 11+40. Gas and communication joint trench	354	#2	11.2	119.8	95%	90%	PASS
448	8/2/2017	Subgrade: Sidewalk	Corner of follett and braverman drives gas tie in to lot 23	SG	#A16	8.7	127.9	93%	90%	PASS
449	8/3/2017	Utility Trench Backfill:	Crossing between lots 55 and 70 on spring creek	356	#2	10.0	114.0	90%	90%	PASS
450	8/3/2017	Subgrade: Sidewalk	Driveway approach to 10692 braverman drive	SG	#2	9.6	120.9	96%	90%	PASS
451	8/3/2017	Subgrade: Sidewalk	Gas tie in at lot 25. Braverman drive north	SG	#2	10.9	115.5	91%	90%	PASS
452	8/4/2017	Trench Backfill: Joint T	Joint trench east of lot 49 and 50. (30')	355.5	#1	9.8	125.5	94%	90%	PASS
453	8/7/2017	Trench Backfill: Joint T	Lot 43 and 44 gas service crossing on cobble court	356.5	#2	10.9	116.4	92%	90%	PASS
454	8/7/2017	Trench Backfill: Joint T	Lots 42-43 gas and electric services trench crossing cobble court	356	#2	9.5	116.8	92%	90%	PASS
455	8/7/2017	Trench Backfill: Joint T	Lot 41 dry utility services trench crossing cobble court	355	#2	12.5	113.9	90%	90%	PASS
456	8/10/2017	Subgrade: Sidewalk	Sandy creek drive 10+50 lot 82 driveway approach	SG	#2	10.8	121.5	96%	95%	PASS
457	8/11/2017	Trench Backfill: Joint T	Joint trench crossing on cobble court station 11+23	354	#2	11.3	113.8	90%	90%	PASS
458	8/15/2017	Subgrade: Sidewalk	Sandy creek drive south STA16	SG	#2	11.7	116.3	92%	90%	PASS
459	8/15/2017	Subgrade: Sidewalk	Sandy creek drive south STA14+50	SG	#2	10.1	116.2	92%	90%	PASS
460	8/15/2017	Subgrade: Sidewalk	Sandy creek drive south STA13	SG	#2	12.1	114.7	91%	90%	PASS
461	8/15/2017	Subgrade: Sidewalk	Sandy creek drive south STA 12+50	SG	#2	11.3	114.3	90%	90%	PASS
462	8/15/2017	Subgrade: Sidewalk	Sandy creek drive south STA 11	SG	#2	10.9	117.0	93%	90%	PASS
463	8/15/2017	Trench Backfill: Joint T	Cobble court sta 11+75	353	#2	10.3	114.9	91%	90%	PASS
464	8/15/2017	Trench Backfill: Joint T	Cobble court sta 12+80	353	#2	9.5	114.4	91%	90%	PASS
465	8/16/2017	Trench Backfill: Joint T	Cobble court sta 14+50	357	#1	10.3	119.9	90%	90%	PASS
466	8/16/2017	Trench Backfill: Joint T	Cobble court sta 15+50	358	#2	12.2	114.2	90%	90%	PASS
467	8/16/2017	Trench Backfill: Joint T	Cobble court sta 17	358	#2	10.2	117.6	93%	90%	PASS
468	8/16/2017	Trench Backfill: Joint T	Spring creek drive gas line crossing sta 15+50	357	#2	11.5	116.3	92%	90%	PASS
469	8/16/2017	Trench Backfill: Joint T	Spring creek drive gas line crossing sta 14+50	357	#2	12.5	120.3	95%	90%	PASS
470	8/16/2017	Trench Backfill: Joint T	Spring creek drive gas line crossing sta 13+50	357	#2	11.4	113.9	90%	90%	PASS
471	8/16/2017	Trench Backfill: Joint T	Spring creek drive gas line crossing sta 12+30	355	#2	9.7	114.5	91%	90%	PASS
472	8/16/2017	Trench Backfill: Joint T	Spring creek drive gas line crossing sta 11+80	354	#2	12.5	115.1	91%	90%	PASS
473	8/17/2017	Trench Backfill: Joint T	Jeremy street west side sta 7+50	354	#2	11.3	119.7	95%	90%	PASS
474	8/18/2017	Subgrade: Gas	Lot 13 gas service	355.5	#2	9.0	116.0	92%	90%	PASS
475	8/18/2017	Subgrade: Gas	Lot 11 gas service	355	#2	12.6	116.6	92%	90%	PASS
476	8/18/2017	Subgrade: Gas	Lot 19 gas service	355	#2	9.8	115.8	92%	90%	PASS
477	8/21/2017	Subgrade	Lot 14 driveway non approach	SG	#2	9.0	115.9	92%	90%	PASS
478	8/21/2017	Subgrade	Lot 12 driveway non approach	SG	#2	11.0	114.4	91%	90%	PASS
479	8/21/2017	Subgrade	Lot 10 driveway non approach	SG	#2	11.1	115.4	91%	90%	PASS
480	8/21/2017	Subgrade	Lot 8 driveway non approach	SG	#2	12.5	115.4	91%	90%	PASS



Table 1B - Compaction Test Results
Test Method: ASTM D 6938

Client:
 KB Home
 9915 Mira Mesa Boulevard, Suite 100
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Project:
 160268N
 Braverman River Village EW
 Santee, California

SCST LCC - San Diego
 LEA: 47, Exp: 04/25/2021
 6280 Riverdale Street
 San Diego, Ca 92120
 Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
481	8/22/2017	Subgrade: Pavement	Sandy creek drive sta 11	SG	#2	12.5	120.8	96%	90%	PASS
482	8/22/2017	Subgrade: Pavement	Sandy creek drive sta 12	SG	#2	10.4	120.7	95%	90%	PASS
483	8/22/2017	Subgrade: Pavement	Sandy creek drive sta 13	SG	#2	12.3	121.7	96%	90%	PASS
484	8/22/2017	Subgrade: Pavement	Sandy creek drive sta 14	SG	#2	11.9	121.4	96%	90%	PASS
485	8/22/2017	Subgrade: Pavement	Sandy creek drive sta 15	SG	#2	11.2	120.3	95%	90%	PASS
486	8/22/2017	Subgrade: Pavement	Sandy creek drive sta 16	SG	#2	9.5	122.4	97%	90%	PASS
487	8/22/2017	Subgrade: Pavement	Cascade street 11+50	SG	#2	9.5	122.4	97%	90%	PASS
488	8/22/2017	Subgrade: Pavement	Cascade street 12+30	SG	#2	12.4	120.8	96%	90%	PASS
489	8/22/2017	Utility Trench Backfill:	Jeremy street water tie in.	352	#A16	9.0	125.2	91%	90%	PASS
490	8/22/2017	Trench Backfill: Water	Jeremy street tie in sta 9+75 approximately	353	#A16	8.2	128.2	93%	90%	PASS
491	8/23/2017	Base: Roadway	Sandy creek drive station 11	B	B-2	14.2	108.3	96%	95%	PASS
492	8/23/2017	Base: Roadway	Sandy creek drive station 12	B	B-2	14.5	108.4	96%	95%	PASS
493	8/23/2017	Base: Roadway	Sandy creek drive station 13	B	B-2	15.1	108.6	96%	95%	PASS
494	8/23/2017	Base: Roadway	Sandy creek drive station 13+92	B	B-2	13.0	109.2	97%	95%	PASS
495	8/23/2017	Base: Roadway	Sandy creek drive STA 14	B	B-2	13.7	110.4	98%	95%	PASS
496	8/23/2017	Base: Roadway	Sandy creek drive STA 15+20	B	B-2	16.4	110.0	97%	95%	PASS
497	8/23/2017	Base: Roadway	Cascade street STA 12+50	B	B-2	13.9	109.7	97%	95%	PASS
498	8/23/2017	Base: Roadway	Cascade street STA 11+25	B	B-2	16.2	108.5	96%	95%	PASS
499	8/24/2017	Utility Trench Backfill	Abandoned water pipe. Jeremy street sta 10	354	#A16	9.9	126.3	92%	90%	PASS
500	8/25/2017	Subgrade: Curb and Gut	Cobble court. Sta 11+30 south	SG	#2	12.4	121.9	96%	95%	PASS
501	8/25/2017	Subgrade: Curb and Gut	Cobble court. Sta 12 north	SG	#2	12.3	122.2	97%	95%	PASS
502	8/25/2017	Subgrade: Curb and Gut	Cobble court. Sta 12+60 north	SG	#2	9.0	120.1	95%	95%	PASS
503	8/25/2017	Subgrade: Curb and Gut	Cobble court. Sta 13 north	SG	#2	12.8	122.7	97%	95%	PASS
504	8/25/2017	Subgrade: Curb and Gut	Cobble court. Sta 13+50 south	SG	#2	11.8	121.3	96%	95%	PASS
505	8/25/2017	Subgrade: Curb and Gut	Cobble court. Sta 14 north	SG	#3	8.8	119.2	97%	95%	PASS
506	8/25/2017	Subgrade: Curb and Gut	Cobble court. Sta 14+48 south	SG	#2	12.1	120.6	95%	95%	PASS
507	8/25/2017	Subgrade: Curb and Gut	Cobble court. Sta 14+98 north	SG	#3	9.1	118.4	96%	95%	PASS
508	8/25/2017	Subgrade: Curb and Gut	Cobble court. Sta 15+40 south	SG	#3	10.4	119.2	97%	95%	PASS
509	8/25/2017	Subgrade: Curb and Gut	Cobble court. Sta 16+4 north	SG	#3	7.8	119.5	97%	95%	PASS
510	8/25/2017	Trench Backfill: Sewer	Walker preserve trail tie in to manhole. 30 feet north existing manhole	350	#A16	10.1	125.4	91%	90%	PASS
511	8/25/2017	Trench Backfill: Sewer	Walker preserve trail tie in to manhole. 50 feet north existing manhole	352	#2	13.0	117.7	93%	90%	PASS
512	8/25/2017	Trench Backfill: Sewer	Walker preserve trail tie in to manhole. 20 feet north existing manhole	354	#2	12.7	116.8	92%	90%	PASS
513	8/28/2017	Trench Backfill: Sewer	Sewer main. 20' from edge of curb at sandy creek drive and coolwater wa	352	#A16	9.1	127.9	93%	90%	PASS
514	8/28/2017	Trench Backfill: Sewer	Sewer main. 20' from edge of curb at sandy creek drive and coolwater wa	354	#A16	8.5	126.5	92%	90%	PASS
515	8/28/2017	Subgrade: Curb and Gut	Cobbl court. Sta 16+50 loop	SG	#2	9.5	122.0	97%	95%	PASS
516	8/28/2017	Subgrade: Curb and Gut	Cobbl court. Sta 17+50 loop	SG	#2	9.8	122.9	97%	95%	PASS
517	8/28/2017	Subgrade: Curb and Gut	Spring creek drive sta 16 north Corner with cascade street.	SG	#A14	13.4	114.3	96%	95%	PASS
518	8/28/2017	Subgrade: Curb and Gut	Spring creek drive sta 15+50 south Corner with cascade street.	SG	#A14	12.3	115.3	96%	95%	PASS
519	8/28/2017	Subgrade: Curb and Gut	Spring creek drive sta 14+50 south	SG	#A14	13.0	115.2	96%	95%	PASS
520	8/28/2017	Subgrade: Curb and Gut	Spring creek drive sta 13+50 south	SG	#A14	11.5	115.5	97%	95%	PASS

**Table 1B - Compaction Test Results**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego, California 92131**Project:**160268N
Braverman River Village EW
Santee, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
521	8/28/2017	Subgrade: Curb and Gutter	Spring creek drive sta 12+50 south	SG	#A14	12.8	114.5	96%	95%	PASS
522	8/28/2017	Subgrade: Curb and Gutter	Spring creek drive sta 11+50 south	SG	#A14	14.5	117.0	98%	95%	PASS
523	8/28/2017	Subgrade: Curb and Gutter	Spring creek drive sta 11 north	SG	#A14	15.2	115.5	97%	95%	PASS
524	8/28/2017	Subgrade: Curb and Gutter	Spring creek drive sta 12 north	SG	#A14	15.5	115.8	97%	95%	PASS
525	8/28/2017	Subgrade: Curb and Gutter	Spring creek drive sta 13 north	SG	#A14	14.6	116.5	97%	95%	PASS
526	8/28/2017	Subgrade: Curb and Gutter	Spring creek drive sta 14 north	SG	#A14	15.1	115.2	96%	95%	PASS
527	8/28/2017	Subgrade: Curb and Gutter	Spring creek drive sta 15 north	SG	#A16	8.0	133.3	97%	95%	PASS
528	8/29/2017	Base: Curb & Gutter	Cobble court station 11 north	B	B-2	16.2	108.5	96%	95%	PASS
529	8/29/2017	Base: Curb & Gutter	Cobble court station 12 north	B	B-2	16.4	109.1	97%	95%	PASS
530	8/29/2017	Base: Curb & Gutter	Cobble court station 13 north	B	B-2	14.2	108.6	96%	95%	PASS
531	8/29/2017	Base: Curb & Gutter	Cobble court station 14 north	B	B-2	16.5	109.4	97%	95%	PASS
532	8/29/2017	Base: Curb & Gutter	Cobble court station 15 north	B	B-2	16.7	109.9	97%	95%	PASS
533	8/29/2017	Base: Curb & Gutter	Cobble court station 16 north	B	B-2	16.9	108.0	96%	95%	PASS
534	8/29/2017	Base: Curb & Gutter	Cobble court station 17 north	B	B-2	16.9	111.2	98%	95%	PASS
535	8/29/2017	Base: Curb & Gutter	Cobble court top of cul-de-sac	B	B-2	16.7	109.6	97%	95%	PASS
536	8/29/2017	Base: Curb & Gutter	Cobble court station 16+50. South	B	B-2	15.5	110.0	97%	95%	PASS
537	8/29/2017	Base: Curb & Gutter	Cobble court station 15+50. South	B	B-2	13.3	108.0	96%	95%	PASS
538	8/29/2017	Base: Curb & Gutter	Cobble court station 14+50. South	B	B-2	16.2	109.1	97%	95%	PASS
539	8/29/2017	Base: Curb & Gutter	Cobble court station 13+50. South	B	B-2	14.7	108.0	96%	95%	PASS
540	8/29/2017	Base: Curb & Gutter	Cobble court station 12+50. South	B	B-2	14.1	108.4	96%	95%	PASS
541	8/29/2017	Base: Curb & Gutter	Cobble court station 11+50. South	B	B-2	15.9	109.2	97%	95%	PASS
542	8/29/2017	Base: Curb & Gutter	Cobble court station 10+50. South	B	B-2	16.3	109.2	97%	95%	PASS
543	8/29/2017	Trench Backfill: Sewer	Existing manhole south of walker preserve trail	353	#2	12.9	114.3	90%	90%	PASS
544	8/30/2017	Base: Curb & Gutter	Spring creek drive sta 11+50 south	B	B-2	16.1	108.1	96%	95%	PASS
545	8/30/2017	Base: Curb & Gutter	Spring creek drive sta 12+50 south	B	B-2	16.3	110.1	97%	95%	PASS
546	8/30/2017	Subgrade: Sidewalk	sandy creek sqd drive lot 79 driveway	SG	#2	10.6	121.1	96%	95%	PASS
547	8/30/2017	Subgrade: Sidewalk	sandy creek sqd drive Sta 13+50	SG	#2	11.5	115.7	92%	90%	PASS
548	8/30/2017	Subgrade: Sidewalk	sandy creek sqd drive lot 76 driveway	SG	#2	10.0	120.2	95%	95%	PASS
549	8/30/2017	Subgrade: Sidewalk	sandy creek sqd drive lot 74 driveway	SG	#2	11.8	120.2	95%	95%	PASS
550	8/30/2017	Subgrade: Sidewalk	Cascade street corner with spring creek drive, QA	SG	B-2	16.3	109.4	97%	95%	PASS
551	8/30/2017	Subgrade: Sidewalk	Spring creek drive north 16	SG	B-2	14.3	109.7	97%	95%	PASS
552	8/30/2017	Subgrade: Sidewalk	Spring creek drive north 15	SG	B-2	14.5	108.3	96%	95%	PASS
553	8/30/2017	Subgrade: Sidewalk	Spring creek drive north 14	SG	B-2	14.9	109.1	97%	95%	PASS
554	8/30/2017	Subgrade: Sidewalk	Spring creek drive north 13	SG	B-2	15.9	108.8	96%	95%	PASS
555	8/30/2017	Subgrade: Sidewalk	Spring creek drive north 12	SG	B-2	16.1	109.7	97%	95%	PASS
556	8/30/2017	Subgrade: Sidewalk	Spring creek drive north 11	SG	B-2	14.5	107.3	95%	95%	PASS
557	8/30/2017	Base: Curb & Gutter	Spring creek drive 15+50 south corner towards cascade street	B	B-2	15.2	109.5	97%	95%	PASS
558	8/30/2017	Base: Curb & Gutter	Spring creek drive corner with cascade and Jeremy streets	B	B-2	13.4	108.2	96%	95%	PASS
559	8/30/2017	Trench Backfill: Sewer	40' from edge of curb on coolwater way and sandy creek drive	352	#A16	9.7	125.8	92%	90%	PASS
560	8/30/2017	Trench Backfill: Sewer	40' from edge of curb on coolwater way and sandy creek drive	354	#2	11.6	117.4	93%	90%	PASS



Table 1B - Compaction Test Results

Test Method: ASTM D 6938

Client:

KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego, California 92131

Project:

160268N
Braverman River Village EW
Santee, California

SCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
561	9/5/2017	Trench Backfill: Water	Tie in on cobble court at sta 17+50	355	#A16	9.1	125.8	92%	90%	PASS
562	9/11/2017	Subgrade: Pavement	Cobble court station 12	SG	#2	11.2	120.7	95%	95%	PASS
563	9/11/2017	Subgrade: Pavement	Cobble court station 13	SG	#2	11.1	121.8	96%	95%	PASS
564	9/11/2017	Subgrade: Pavement	Cobble court station 14	SG	#2	9.8	122.6	97%	95%	PASS
565	9/11/2017	Subgrade: Pavement	Cobble court station 15	SG	#2	10.1	120.8	96%	95%	PASS
566	9/12/2017	Subgrade: Pavement	Cobble court station 16	SG	#2	11.6	122.6	97%	95%	PASS
567	9/12/2017	Subgrade: Pavement	Cobble court station 11	SG	#2	9.0	120.8	96%	95%	PASS
568	9/12/2017	Subgrade: Pavement	Cobble court station 17	SG	#2	9.8	123.0	97%	95%	PASS
569	9/12/2017	Subgrade: Pavement	Spring Creek Drive station 12	SG	#2	9.9	121.9	96%	95%	PASS
570	9/12/2017	Subgrade: Pavement	Spring Creek Drive station 13	SG	#2	11.4	120.4	95%	95%	PASS
571	9/12/2017	Subgrade: Pavement	Spring Creek Drive station 14	SG	#2	10.2	123.0	97%	95%	PASS
572	9/12/2017	Subgrade: Pavement	Spring Creek Drive station 15	SG	#2	9.8	121.0	96%	95%	PASS
573	9/12/2017	Subgrade: Pavement	Spring Creek Drive station 16. Interception with cascade street	SG	#2	9.5	120.5	95%	95%	PASS
574	9/13/2017	Base: Roadway	Cobble court station 17 top of cul-de-sac	B	B-2	16.5	110.0	97%	95%	PASS
575	9/13/2017	Base: Roadway	Cobble court station 16	B	B-2	14.4	107.5	95%	95%	PASS
576	9/13/2017	Base: Roadway	Cobble court station 15	B	B-2	15.0	111.1	98%	95%	PASS
577	9/13/2017	Base: Roadway	Cobble court station 14	B	B-2	14.3	111.2	98%	95%	PASS
578	9/13/2017	Base: Roadway	Cobble court station 13	B	B-2	14.5	109.3	97%	95%	PASS
579	9/13/2017	Base: Roadway	Cobble court station 12	B	B-2	14.6	107.9	95%	95%	PASS
580	9/13/2017	Base: Roadway	Cobble court station 10+80	B	B-2	15.0	109.9	97%	95%	PASS
581	9/13/2017	Base: Roadway	Spring Creek Drive sta 16	B	B-2	13.0	108.4	96%	95%	PASS
582	9/13/2017	Base: Roadway	Spring Creek Drive sta 15	B	B-2	14.8	107.9	95%	95%	PASS
583	9/13/2017	Base: Roadway	Spring Creek Drive sta 14	B	B-2	15.1	108.8	96%	95%	PASS
584	9/13/2017	Base: Roadway	Spring Creek Drive sta 13	B	B-2	14.5	108.2	96%	95%	PASS
585	9/13/2017	Base: Roadway	Spring Creek Drive sta 12	B	B-2	14.5	107.4	95%	95%	PASS
586	9/13/2017	Base: Roadway	Spring Creek Drive sta 10+75	B	B-2	15.6	109.9	97%	95%	PASS
587	9/13/2017	Base: Roadway	Cascade street station 11	B	B-2	17.0	110.9	98%	95%	PASS
588	9/13/2017	Base: Roadway	Jeremy street station 10	B	B-2	16.3	108.7	96%	95%	PASS
589	9/20/2017	Subgrade: Trench Backfill: Gas	Lot 3 gas service	355	#6	12.3	109.4	90%	90%	PASS
590	9/20/2017	Subgrade: Trench Backfill: Gas	Lot 1 gas service	355	#2	11.9	114.7	91%	90%	PASS
591	9/21/2017	Trench Backfill: Water	Water line tie in. Cobble court station 10+50	354	#A16	7.6	123.6	90%	90%	PASS
592	9/28/2017	Subgrade: Curb and Gutter	Jeremy street station 10+50 south	SG	#2	12.3	120.2	95%	95%	PASS
593	9/28/2017	Subgrade: Curb and Gutter	Jeremy street station 11+50 south	SG	#2	10.4	120.7	95%	95%	PASS
594	9/28/2017	Subgrade: Curb and Gutter	Jeremy street station 11+50 north	SG	#2	11.2	120.5	95%	95%	PASS
595	9/28/2017	Subgrade: Curb and Gutter	Jeremy street station 9+50 west	SG	#2	10.2	122.4	97%	95%	PASS
596	9/28/2017	Subgrade: Curb and Gutter	Jeremy street west sta 7+50	SG	#2	12.6	122.6	97%	95%	PASS
597	9/28/2017	Subgrade: Curb and Gutter	Jeremy street west sta 6+50	SG	#2	13.0	123.8	98%	95%	PASS
598	9/28/2017	Subgrade: Curb and Gutter	Jeremy street west sta 5+50	SG	#1	10.3	129.3	97%	95%	PASS
599	9/28/2017	Subgrade: Curb and Gutter	Jeremy street west sta 10+50	SG	#2	9.4	121.9	96%	95%	PASS
600	9/28/2017	Subgrade: Curb and Gutter	Jeremy street crossing gutter sta 11+51	SG	#2	12.0	121.4	96%	95%	PASS

**Table 1B - Compaction Test Results**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego, California 92131**Project:**160268N
Braverman River Village EW
Santee, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
601	9/29/2017	Base: Curb & Gutter	Jeremy street station 10+50 north	B	B-2	15.4	109.7	97%	95%	PASS
602	9/29/2017	Base: Curb & Gutter	Jeremy street station 11+50 north cross gutter	B	B-2	16.0	110.9	98%	95%	PASS
603	9/29/2017	Base: Curb & Gutter	Jeremy street station 11+50 south cross gutter	B	B-2	17.0	109.1	97%	95%	PASS
604	9/29/2017	Base: Curb & Gutter	Jeremy street station 9+50 west side	B	B-2	17.0	108.6	96%	95%	PASS
605	9/29/2017	Base: Curb & Gutter	Jeremy street station 8+50 west side	B	B-2	16.2	108.4	96%	95%	PASS
606	9/29/2017	Base: Curb & Gutter	Jeremy street station 7+50 west side	B	B-2	16.4	109.4	97%	95%	PASS
607	9/29/2017	Open Trench Backfill: Gas	Lots 76-77 gas services.	354.3	#2	10.0	115.2	91%	90%	PASS
608	9/29/2017	Base: Curb & Gutter	Jerem street 6+50. West side	B	B-2	16.4	108.2	96%	95%	PASS
609	9/29/2017	Base: Curb & Gutter	Jerem street 5+50. West side	B	B-2	15.8	110.1	97%	95%	PASS
610	10/2/2017	Base: Curb & Gutter	Jeremy St station 5+00	B	#A20	11.6	115.1	95%	95%	PASS
611	10/2/2017	Subgrade: Sidewalk	Cobble Ct front Lot 48-49	SG	#6A	7.6	112.3	92%	90%	PASS
612	10/2/2017	Subgrade: Sidewalk	Cobble Ct front Lot 46-47	SG	#6A	8.5	112.2	92%	90%	PASS
613	10/2/2017	Subgrade: Sidewalk	Cobble Ct front Lot 44	SG	#6A	9.2	114.1	93%	90%	PASS
614	10/2/2017	Subgrade: Sidewalk	Cobble Ct front Lot 41	SG	#6A	8.2	113.2	92%	90%	PASS
615	10/2/2017	Subgrade: Sidewalk	Cobble Ct front Lot 36-37	SG	#6A	10.1	110.2	90%	90%	PASS
616	10/4/2017	Base: Curb & Gutter	Concrete gutter crossing on Jeremy Street, approx. STA 11+28.	355	#A20	8.1	116.4	96%	95%	PASS
617	10/6/2017	Subgrade: Sidewalk	Cobble ctFront of lot 27	SG	Native	7.8	112.4	93%	90%	PASS
618	10/6/2017	Subgrade: Sidewalk	Jeremy stStation 5+00	SG	Native	8.2	110.2	91%	90%	PASS
619	10/6/2017	Subgrade: Sidewalk	Jeremy stStation 5+50	SG	Native	8.5	112.9	93%	90%	PASS
620	10/6/2017	Subgrade: Sidewalk	Jeremy stStation 6+00	SG	Native	7.2	111.6	92%	90%	PASS
621	10/6/2017	Subgrade: Sidewalk	Jeremy stStation 6+50	SG	Native	7.9	113.0	93%	90%	PASS
622	10/6/2017	Subgrade: Sidewalk	Jeremy stStation 7+00	SG	Native	7.3	110.9	91%	90%	PASS
623	10/6/2017	Subgrade: Sidewalk	Jeremy stStation 7+50	SG	Native	8.5	112.5	93%	90%	PASS
624	10/6/2017	Subgrade: Sidewalk	Jeremy stStation 8+00	SG	Native	7.8	113.1	93%	90%	PASS
625	10/6/2017	Subgrade: Sidewalk	Jeremy stStation 8+50	SG	Native	8.1	110.2	91%	90%	PASS
626	10/6/2017	Subgrade: Sidewalk	Jeremy stStation 9+00	SG	Native	8.8	113.2	93%	90%	PASS
627	10/6/2017	Subgrade: Sidewalk	Jeremy stStation 9+50	SG	Native	7.7	111.6	92%	90%	PASS
628	10/9/2017	Base: Curb & Gutter	Curb to cross gutter. Braverman drive and Jeremy street intersection	B	B-2	16.4	108.7	96%	95%	PASS
629	10/9/2017	Subgrade: Sidewalk	Jeremy street station 10+50 from cascade street	SG	#2	12.4	115.8	92%	90%	PASS
630	10/9/2017	Subgrade: Sidewalk	Jeremy street station 11+50 from cascade street	SG	#2	10.3	119.7	95%	90%	PASS
631	10/9/2017	Subgrade: Sidewalk	Jeremy street station 11 south. From cascade street	SG	#2	10.8	117.5	93%	90%	PASS
632	10/9/2017	Subgrade: Sidewalk	Jeremy street station 10 south. From cascade street	SG	#2	12.7	116.3	92%	90%	PASS
633	10/10/2017	Subgrade: Sidewalk	Pedestrian ramp at braverman drive and Jeremy street intersection south	SG	#2	9.7	118.3	94%	90%	PASS
634	11/10/2017	Subgrade: Sidewalk	Front of lot # 72	SG	#2	11.5	117.1	93%	90%	PASS
635	11/10/2017	Subgrade: Sidewalk	Front of lot # 73	SG	#2	11.8	116.5	92%	90%	PASS
636	11/10/2017	Subgrade: Sidewalk	Across from lot 73	SG	#2	10.3	115.4	91%	90%	PASS
637	11/10/2017	Subgrade: Sidewalk	Across from lot 72	SG	#2	10.7	115.7	92%	90%	PASS
638	11/13/2017	Subgrade	Jeremy Street (Water line Trench Resurfacing) -OFF-Site; STA. 9+60	SG	#A13	8.3	126.9	95%	95%	PASS
639	11/13/2017	Subgrade	Jeremy Street (Water line Trench Resurfacing) -OFF-Site; STA. 9+80	SG	#A13	7.4	127.6	96%	95%	PASS
640	11/13/2017	Subgrade	Jeremy Street (Water line Trench Resurfacing) -OFF-Site; Lateral Lot 51	SG	#A13	8.1	127.7	96%	95%	PASS

**Table 1B - Compaction Test Results**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego, California 92131**Project:**160268N
Braverman River Village EW
Santee, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
641	11/14/2017	Subgrade	Jeremy Street Sta. 10+25	SG	#2	9.1	121.9	96%	95%	PASS
642	11/14/2017	Subgrade	Jeremy Street Sta. 11+25	SG	#2	10.2	120.5	95%	95%	PASS
643	11/14/2017	Subgrade	Jeremy Street Sta. 12+00	SG	#2	9.7	121.2	96%	95%	PASS
644	11/15/2017	Subgrade	Jeremy Street, Station 10+00	SG	#6A	9.9	116.7	95%	95%	PASS
645	11/15/2017	Subgrade	Jeremy Street, Station 9+30	SG	#6A	10.2	116.8	95%	95%	PASS
646	11/16/2017	Subgrade	Jeremy Street west side station 8+00	SG	#3	9.9	118.5	96%	95%	PASS
647	11/16/2017	Subgrade	Jeremy Street west side station 6+50	SG	#2	10.5	120.9	96%	95%	PASS
648	11/16/2017	Subgrade	Jeremy Street west side station 5+00	SG	#2	11.2	119.5	95%	95%	PASS
649	11/20/2017	Base: Roadway	Jeremy street west. Sta 5+50	B	B-2	14.2	107.5	95%	95%	PASS
650	11/20/2017	Base: Roadway	Jeremy street west. Sta 6+50	B	B-2	15.2	107.9	95%	95%	PASS
651	11/20/2017	Base: Roadway	Jeremy street west. Sta 7+50	B	B-2	16.3	108.3	96%	95%	PASS
652	11/20/2017	Base: Roadway	Jeremy street west. Sta 8+50	B	B-2	15.7	108.4	96%	95%	PASS
653	11/20/2017	Base: Roadway	Jeremy street on site. West of cross gutter 100 1/2 base.	B	B-2	13.7	108.2	96%	95%	PASS
654	11/20/2017	Base: Roadway	Jeremy street on site. West of cross gutter 150 1/2 base.	B	B-2	15.1	109.9	97%	95%	PASS
655	11/20/2017	Base: Roadway	50 1/2 east of cross gutter in Jeremy street in site	B	B-2	14.9	109.1	97%	95%	PASS
656	11/20/2017	Base: Roadway	Jeremy street west side. 7 1/2 from curb slot station 9+50	B	B-2	14.4	109.4	97%	95%	PASS
657	11/20/2017	Base: Roadway	Jeremy street west side. 7 1/2 from curb slot station 10+50	B	B-2	13.6	107.5	95%	95%	PASS
658	11/20/2017	Base: Roadway	Jeremy street eastern 2/3 of street. Existing DG material sta 9+50	B	#4	7.5	132.1	96%	95%	PASS
659	11/20/2017	Base: Roadway	Jeremy street eastern 2/3 of street. Existing DG material sta 10+50	B	#4	8.9	133.8	97%	95%	PASS
660	11/20/2017	Base: Roadway	Jeremy street eastern 2/3 of street. Existing DG material sta 9	B	#4	8.4	132.4	96%	95%	PASS
661	11/21/2017	Base: Roadway	Existing DG material. Jeremy street sta 8+50	B	#4	9.4	133.5	97%	95%	PASS
662	11/21/2017	Base: Roadway	Existing DG material. Jeremy street sta 7+50. From center line out ten feet	B	#4	6.1	131.6	95%	95%	PASS
663	11/21/2017	Base: Roadway	Existing DG material. Jeremy street sta 6+50. From center line out ten feet	B	#4	7.1	133.2	96%	95%	PASS
664	11/21/2017	Base: Roadway	Existing DG material. Jeremy street sta 5+50. From center line out ten feet	B	#4	7.2	131.3	95%	95%	PASS
665	11/21/2017	Base: Roadway	Existing DG material. Jeremy street sta 4+50. From center line out ten feet	B	#4	6.7	133.7	97%	95%	PASS
666	11/28/2017	Subgrade: Trench Backfill: Gas	10647 spring creek drive gas service	358	#2	10.4	115.3	91%	90%	PASS
667	11/28/2017	Subgrade: Trench Backfill: Gas	10659 spring creek drive gas service	357	#2	10.3	114.1	90%	90%	PASS
668	11/28/2017	Subgrade: Trench Backfill: Gas	Lot 69 spring creek drive gas service	357.7	#2	11.3	114.0	90%	90%	PASS
669	11/28/2017	Subgrade: Trench Backfill: Gas	Lot 55 spring creek drive gas service	358.7	#2	12.1	114.5	91%	90%	PASS
670	11/29/2017	Subgrade: Trench Backfill: Gas	Lot 71 gas service	359.6	#2	9.0	114.3	90%	90%	PASS
671	1/17/2018	Subgrade: Sidewalk	Station 15+50 on spring creek drive. North.	SG	#2	12.9	119.2	94%	90%	PASS
672	1/17/2018	Subgrade: Sidewalk	Station 15+50 on spring creek drive. South side.	SG	#2	13.0	115.7	92%	90%	PASS
673	1/17/2018	Subgrade: Sidewalk	Station 14+50 on spring creek drive. South side.	SG	#2	12.7	113.8	90%	90%	PASS
674	1/17/2018	Subgrade: Sidewalk	Station 14+50 on spring creek drive. North side.	SG	#1	10.7	123.5	93%	90%	PASS
675	1/18/2018	Subgrade: Sidewalk	Sidewalk and driveway subgrade in front of lot 27	SG	#1	9.0	122.8	92%	90%	PASS
676	1/18/2018	Subgrade: Sidewalk	Spring creek drive, station 13+50 north	SG	#2	13.0	114.6	91%	90%	PASS
677	1/18/2018	Subgrade: Sidewalk	Spring creek drive, station 12+50 north	SG	#2	10.8	114.2	90%	90%	PASS
678	1/18/2018	Subgrade: Sidewalk	Spring creek drive, station 12+50 south	SG	B-2	16.5	103.3	91%	90%	PASS
679	1/18/2018	Subgrade: Sidewalk	Spring creek drive, station 13+50 south	SG	#2	10.5	117.3	93%	90%	PASS
680	3/26/2018	N11 - Utility Trench Backfill	Lot 53, utility backfill	SG	Native	9.1	109.3	90%	90%	PASS



Table 1B - Compaction Test Results
Test Method: ASTM D 6938

Client:
KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego, California 92131

Project:
160268N
Braverman River Village EW
Santee, California

SCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
681	4/6/2018	Grading	Lot 49	362.5	#2	10.3	115.0	91%	90%	PASS
682	4/6/2018	Grading	Lot 48	362	#2	11.5	118.0	93%	90%	PASS
683	4/9/2018	Grading	Lot 48	362.5	#2	12.8	118.1	93%	90%	PASS
684	4/9/2018	Grading	Lot 48	362	#2	12.5	117.2	93%	90%	PASS
685	4/9/2018	Grading	Lot 49	FG	#2	10.6	114.1	90%	90%	PASS
686	4/9/2018	Grading	Lot 49	FG	#2	10.6	116.4	92%	90%	PASS
687	4/9/2018	Grading	Lot 27	FG	#1	7.4	121.5	91%	90%	PASS
688	4/9/2018	Grading	Lot 27	FG	#1	8.8	122.1	92%	90%	PASS
689	4/9/2018	Grading	Lot 28	FG	#2	11.7	115.0	91%	90%	PASS
690	4/9/2018	Grading	Lot 28	FG	#2	11.7	117.7	93%	90%	PASS
691	4/9/2018	Grading	Lot 29	FG	#2	11.9	116.8	92%	90%	PASS
692	4/9/2018	Grading	Lot 29	FG	#2	12.8	115.7	92%	90%	PASS
693	5/8/2018	ch Backfill: Sewer Serv	Lot 29 service	FG	#2	9.6	114.0	90%	90%	PASS
694	5/8/2018	ch Backfill: Sewer Serv	Lot 48 service	FG	#2	10.5	115.0	91%	90%	PASS
695	5/21/2018	Base	Crosswalk at Cascade and Spring Creek	FG	B-2	16.4	108.7	96%	95%	PASS
696	5/21/2018	Base	Crosswalk at Cascade and Spring Creek	FG	B-2	15.0	109.7	97%	95%	PASS
697	5/21/2018	Base	Crosswalk at Cascade and Spring Creek	FG	B-2	15.8	107.9	95%	95%	PASS
698	5/21/2018	Base	Crosswalk at Cascade and Spring Creek	B	B-2	17.0	107.5	95%	95%	PASS
699	6/6/2018	Base: Sidewalk	Crosswalk on Jeremy Street	B	B-2	13.1	114.2	101%	95%	PASS
700	6/6/2018	Base: Sidewalk	Crosswalk on Jeremy Street	B	B-2	13.9	115.2	102%	95%	PASS
701	6/12/2018	Base: Roadway	South end of cool water way. Station 17+20	B	B-2	13.2	110.1	97%	95%	PASS
702	6/12/2018	Base: Roadway	South end of cool water way. Station 17+00	B	B-2	14.4	109.4	97%	95%	PASS
703	9/18/2018	Grading	Lot 25	FG	#2	9.4	118.6	94%	90%	PASS
704	9/18/2018	Grading	Lot 25	FG	#2	10.8	119.7	95%	90%	PASS
705	9/18/2018	Grading	Lot 26	FG	#2	11.1	120.0	95%	90%	PASS
706	9/18/2018	Grading	Lot 26	FG	#2	9.9	118.8	94%	90%	PASS

**Table 1C - Compaction Test Results (AC)**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego California, 92131**Project:**160268N
Braverman River Village EW
Santee, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
1	6/28/2017	AC	Lateral in front of lot 22	Base	AC-1		142.9	96%	95%	PASS
2	6/28/2017	AC	Lateral in front of lot 20	Base	AC-1		145.0	98%	95%	PASS
3	6/28/2017	AC	Lateral in front of lot 18	Base	AC-1		143.8	97%	95%	PASS
4	6/28/2017	AC	Lateral in front of lot 17	Base	AC-1		143.1	96%	95%	PASS
5	6/28/2017	AC	Lateral in front of lot 21	Base	AC-1		144.0	97%	95%	PASS
6	6/29/2017	AC	Lateral at station 15 + 50. Lot 15	Base	AC-1		141.8	95%	95%	PASS
7	6/29/2017	AC	Lateral to lot 16. Water service	Base	AC-1		142.3	96%	95%	PASS
8	6/29/2017	AC	Lateral to lot 15. Water service	Base	AC-1		142.9	96%	95%	PASS
9	6/29/2017	AC	Lateral to lot 16 gas service	Base	AC-1		141.6	95%	95%	PASS
10	6/29/2017	AC	Lateral to lot 17. Joint trench	Base	AC-1		143.8	97%	95%	PASS
11	6/29/2017	AC	Lateral to lot 20. Gas line	Base	AC-1		145.3	98%	95%	PASS
12	7/3/2017	AC	Lot22 water service. South side of braverman drive	Base	AC-2		145.8	98%	95%	PASS
13	7/3/2017	AC	Lot23 gas service. South side of braverman drive	Base	AC-2		142.1	96%	95%	PASS
14	7/3/2017	AC	Lot25 gas service. South side of braverman drive	Base	AC-2		142.6	96%	95%	PASS
15	7/3/2017	AC	Lot21 gas service. South side of braverman drive	Wear	AC-2		141.8	96%	95%	PASS
16	7/3/2017	AC	Lot23 gas service. South side of braverman drive	Wear	AC-2		143.8	97%	95%	PASS
17	7/3/2017	AC	Lot25 gas service. South side of braverman drive	Wear	AC-2		143.7	97%	95%	PASS
18	7/3/2017	AC	Lot 16 gas service. North side of braverman drive.	Base	AC-2		142.7	96%	95%	PASS
19	7/3/2017	AC	joint trench on braverman drive to coolwater way	Base	AC-2		140.9	95%	95%	PASS
20	7/17/2017	AC	Braverman drive station 15+50	Base	AC-1		141.2	95%	95%	PASS
21	7/17/2017	AC	Braverman drive station 19+20	Wear	AC-1		143.9	97%	95%	PASS
22	7/17/2017	AC	Braverman drive station 17	Wear	AC-1		143.4	96%	95%	PASS
23	7/25/2017	AC	Braverman drive station 14+75. North side	Base	AC-2		145.1	98%	95%	PASS
24	7/25/2017	AC	Braverman drive station 14+50. North side	Base	AC-2		143.0	96%	95%	PASS
25	7/26/2017	AC	Braverman drive. South side. Station 15	Base	AC-2		141.6	95%	95%	PASS
26	7/28/2017	AC	Braverman drive north side station 14+30	Base	AC-2		144.2	97%	95%	PASS
27	7/31/2017	AC	Braverman drive stations 14-14+25	Base	AC-2		144.8	98%	95%	PASS
28	7/31/2017	AC	Braverman drive stations 13+75-14+00	Base	AC-2		141.3	95%	95%	PASS
29	8/7/2017	AC	Water line tie in, east line on coolwater. Station 15 on braverman drive	Base	AC-1		143.4	96%	95%	PASS
30	8/9/2017	AC	Coolwater way station 17+50 east half	Base	AC-2		144.1	97%	95%	PASS
31	8/9/2017	AC	Coolwater way station 16+50 east half	Base	AC-2		142.7	96%	95%	PASS
32	8/9/2017	AC	Coolwater way station 15+50 east half. intersection of coolwater and spring creek	Base	AC-2		141.0	95%	95%	PASS
33	8/9/2017	AC	Coolwater way station 14+50 east half	Base	AC-2		142.9	96%	95%	PASS
34	8/9/2017	AC	Coolwater way station 13+50 east half	Base	AC-2		143.6	97%	95%	PASS
35	8/9/2017	AC	Coolwater way station 12+50 east half	Base	AC-2		144.8	98%	95%	PASS
36	8/9/2017	AC	Coolwater way station 11+50 east half	Base	AC-2		142.0	96%	95%	PASS
37	8/9/2017	AC	Coolwater way station 10+50 east half	Base	AC-2		141.6	95%	95%	PASS
38	8/9/2017	AC	Coolwater way station 11 west	Base	AC-2		140.8	95%	95%	PASS
39	8/9/2017	AC	Coolwater way station 12 west	Base	AC-2		145.9	98%	95%	PASS
40	8/9/2017	AC	Coolwater way station 13 west	Base	AC-2		145.8	98%	95%	PASS

**Table 1C - Compaction Test Results (AC)**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego California, 92131**Project:**160268N
Braverman River Village EW
Santee, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
41	8/9/2017	AC	Coolwater way station 14 west	Base	AC-2		144.2	97%	95%	PASS
42	8/9/2017	AC	Coolwater way station 15 west	Base	AC-2		142.7	96%	95%	PASS
43	8/9/2017	AC	Coolwater way station 16 west	Base	AC-2		140.3	95%	95%	PASS
44	8/9/2017	AC	Coolwater way station 17 west	Base	AC-2		143.6	97%	95%	PASS
45	8/9/2017	AC	Braverman drive, station 15+50	Wear	SMWDV		143.1	97%	95%	PASS
46	8/9/2017	AC	Braverman drive, station 16+50	Wear	SMWDV		141.8	96%	95%	PASS
47	8/9/2017	AC	Braverman drive, station 17+50	Wear	SMWDV		143.7	98%	95%	PASS
48	8/9/2017	AC	Braverman drive, station 18+50	Wear	SMWDV		143.1	97%	95%	PASS
49	8/9/2017	AC	Braverman drive, station 19+50	Wear	SMWDV		141.8	96%	95%	PASS
50	8/9/2017	AC	Braverman drive, station 20+50	Wear	SMWDV		141.1	96%	95%	PASS
51	8/9/2017	AC	Braverman drive, station 21+50	Wear	SMWDV		143.1	97%	95%	PASS
52	8/9/2017	AC	Braverman drive, station 22+50	Wear	SMWDV		140.6	96%	95%	PASS
53	8/9/2017	AC	Braverman drive, station 23+50	Wear	SMWDV		143.5	98%	95%	PASS
54	8/24/2017	AC	Cascade street sta 12 west	Base	AC-1		146.4	99%	95%	PASS
55	8/24/2017	AC	Cascade street sta 11+50 east	Base	AC-1		142.6	96%	95%	PASS
56	8/24/2017	AC	Sandy creek drive sta 15+82 north	Base	AC-1		142.2	96%	95%	PASS
57	8/24/2017	AC	Sandy creek drive sta 15+25 north	Base	AC-1		141.6	95%	95%	PASS
58	8/24/2017	AC	Sandy creek drive sta 14+75 north	Base	AC-1		144.8	98%	95%	PASS
59	8/24/2017	AC	Sandy creek drive sta 14 north	Base	AC-1		145.4	98%	95%	PASS
60	8/24/2017	AC	Sandy creek drive sta 13+70 north	Base	AC-1		144	97%	95%	PASS
61	8/24/2017	AC	Sandy creek drive sta 13north	Base	AC-1		146	98%	95%	PASS
62	8/24/2017	AC	Sandy creek drive sta 12+ 25 north	Base	AC-1		143.8	97%	95%	PASS
63	8/24/2017	AC	Sandy creek drive sta 11+50north	Base	AC-1		142.4	96%	95%	PASS
64	8/24/2017	AC	Sandy creek drive sta 16. Cascade street turn.	Base	AC-1		141.2	95%	95%	PASS
65	8/24/2017	AC	Sandy creek drive sta 15. South	Base	AC-1		146	98%	95%	PASS
66	8/24/2017	AC	Sandy creek drive sta 14 South	Base	AC-1		141.9	96%	95%	PASS
67	8/24/2017	AC	Sandy creek drive sta 13 South	Base	AC-1		142.5	96%	95%	PASS
68	8/24/2017	AC	Sandy creek drive sta 12 South	Base	AC-1		142.7	96%	95%	PASS
69	8/24/2017	AC	Sandy creek drive sta 11South	Base	AC-1		143.3	97%	95%	PASS
70	9/15/2017	AC	Spring creek drive station 10+50 North	Base	AC-1		141.9	96%	95%	PASS
71	9/15/2017	AC	Spring creek drive station 11+50 north	Base	AC-1		144.1	97%	95%	PASS
72	9/15/2017	AC	Spring creek drive station 12+50 north	Base	AC-1		142.8	96%	95%	PASS
73	9/15/2017	AC	Spring creek drive station 13+50 north	Base	AC-1		144.3	97%	95%	PASS
74	9/15/2017	AC	Spring creek drive station 14+50 north	Base	AC-1		144.9	98%	95%	PASS
75	9/15/2017	AC	Spring creek drive sta 15+50and (Cascade street station 10)	Base	AC-1		141.7	96%	95%	PASS
76	9/15/2017	AC	Cascade street sta 10+50	Base	AC-1		140.9	95%	95%	PASS
77	9/15/2017	AC	Spring creek drive station 15	Base	AC-1		142.8	96%	95%	PASS
78	9/15/2017	AC	Spring creek drive station 14 south	Base	AC-1		143.6	97%	95%	PASS
79	9/15/2017	AC	Spring creek drive station 13 south	Base	AC-1		142.2	96%	95%	PASS
80	9/15/2017	AC	Spring creek drive station 12 south	Base	AC-1		144.6	98%	95%	PASS

**Table 1C - Compaction Test Results (AC)**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego California, 92131**Project:**160268N
Braverman River Village EW
Santee, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
81	9/15/2017	AC	Spring creek drive station 11 south	Base	AC-1		141.6	95%	95%	PASS
82	9/15/2017	AC	Cascade street sta 11	Base	AC-1		141.6	95%	95%	PASS
83	9/25/2017	AC	Cobble Court sta 10+50 south	Base	AC-1		143	96%	95%	PASS
84	9/25/2017	AC	Cobble Court sta 11+50 south	Base	AC-1		141.9	96%	95%	PASS
85	9/25/2017	AC	Cobble court station 13+50	Base	AC-1		144.5	97%	95%	PASS
86	9/25/2017	AC	Cobble court station 14+50 south	Base	AC-1		144.9	98%	95%	PASS
87	9/25/2017	AC	Cobble court station 15+50 south	Base	AC-1		142.2	96%	95%	PASS
88	9/25/2017	AC	Cobble court station cul de sac south	Base	AC-1		145	98%	95%	PASS
89	9/25/2017	AC	Cobble court station cul de sac north	Base	AC-1		142.1	96%	95%	PASS
90	9/25/2017	AC	Cobble court station 16+50	Base	AC-1		141.1	95%	95%	PASS
91	9/25/2017	AC	Cobble court station 15 north	Base	AC-1		142.3	96%	95%	PASS
92	9/25/2017	AC	Cobble court station 14+50 north	Base	AC-1		145	98%	95%	PASS
93	9/25/2017	AC	Cobble court station 13+50 north	Base	AC-1		145.9	98%	95%	PASS
94	9/25/2017	AC	Cobble court station 12 north	Base	AC-1		140.9	95%	95%	PASS
95	9/25/2017	AC	Cobble court station 11 north	Base	AC-1		144.4	97%	95%	PASS
96	11/21/2017	AC	Jeremy street on site station 10+75	Base	AC-1		142.9	96%	95%	PASS
97	11/21/2017	AC	Jeremy street on site station 11+25	Base	AC-1		143.7	97%	95%	PASS
98	11/21/2017	AC	Jeremy street off site station 10+50 west	Base	AC-1		141.9	96%	95%	PASS
99	11/21/2017	AC	Jeremy street off site station 10+50 east	Base	AC-1		144.2	97%	95%	PASS
100	11/21/2017	AC	Jeremy street off site station 9	Base	AC-1		141.6	95%	95%	PASS
101	11/21/2017	AC	Jeremy street off site station 8	Base	AC-1		145.3	98%	95%	PASS
102	11/21/2017	AC	Jeremy street off site station 7	Base	AC-1		143.5	97%	95%	PASS
103	11/21/2017	AC	Jeremy street off site station 6 west side	Base	AC-1		142.6	96%	95%	PASS
104	11/21/2017	AC	Jeremy street off site station 5 west side	Base	AC-1		144	97%	95%	PASS
105	11/22/2017	AC	Jeremy street station 10+75. South east	Wear	AC-4		134.4	97%	95%	PASS
106	11/22/2017	AC	Jeremy street station 9+50. South east	Wear	AC-4		132.5	96%	95%	PASS
107	11/22/2017	AC	Jeremy street station 8+50. South east	Wear	AC-4		132.6	96%	95%	PASS
108	11/22/2017	AC	Jeremy street station 7+50. South east	Wear	AC-4		133.7	97%	95%	PASS
109	11/22/2017	AC	Jeremy street station 6+50. South east	Wear	AC-4		135.8	98%	95%	PASS
110	11/22/2017	AC	Jeremy street station 5+50. South east	Wear	AC-4		133.6	97%	95%	PASS
111	11/22/2017	AC	Jeremy street station 4+50. South east	Wear	AC-4		135	98%	95%	PASS
112	6/12/2018	AC	South end of coolwater way. 1'm front of lot 1 driveway	Base	AC-1		142.6	96%	95%	PASS
113	6/12/2018	AC	South end of coolwater way. 1'm front of lot 2 driveway	Base	AC-1		144	97%	95%	PASS
114	6/12/2018	AC	South end of coolwater way. 1' slot in front of lot 4	Base	AC-1		143.8	97%	95%	PASS
115	6/14/2018	AC	Sandy creek drive. 50' east of crosswalk	Wear	SMWDV		142.9	97%	95%	PASS
116	6/14/2018	AC	Sandy creek drive. 11+50	Wear	SMWDV		141.9	97%	95%	PASS
117	6/14/2018	AC	Sandy creek drive. 12+50	Wear	SMWDV		144.2	98%	95%	PASS
118	6/14/2018	AC	Sandy creek drive. 13+50	Wear	SMWDV		140.1	95%	95%	PASS
119	6/14/2018	AC	Sandy creek drive. 14+50	Wear	SMWDV		142.9	97%	95%	PASS
120	6/14/2018	AC	Sandy creek drive. 15+50	Wear	SMWDV		142	97%	95%	PASS



SCST LCC - San Diego
 LEA: 47, Exp: 04/25/2021
 6280 Riverdale Street
 San Diego, Ca 92120
 Phone: (619) 280-4321 / Fax: (619) 280-4717

Table 1C - Compaction Test Results (AC)

Test Method: ASTM D 6938

Client:

KB Home
 9915 Mira Mesa Boulevard, Suite 100
 San Diego, California 92131

Project:

160268N
 Braverman River Village EW
 Santee, California

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
121	6/14/2018	AC	Sandy creek drive. 10+00	Wear	SMWDV		140.5	96%	95%	PASS
122	6/14/2018	AC	Sandy creek drive. 11+00	Wear	SMWDV		142	97%	95%	PASS
123	6/14/2018	AC	Sandy creek drive. 12+00 (all even stations on south side of sandy creek)	Wear	SMWDV		143.3	97%	95%	PASS
124	6/14/2018	AC	Sandy creek drive. 13+00 (all even stations on south side of sandy creek)	Wear	SMWDV		142.7	97%	95%	PASS
125	6/14/2018	AC	Sandy creek drive. 14+00 (all even stations on south side of sandy creek)	Wear	SMWDV		143.5	98%	95%	PASS
126	6/14/2018	AC	Sandy creek drive. 15+00 (all even stations on south side of sandy creek)	Wear	SMWDV		140.1	95%	95%	PASS
127	6/14/2018	AC	Cascade street 12+50. South bound	Wear	SMWDV		142.6	97%	95%	PASS
128	6/14/2018	AC	Cascade street 11+50. South bound	Wear	SMWDV		143.5	98%	95%	PASS
129	6/14/2018	AC	Cascade street 12+00 north bound	Wear	SMWDV		143.7	98%	95%	PASS
130	6/14/2018	AC	Cascade street 11+00 north bound	Wear	SMWDV		142.8	97%	95%	PASS
131	6/14/2018	AC	Jeremy street 11+00 north bound	Wear	SMWDV		140.9	96%	95%	PASS
132	6/14/2018	AC	Jeremy street 12+00 south bound	Wear	SMWDV		143.6	98%	95%	PASS
133	6/14/2018	AC	Cascade Street station 10+50. North bound	Wear	SMWDV		141.9	97%	95%	PASS
134	6/14/2018	AC	Cascade Street station 10+00. South bound	Wear	SMWDV		142.7	97%	95%	PASS
135	6/14/2018	AC	Spring Creek Druve station 15+50. East bound	Wear	SMWDV		141.6	96%	95%	PASS
136	6/14/2018	AC	Spring Creek Druve station 14+50. East bound	Wear	SMWDV		143.6	98%	95%	PASS
137	6/14/2018	AC	Spring Creek Druve station 16+00. West bound. Lot 53	Wear	SMWDV		140.4	96%	95%	PASS
138	6/14/2018	AC	Spring Creek Druve station 15+00. West bound.	Wear	SMWDV		141.8	96%	95%	PASS
139	6/14/2018	AC	Spring Creek Druve station 14+00. West bound.	Wear	SMWDV		141.2	96%	95%	PASS
140	6/14/2018	AC	Spring Creek Druve station 13+00. West bound.	Wear	SMWDV		142.5	97%	95%	PASS
141	6/14/2018	AC	Spring Creek Druve station 12+00. West bound.	Wear	SMWDV		141.6	96%	95%	PASS
142	6/14/2018	AC	Spring Creek Drive station 13+50. East bound.	Wear	SMWDV		142.9	97%	95%	PASS
143	6/14/2018	AC	Spring Creek Drive station 12+50. East bound.	Wear	SMWDV		141.1	96%	95%	PASS
144	6/14/2018	AC	Spring Creek Drive station 11+50. East bound.	Wear	SMWDV		141.9	97%	95%	PASS
145	6/14/2018	AC	Spring Creek Drive station 11+00. West bound.	Wear	SMWDV		143.5	98%	95%	PASS
146	6/14/2018	AC	Spring Creek Drive station 10+50. East bound.	Wear	SMWDV		140.5	96%	95%	PASS
147	6/14/2018	AC	Coolwater way station 17+50. North bound.	Wear	SMWDV		143.7	98%	95%	PASS
148	6/14/2018	AC	Coolwater way station 16+50. North bound.	Wear	SMWDV		142.8	97%	95%	PASS
149	6/14/2018	AC	Coolwater way station 15+50. North bound.	Wear	SMWDV		142.5	97%	95%	PASS
150	6/14/2018	AC	Coolwater way station 14+50. North bound.	Wear	SMWDV		144.2	98%	95%	PASS
151	6/14/2018	AC	Coolwater way station 13+50. North bound.	Wear	SMWDV		142.8	97%	95%	PASS
152	6/14/2018	AC	Coolwater way station 17+00. South bound.	Wear	SMWDV		144.4	98%	95%	PASS
153	6/14/2018	AC	Coolwater way station 16+00. South bound.	Wear	SMWDV		140.1	95%	95%	PASS
154	6/14/2018	AC	Coolwater way station 15+00. South bound.	Wear	SMWDV		140.4	96%	95%	PASS
155	6/14/2018	AC	Coolwater way station 14+00. South bound.	Wear	SMWDV		143.7	98%	95%	PASS
156	6/14/2018	AC	Coolwater way station 13+00. South bound.	Wear	SMWDV		144.3	98%	95%	PASS
157	10/1/2018	AC	Cobble Court, north of lot 44	Wear	SMWDV		141.5	96%	95%	PASS
158	10/1/2018	AC	Cobble Court, north of lot 46	Wear	SMWDV		140.2	95%	95%	PASS
159	10/1/2018	AC	Cobble Court, north of lot 48	Wear	SMWDV		142.8	97%	95%	PASS
160	10/1/2018	AC	Cobble Court, cul-de-sac	Wear	SMWDV		141.2	96%	95%	PASS

**Table 1C - Compaction Test Results (AC)**

Test Method: ASTM D 6938

Client:KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego, California 92131**Project:**160268N
Braverman River Village EW
Santee, CaliforniaSCST LCC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Test #	Test Date	Test Type	Test Location	Elevation (feet)	Proctor ID	Moisture Content (%)	In-Place Density (pcf)	Relative Compaction	Specified Compaction	Pass/Fail
161	10/1/2018	AC	Cobble Court, south of Lot 28	Wear	SMWDV		140.2	95%	95%	PASS
162	10/1/2018	AC	Cobble Court, south of Lot 32	Wear	SMWDV		141.4	96%	95%	PASS
163	10/1/2018	AC	Cobble Court, south of Lot 30	Wear	SMWDV		141.2	96%	95%	PASS
164	10/1/2018	AC	Cobble Court, south of Lot 35	Wear	SMWDV		140.6	96%	95%	PASS
165	10/1/2018	AC	Cobble Court, north of Lot 41	Wear	SMWDV		145.5	99%	95%	PASS
166	10/1/2018	AC	Cobble Court, north of Lot 39	Wear	SMWDV		144.8	99%	95%	PASS
167	10/1/2018	AC	Cobble Court, south of Lot 37	Wear	SMWDV		142.6	97%	95%	PASS
168	10/1/2018	AC	Coolwater Way, east of Lot 10	Wear	SMWDV		146.1	99%	95%	PASS
169	10/1/2018	AC	Coolwater Way, east of Lot 12	Wear	SMWDV		143.3	97%	95%	PASS
170	10/1/2018	AC	Coolwater Way, south-west corner of Lot 'A' (Water Quality)	Wear	SMWDV		140.2	95%	95%	PASS
171	10/1/2018	AC	Coolwater Way, west of Lot 'A' (Water Quality), across the street from Lo	Wear	SMWDV		142.6	97%	95%	PASS
172	10/1/2018	AC	Coolwater Way, east of Lot 15	Wear	SMWDV		142.4	97%	95%	PASS
173	10/1/2018	AC	Braverman Drive, north of Lot 15	Wear	SMWDV		141.8	96%	95%	PASS
174	10/1/2018	AC	Braverman Drive, north-east corner of Lot 14	Wear	SMWDV		142.2	97%	95%	PASS
175	10/1/2018	AC	Braverman Drive, north-west corner of Lot 14	Wear	SMWDV		143.4	98%	95%	PASS
176	10/1/2018	AC	Braverman Drive, southern corner of Braverman Dr. and Bundy Dr.	Wear	SMWDV		143.9	98%	95%	PASS
177	10/1/2018	AC	Braverman Drive, north end of Coolwater Way	Wear	SMWDV		139.6	95%	95%	PASS
178	10/1/2018	AC	Braverman Drive, far north lane, north of the center of Lot 14	Wear	SMWDV		142.4	97%	95%	PASS
179	10/1/2018	AC	Braverman Drive, north lane of Braverman Dr. and Bundy Dr.	Wear	SMWDV		139.7	95%	95%	PASS
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SCST LCC - San Diego
 LEA: 47, Exp: 04/25/2021
 6280 Riverdale Street
 San Diego, Ca 92120
 Phone: (619) 280-4321 / Fax: (619) 280-4717

Table 2 - Laboratory Test Results

Client:
 KB Home
 9915 Mira Mesa Boulevard, Suite 100
 San Diego, California 92131

Project:
 160268N
 Braverman River Village EW
 Santee, California

Maximum Density and Optimum Moisture (ASTM D1557)			
Test #	Soil Description	Optimum Moisture %	Maximum Density, pcf
#1	Dark brown SC	8.8	127.1
#2	Orange-Brown Sand	11.0	121.4
#3	Gray SM	9.8	123.1
#4	Brown SM	8.1	138.2
#5	Orangish brown SC	9.3	127.7
#6	Orang brown SM	10.4	120.9
#6A	Orange brown SM (5% Rock correction)	9.9	122.4
#7	Orange brown SC	10.5	124.9
#8	Gray brown SC	10.9	125.6
#8A	Gray brown SC (5%rock correction)	10.4	127.0
#8B	Gray brown SC (10% Rock correction)	9.9	128.5
#A10	Gray SC	11.2	114.1
#A11	Dark brown SC	9.6	126.7
#A12	Brown SC	11.3	120.3
#A13	Gray SM	8.4	133.5
#A14	Brown SM	13.5	119.6
#A15	Orange yellow-grey SM	8.9	135.7
#A16	Brown SM	8.7	137.2
#A17	Brown SM	6.6	138.9
#A18	Class II Base	6.2	142.8
#A19	Aggregate Base	7.1	143.4
#A20	(CAB) Brown Crushed Aggregate Base	11.1	121.4
IMP 1	Tan SM	14.3	109.1
IMP 2	Tan SM	10.6	126.8
B-1	(RAB) Brown Recycled Aggregate Base	12.9	118.3
B-2	(RAB) Recycled Aggregate Base	15.0	113.0
Native	Gray brown SM	8.0	121.4

Hveem - Maximum Bulk Specific Gravity (Cal 308)			
Test #	Material Description	Sample Location / Representative Area	Unit Weight, pcf
10536	AC-1, Type 3 B 3. ¾ PG 64-10	Braverman drive gas and joint trench	148.7
10601	AC-2, Type 3 B2 ¾ PG 64-10	Braverman drive	148.3
21518	AC-3, Type 3 B 3. ¾ PG 64-10	Braverman drive	148.7
		Supplied Max Wet Density Value (SMWDV)	147.0
14028	AC-4, CR 1/2" PG 64-10	AC#4	138.4



Table 2 - Laboratory Test Results

SCST LLC - San Diego
LEA: 47, Exp: 04/25/2021
6280 Riverdale Street
San Diego, Ca 92120
Phone: (619) 280-4321 / Fax: (619) 280-4717

Client:
Eric Johnston
9915 Mira Mesa Boulevard, Suite
Valley Center, California

Project:
160268N
Valley Center Tractor Supply
Valley Center, California

Maximum Density and Optimum Moisture Summary (ASTM D1557)

Test #	Soil Description	Optimum Moisture (%)	Maximum Density, pcf
26589	Brown SILTY SAND (SM)	10.4	127.8
26696	Orange Brown CLAYEY SAND (SC)	10.7	126.5
31470	Grey Recycled Aggregate Base	11.7	121.2
28759	Grey SILTY SAND (SM)	8.7	133.8



SCST, LLC

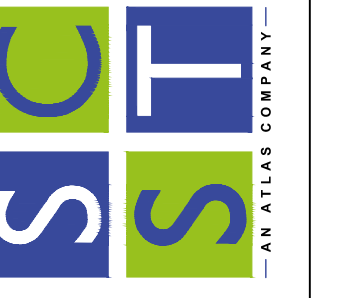
SITE VICINITY MAP
 KB Home Coastal
 Braverman Drive - River Village
 Santee, California

Date: March, 2019
 By: MAW/PFL
 Job No.: 160268N-21

Figure:
1

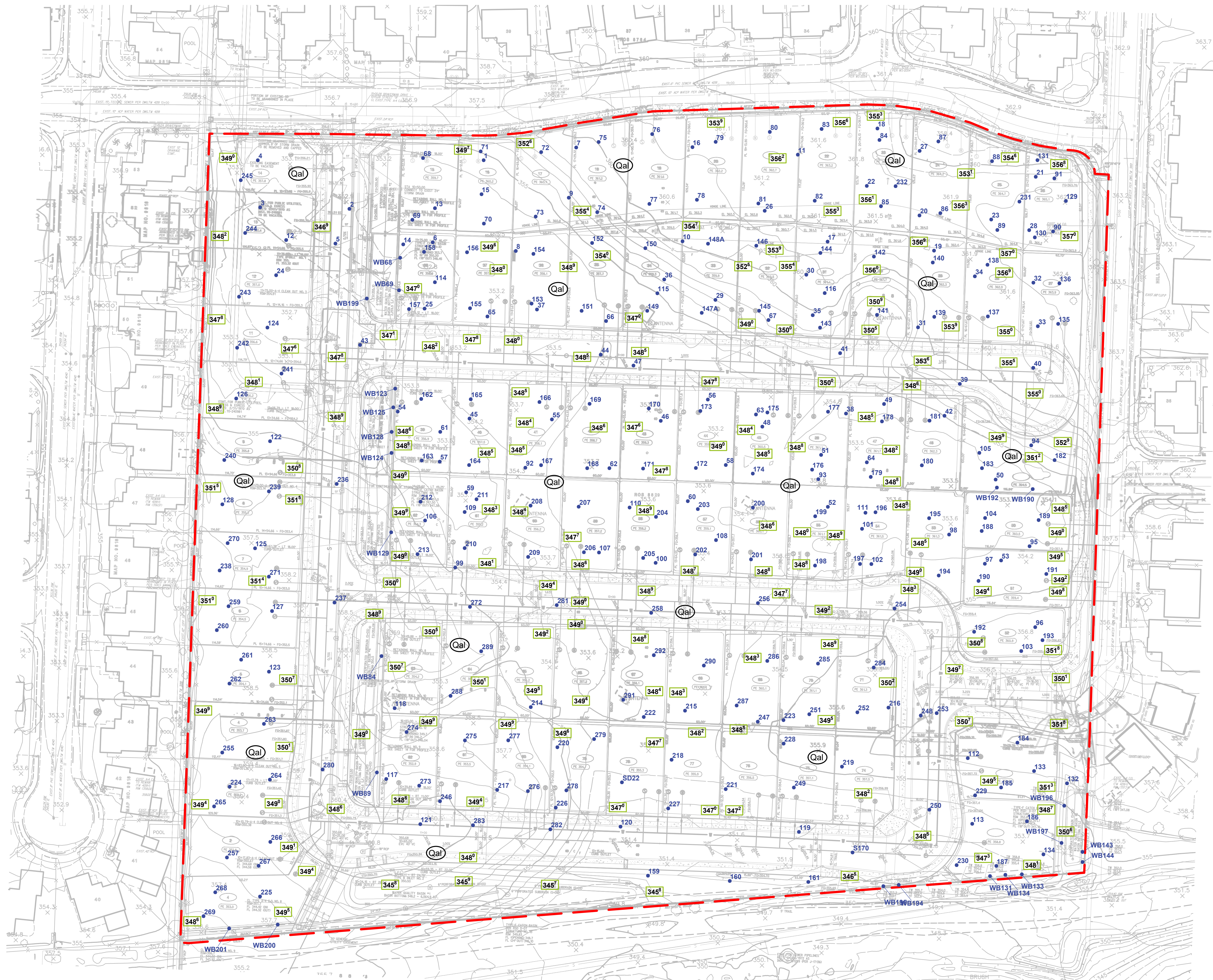
IN-PLACE DENSITY TEST MAP
 Braverman Drive - River Village
 Braverman Drive
 San Diego, California

SCST, LLC

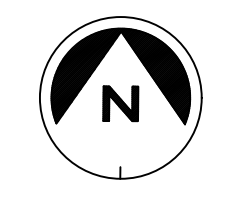
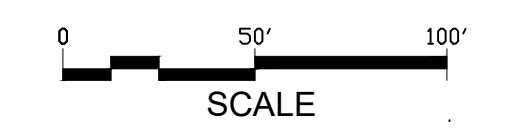


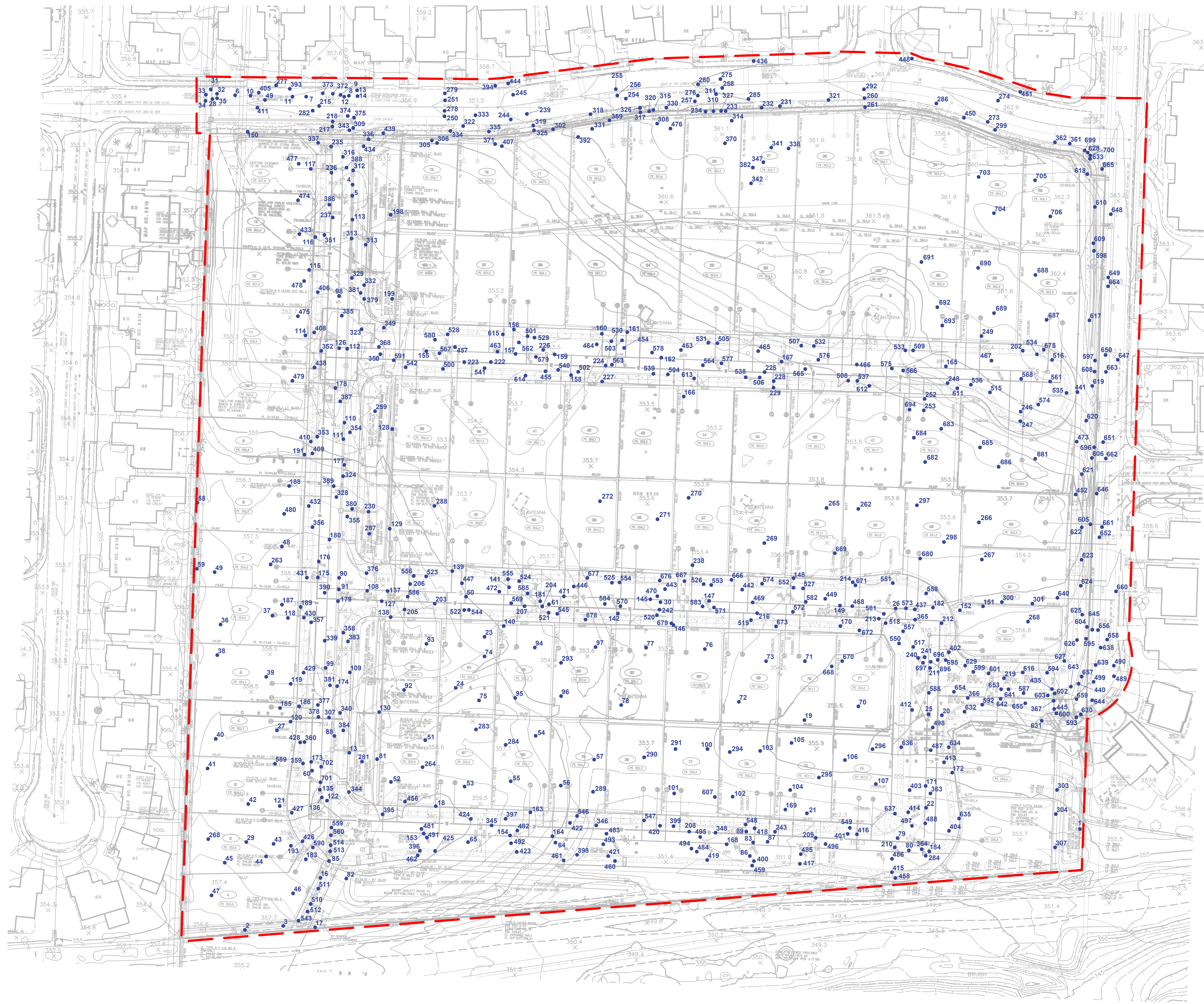
Date: March, 2019
 By: MAW
 Job No.: 160268N-21
 Scale: 1" = 50'

Figure:
2A

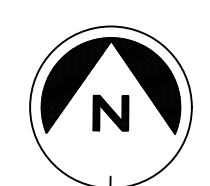
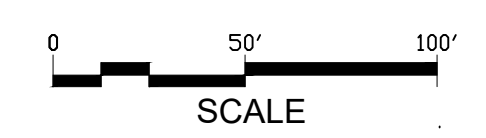


- SCST LEGEND:**
- WB201 Approximate Location of Pre-Metafield Wall Backfill Density Test
 - 292 Approximate Location of Pre-Metafield In-Place Density Test
 - 484 Approximate Excavation Bottom Elevation (feet)
 - Qal Alluvium (Buried By Compacted Fill)
 - Approximate Limits of Excavation

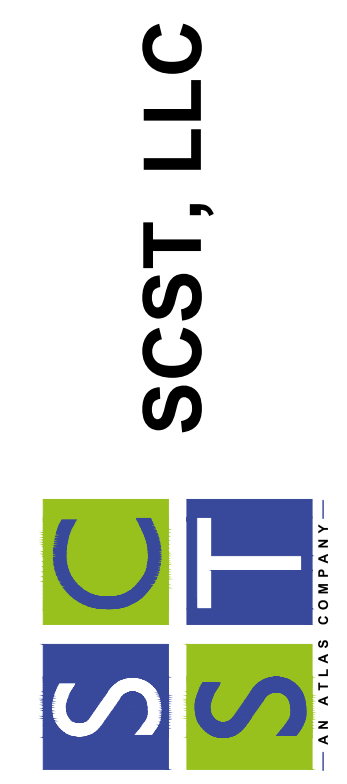




SCST LEGEND:
 ● 706 Approximate Location of Metafield In-Place Density Test
 - - - Approximate Limits of Grading



IN-PLACE DENSITY TEST MAP
 KB Home Coastal
 Braverman Drive - River Village
 Santee, California



Date: March, 2019
 By: MAW/PFL
 Job No.: 160268N-21
 Scale: 1" = 50'

Figure:
2B



8/29/2019

RE: K.B Homes River View Village

To Whom It May Concern,

Regarding lot 52 at K.B. Homes project River View Village, sewers were backfilled and compacted to comply with all codes and industry standards. To Pacific Production Plumbing's knowledge this lot has passed all local inspections.

Thank You,

A handwritten signature in blue ink, appearing to read 'Brandon Whitt', is written in a cursive style.

Brandon Whitt
8/29/2019



Schilling Paradise Corp

8-19-2019

Dear City of Santee

R/E. River Village Lots 9,11,12,51,78,80, &81; soil compaction.

These lots were compacted to 90% using 1ft SDG&E required sand compacted with wacker powder puff, and 18" native soil compacted with sheepsfoot on 420 backhoe

Sincerely

Ken Karpa

Ken Karpa 619-843-1086

Superintendent

Schilling- paradise

SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement and Release ("Agreement") is entered into this 26 day of February 2016, by and between Preserve Wild Santee and Center for Biological Diversity (collectively, "Environmental Groups"), and Watt Communities LLC, a California Corporation ("Watt"), referred to herein collectively as the "Parties" and individually as "Party."

RECITALS

WHEREAS, on April 15, 2015, the City accepted an application filed by Watt Communities LLC, for a tentative subdivision map and development review permit for 82 single-family homes on Braverman Drive in Santee, California ("Project");

WHEREAS the City prepared and circulated for public review a Mitigated Negative Declaration ("MND") reviewing the environmental impacts of the Project pursuant to the California Environmental Quality Act ("CEQA");

WHEREAS, on December 12, 2015 and January 27, 2016 Environmental Groups submitted correspondence to the City alleging deficiencies in the MND;

WHEREAS, on January 27, 2016, the City considered the issues raised by Environmental Groups as part of its responses to comments on the MND and other portions of the administrative record but concluded that the MND complies with CEQA ("Dispute");

WHEREAS, on January 27, 2016, the City approved a tentative subdivision map, development review permit, and the final MND for the Project ("Project Approvals");

WHEREAS, on January 28, 2016, Environmental Groups asked to meet with the City and Watt to resolve the Dispute without their filing litigation against the City and Watt;

WHEREAS, on February 10, 2016, the Parties met in person and by phone to discuss resolution of the Dispute; and

WHEREAS, the Parties believe that it would be in their respective best interests to settle all elements of the Dispute without the filing of litigation on the terms specified in this Agreement. Therefore, the Parties have entered into this Agreement in settlement, fully and forever, of all rights, duties, liabilities, claims, demands, damages, rights of action, and causes of action, whether known or unknown, contingent and otherwise, between said Parties with respect to or relating in any way to the Dispute in accordance with the terms of this Agreement.

AGREEMENT

For valuable consideration, including the obligations and terms as set forth below, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Watt's Obligations.

a. Solar. Every dwelling unit in the Project will be constructed with a 2 kilowatt solar system. At the initial sale of each unit, the homebuyer will be offered the option of upgrading to a 3 kilowatt or 4 kilowatt system and Watt or the builder will offer to pay 50 percent of the cost of either upgrade.

b. Electrical Vehicle. Each garage will be constructed with a 30 amp outlet that can be used for an electrical vehicle charger. At the initial sale of each unit, the homebuyer will be offered a Level 2 electrical vehicle charger free of charge if they produce proof of ownership of an electric vehicle.

c. Diegan Coastal Sage Scrub. Watt will purchase offsite habitat mitigation at a 1:1 ratio for 0.11 acre of Diegan Coastal Sage Scrub, which Environmental Groups alleged would be impacted by the Project, at the Daley Ranch in Escondido.

d. Rain Barrels. Each dwelling unit in the Project will be constructed with a rain barrel that captures rainfall on the roof that can be used for landscaping irrigation.

e. Attorney Fees. Watt will pay will pay up to 14 hours of documented time in attorney's fees to Environmental Groups' joint attorney at a rate of Three Hundred Dollars per hour.

2. Environmental Groups' Obligations.

a. Environmental Groups will not oppose the Project as modified by this Agreement. Environmental Groups agree they will not file any claim, action or appeal, with any governmental, administrative, judicial, regulatory, environmental, building or other public agency, relating to the Project, project approvals or future Project-related approvals at any time nor impede the Project in any manner, so long as they substantially conform to the Project approved on January 27, 2016. Environmental Groups further agree that they shall not provide any advice, support, assistance or legal representation of any kind to any person or entity, or coordinate or cooperate in any manner with any person or entity, (a) contemplating or taking any action to impede, oppose or object to, whether directly or indirectly, the Project, including any future Project-related approvals at any time or (b) contemplating or bringing any claim, action or appeal, with any governmental, administrative, judicial, regulatory, environmental, building or other public agency, relating to the Project, project approvals or future Project-related approvals at any time.

b. Environmental Groups and their affiliates, legal successors, heirs and assigns, and each of them (collectively, "Environmental Group Parties"), voluntarily and knowingly waive, release and discharge forever Watt, its affiliates and its and their respective officers, directors, partners, owners, managers, members, employees, agents, attorneys, representatives and legal successors and assigns, and each of their collective affiliates (collectively, "Watt Parties") and the City and its elective and appointive councils, boards and commissions, officials, officers, directors, employees, agents, attorneys, and representatives (collectively, "City Parties") and, together with Watt (collectively, "Released Parties") from any and all rights, claims, administrative proceedings and remedies available against or at the City or any other public agency, charges, complaints, damages, liabilities, obligations, promises,

controversies, actions, causes of action in law or equity, suits, rights, attorneys' fees, demands, costs, losses, penalties, liens, debts, interest or expenses of any nature whatsoever, whether known or unknown, whether suspected or unsuspected, whether now existing or hereinafter arising, contingent and otherwise, against any of the Released Parties, which arise out of, or relate in any manner to the Dispute or the Project, provided the Project is implemented in substantial conformance with what was approved on January 27, 2016. Environmental Group Parties acknowledge and agree that this Agreement shall operate as a complete bar of any and all litigation, charges, complaints, grievances, demands, or administrative proceedings or remedies available against or at the City Parties or any other public agencies of any kind whatsoever now pending or which might at any time be filed by Environmental Group Parties as to any Released Parties regarding matters arising out of or related in any way to the Dispute or the Project. Each and all of the aforesaid claims are hereby fully and finally settled, compromised, and released, provided the Project is implemented in substantial conformance with what was approved on January 27, 2016.

The Environmental Group Parties recognize, understand, and expressly agree that this Agreement extends to all claims of every nature and kind, known or unknown, suspected or unsuspected, past, present, or future arising from or attributable to the Dispute or the Project. Therefore, Environmental Groups are waiving any and all rights to pursue claims against any Released Parties whether or not specifically raised in the Dispute or which it would be entitled to under the laws, regulations, and/or rules applicable to the Dispute or the Project, provided the Project is implemented in substantial conformance with what was approved on January 27, 2016

The Environmental Groups represent and warrant to Watt Parties and the City Parties, and each of them, that Environmental Groups (a) have all necessary power and authority to make such release, including any necessary consent or approval from any person including Environmental Group Parties, and (b) has not heretofore transferred or attempted to transfer all or any part of any such thing released in any manner whatsoever, including by way of subrogation or operation of law. Environmental Group Parties shall indemnify, defend, and hold harmless each of the Released Parties, from and against any claims based upon or arising in connection with any prior assignment or transfer, or any such purported assignment or transfer. The Environmental Group Parties further represent and warrant to the Watt Parties and the City Parties, and each of them, that the release and waiver by Environmental Group Parties under this Agreement is executed voluntarily and without duress or undue influence on the part of any other person or entity whatsoever.

Waiver of Civil Code Section 1542: The foregoing releases are intended to extend to all such claims, known or unknown, suspected or unsuspected, and each Party expressly waives and relinquishes any rights and benefits that they have or may have under Section 1542 of the Civil Code of the State of California, provided the Project is implemented in substantial conformance with what was approved on January 27, 2016, which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

Preserve Wild Santee Initials: PWS

OF EXECUTING THE RELEASE WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

Preserve Wild Santee Initials: _____

Center for Biological Diversity Initials: JB

The Environmental Group Parties acknowledge that they have specifically reviewed with their attorneys the meaning and effect of the release and waiver set forth in subparagraphs (a) and (b) and the language from Civil Code Section 1542 quoted in subparagraph (d), and their attorneys have fully explained the impact of these provisions, and the Environmental Group Parties knowingly accept the risks associated with these provisions.

4. Cooperation on Additional Documents.

Each of the Parties agrees to execute and deliver to each of the other Parties all additional documents, instruments, and agreements required to take such additional actions as are required to implement the terms and conditions of this Agreement. In the event of any administrative, legal or equitable action or other proceeding instituted by any person, entity or organization that is not a Party to this Agreement challenging the validity of this Agreement, the Parties shall agree to mutually cooperate with each other in the defense of any such challenge.

5. Binding Effect and Third Parties.

The Parties agree that the obligations and benefits arising out of this Agreement and each of the terms of this Agreement, shall be binding upon and shall inure to the benefit of any successors and assigns of the Parties. This Agreement is not for the benefit of any person not a party to this Agreement.

6. Execution Not an Admission.

This Agreement is strictly for the purposes of compromising the Dispute. By entering into this Agreement, no Party hereto admits that the claims or contentions of the other were or are valid or meritorious. Each Party hereto has in the past denied and continues to deny the claims, assertions, allegations and contentions of the others. Neither this Agreement, the negotiations nor discussions resulting in or connected with this Agreement, nor anything stated herein or therein shall be admissible in any court of law or equity or before any administrative body for the purpose of establishing or supporting a claim by Environmental Groups of any wrongdoing or guilt on behalf of Watt Parties or City Parties.

7. Additional Terms.

7.1 Final Integrated Agreement

This Agreement contains the entire agreement and understanding concerning the subject matter herein and supersedes and replaces any prior negotiations and agreements between the Parties, whether written or oral.

7.2 Understanding of Agreement

Each Party understands and agrees to this Agreement, the terms and conditions contained herein and in the documents referred to herein, and has relied upon his, her, or its own judgment, belief, knowledge, understanding, and expertise after careful consultation with his, her, or its own legal counsel concerning the legal effect of all of the terms of this Agreement.

7.3 Voluntary Settlement

Each Party enters into this Agreement knowingly and voluntarily, in the total absence of any fraud, mistake, duress, coercion, or undue influence and, after careful thought and reflection upon the settlement, this Agreement and the documents referred to herein; and, accordingly, by signing this Agreement and the documents referred to herein, each signifies full understanding, agreement, and acceptance. The Parties acknowledge and represent that this Agreement has been prepared and its negotiation has been carried on by the joint effort of the Parties. This Agreement shall be construed as if it were drafted by all Parties and not strictly for or against any one or more of the Parties. Each Party to this Agreement acknowledges and represents that he/she/it has read this Agreement and understands all of its terms.

7.4 Investigation of Facts; Consultation with Independent Counsel

Each Party has investigated the facts and had the opportunity to consult with independent counsel pertaining to this Agreement and all matters pertaining thereto as deemed necessary by each.

7.5 California Law, Jury Waiver

This Agreement, and the documents referred to herein, shall be governed by and construed and interpreted in accordance with, the laws of the State of California. EACH PARTY, TO THE EXTENT PERMITTED BY LAW, KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY ACTION OR OTHER LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT. THIS WAIVER APPLIES TO ANY ACTION OR LEGAL PROCEEDING, WHETHER ARISING IN CONTRACT, TORT OR OTHERWISE.

7.6 Multiple Counterparts

This Agreement may be executed in any number of counterparts, each of which may be deemed an original and all of which together shall constitute a single instrument, notwithstanding that all the Parties are not signatories to the original or same counterpart. The Parties agree that delivery of an executed counterpart of a signature page of this Agreement electronically or by facsimile shall be effective as delivery of a manually executed counterpart of this Agreement.

7.7 Waiver, Modification, and Amendment

No breach of this Agreement or of any provision herein can be waived except by an express written waiver executed by the Party waiving such breach. Waiver of any one breach shall not be deemed a waiver of any other breach of the same or other provisions of this Agreement. This

Agreement may be amended, altered, modified, or otherwise changed in any respect or particular only by a writing duly executed by the Parties hereto or their authorized representatives.

7.8. Effective Date

Upon execution by all Parties, this Agreement shall be effective as of the date first above written.

7.9. Captions/Language

Section, paragraph, and other captions or headings contained in this Agreement are inserted as a matter of convenience and for reference, and in no way define, limit, extend or otherwise describe the scope or intent of this Agreement or any provision hereof and shall not affect in any way the meaning or interpretation of this Agreement. In the language of this document and the documents referred to herein, the singular and plural numbers, and the masculine, feminine and neutral genders, shall each be deemed to include all others, and the word "person" shall be deemed to include corporations and every other entity, as the context may require.

7.10. Attorneys' Fees

The Parties shall not seek any further attorney's fees or cost recovery in any proceeding or forum and each Party shall be responsible for its own costs and attorney's fees incurred in connection with the Dispute and this Agreement, except as set forth in Section 1.e.

7.11. Signatories Authority

Each person executing this Agreement on behalf of a Party represents and warrants that such person is duly and validly authorized to do so on behalf of the entity and/or parties it purports to bind and such Party has full right and authority and has obtained all consents and approvals and taken all actions necessary to enter into this Agreement, perform all of its obligations hereunder, and consummate all transactions contemplated under this Agreement.

7.12. Notice. Any notice, demand, request, or other communication required or permitted to be given under this Agreement, (a) shall be made in writing, (b) shall be delivered by one of the following methods: (i) by personal delivery (with notice deemed given when delivered personally); (ii) by overnight courier (with notice deemed given upon written verification of receipt); or (iii) by certified or registered mail, return receipt requested (with notice deemed given upon verification of receipt); and (c) shall be addressed to a Party as provided in this Section or such other address as such Party may request by notice given in accordance with the terms of this Section.

Notice to Watt shall be provided as follows:

Efrem Joelson
Assistant Vice President
Watt Communities LLC
2716 Ocean Park Boulevard, Suite 2025

Holland & Knight
50 California Street, Suite 2800
San Francisco, CA 94111

Notice to Preserve Wild Santee shall be provided as follows:

Van Collinsworth
Preserve Wild Santee
9222 Lake Canyon Road
Santee, CA 92071

With a copy to:
Kevin K. Johnson, Esq.
KEVIN K. JOHNSON, APLC
703 Palomar Airport Road, Suite 210
Carlsbad, California 92011

Notice to Center for Biological Diversity shall be provided as follows:

John Buse
Senior Counsel
Center for Biological Diversity
1212 Broadway, Suite 800
Oakland, CA 94612

With a copy to:
Kevin K. Johnson, Esq.
KEVIN K. JOHNSON, APLC
703 Palomar Airport Road, Suite 210
Carlsbad, California 92011

6.13. Recitals. The recitals are incorporated herein and made part of this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

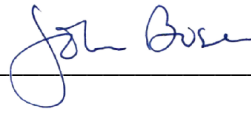
PRESERVE WILD SANTEE



By:

Its: *Director*

CENTER FOR BIOLOGICAL DIVERSITY



02.26.16

By:

Its: Legal Director

WATT COMMUNITIES LLC

By: Efrem Joelson

Its: Assistant Vice President

Approval as to Form:

COUNSEL FOR PRESERVE WILD SANTEE AND CENTER FOR BIOLOGICAL
DIVERSITY

By: Kevin Johnson

COUNSEL FOR WATT COMMUNITIES LLC

By: Amanda Monchamp

Its:

CENTER FOR BIOLOGICAL DIVERSITY

By:

Its:

WATT COMMUNITIES LLC

By: Efrem Joelson

Its: Assistant Vice President

Approval as to Form:

COUNSEL FOR PRESERVE WILD SANTEE AND CENTER FOR BIOLOGICAL
DIVERSITY



By: Kevin Johnson

COUNSEL FOR WATT COMMUNITIES LLC

By: Amanda Monchamp

By:

Its:

WATT COMMUNITIES LLC

By: Efrem Joelson

Its: Assistant Vice President

Approval as to Form:

COUNSEL FOR PRESERVE WILD SANTEE AND CENTER FOR BIOLOGICAL
DIVERSITY

By: Kevin Johnson

COUNSEL FOR WATT COMMUNITIES LLC

By: Amanda Monchamp

City of Santee
COUNCIL AGENDA STATEMENT

Item 7

MEETING DATE October 9, 2019

AGENDA ITEM NO.

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ACCEPTING THE CITYWIDE PAVEMENT REPAIR AND REHABILITATION PROGRAM 2019 PROJECT (CIP 2019-01) AS COMPLETE

DIRECTOR/DEPARTMENT Melanie Kush, Development Services



SUMMARY

This item requests City Council accept the Citywide Pavement Repair and Rehabilitation Program 2019 Project (CIP 2019-01) as complete. This project resurfaced a total of 4 streets as identified in the Pavement Management Report. The streets are identified on the attached street list, included in the Citywide Pavement Management Report, and as identified in the adopted Capital Improvement Program.

On June 26, 2019, City Council awarded the construction contract to SRM Construction and Paving for a total contract amount of \$337,860.00 and authorized change orders not to exceed \$33,786.00 for unforeseen items and additional work.

A Notice to Proceed was issued on July 29, 2019 and the work was completed on September 23, 2019. A total of three change orders were approved in the amount of (\$6,734.39) for a final contract amount of \$331,125.61.

FINANCIAL STATEMENT

Funding for this project was included in the adopted Capital Improvement Program budget as part of the Pavement Roadway Maintenance Citywide projects. Funding for this project was provided by TransNet Local Street Improvements funds and SB1 funds.

Design and Bidding	\$ 15,014.38
Construction Contract	337,860.00
Construction Change Orders	(6,734.39)
Construction Engineering/Management	9,172.55
Project Closeout	<u>3,000.00</u>
Total Project Cost	<u>\$ 358,312.54</u>

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATION

Adopt the attached Resolution accepting the Citywide Pavement Repair and Rehabilitation Program 2019 Project (CIP 2019-01) as complete.

ATTACHMENTS

Resolution Street List Street Map

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
ACCEPTING THE CITYWIDE PAVEMENT REPAIR AND REHABILITATION
PROGRAM 2019 PROJECT (CIP 2019-01) AS COMPLETE**

WHEREAS, the City Council awarded the construction contract for the Citywide Pavement Repair and Rehabilitation Program 2019 Project (CIP 2019-01) to SRM Construction and Paving on June 26, 2019 for \$337,860.00; and

WHEREAS, City Council authorized staff to approve construction change orders in a total amount not to exceed \$33,786.00; and

WHEREAS, three change orders were approved for the project in the amount of (\$6,734.39); and

WHEREAS, the project was completed for a total contract amount of \$331,125.61; and

WHEREAS, SRM Construction and Paving has completed the project in accordance with the contract plans and specifications.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that the work for the construction of the Citywide Pavement Repair and Rehabilitation Program 2019 Project (CIP 2019-01) is accepted as complete on this date and the City Clerk is directed to record a Notice of Completion.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 9th day of October, 2019 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

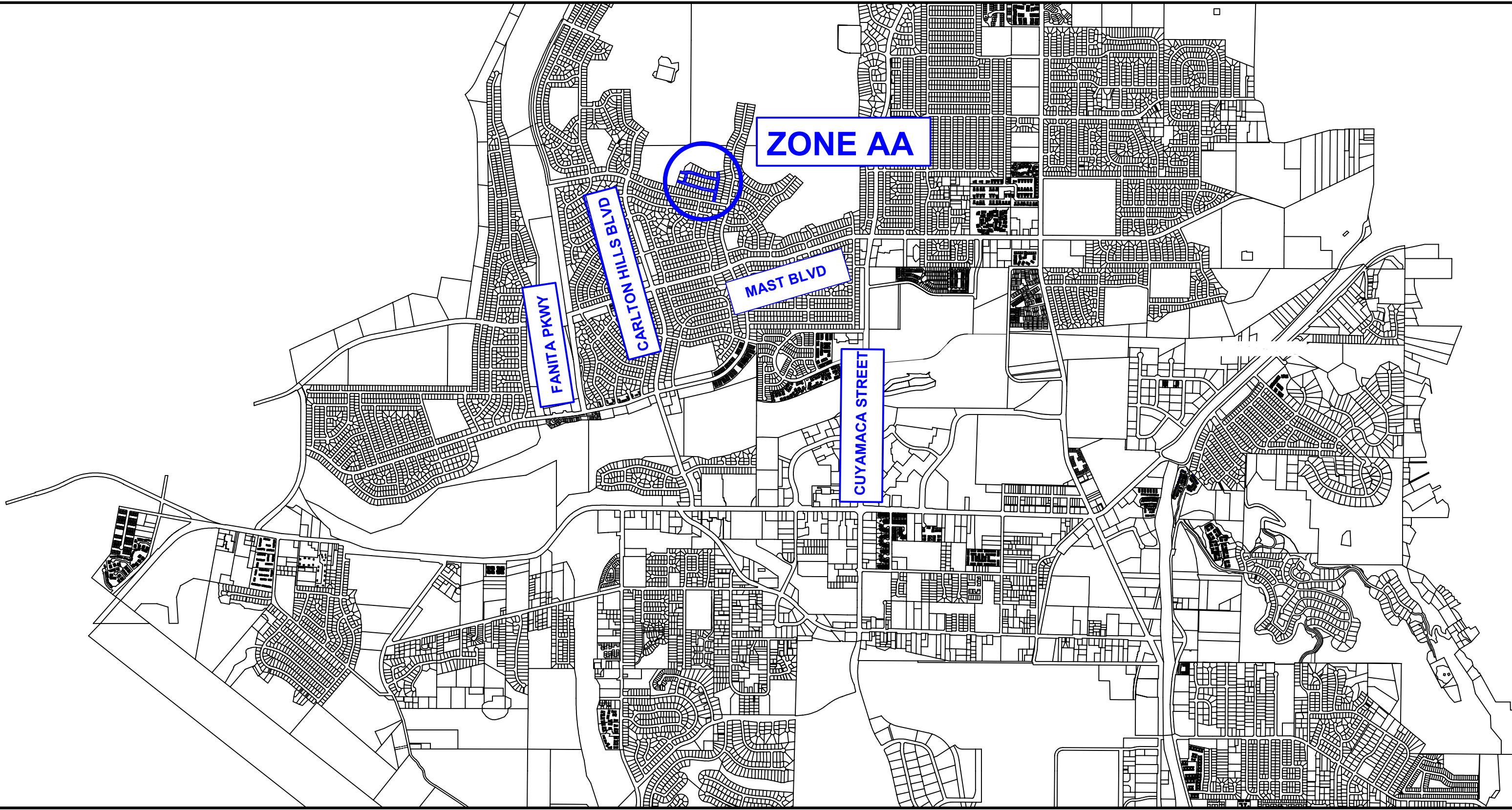
ANNETTE ORTIZ, MBA, CMC, CITY CLERK

Citywide Pavement Repair and Rehabilitation Program 2019, CIP 2019-01

Street List

Zone AA

Cathywood Dr
Fowler Wy
Gandy Ave
Hornbuckle Dr



**Citywide Pavement Repair and Rehabilitation Program 2019
(CIP 2019-01)**



City of Santee
COUNCIL AGENDA STATEMENT

Item 8

MEETING DATE October 9, 2019

AGENDA ITEM NO.

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING THE FINAL MAP FOR THE 42-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION PROJECT (TM 2017-02) AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE ASSOCIATED SUBDIVISION IMPROVEMENT AGREEMENT. LOCATION: 8707 CARRIBEAN WAY. APPLICANT: CITY VENTURES.

DIRECTOR/DEPARTMENT Melanie Kush, Development Services



SUMMARY

This item requests City Council approve the final map for the 42-unit residential condominium subdivision project and the associated Subdivision Improvement Agreement. On June 13, 2018, City Council adopted Resolution No. 071-2018 for Tentative Map 2017-02, approving the project located on the site addressed as 8707 Carribean Way. Development would be in substantial conformance with Development Review Permit DR 2017-02. Public improvements along the east side of Carribean Way include landscaping, sidewalk, streetscape trees, and pedestrian facilities. Dedications and plan approvals required by Tentative Map Resolution No. 071-2018 have been satisfied. The final map has been reviewed by the Department of Development Services and found to be technically correct, in substantial conformance with the tentative map requirements of Resolution No. 071-2018, the Santee Municipal Code and the Subdivision Map Act.

ENVIRONMENTAL REVIEW

The project was deemed exempt from CEQA per guidelines pertaining to infill developments.

FINANCIAL STATEMENT



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

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATION



Adopt the Resolution:

1. Authorizing the approval of the final map for the 42-unit residential condominium subdivision project, TM 2017-02; and
2. Authorizing the City Manager to execute the associated Subdivision Improvement Agreement.

ATTACHMENTS

Resolution
Vicinity Map
Subdivision Improvement Agreement

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING THE FINAL MAP FOR THE 42-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION PROJECT (TM 2017-02) AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE ASSOCIATED SUBDIVISION IMPROVEMENT AGREEMENT. LOCATION: 8707 CARRIBEAN WAY. APPLICANT: CITY VENTURES.

WHEREAS, on June 13, 2018, the City Council adopted Resolution No. 071-2018 approving Tentative Map 2017-02, a 42-unit residential condominium subdivision at 8707 Carribean Way; and

WHEREAS, the project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15332, Class 32 of the CEQA Guidelines pertaining to infill developments; and

WHEREAS, the developer City Ventures has complied with all provisions of the tentative map approval required for recordation of the Final Map; and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Santee does hereby approve the Final Map of Tentative Map 2017-02.

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

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 9th day of October 2019, by the following vote to wit:

**AYES:
NOES:
ABSENT:**

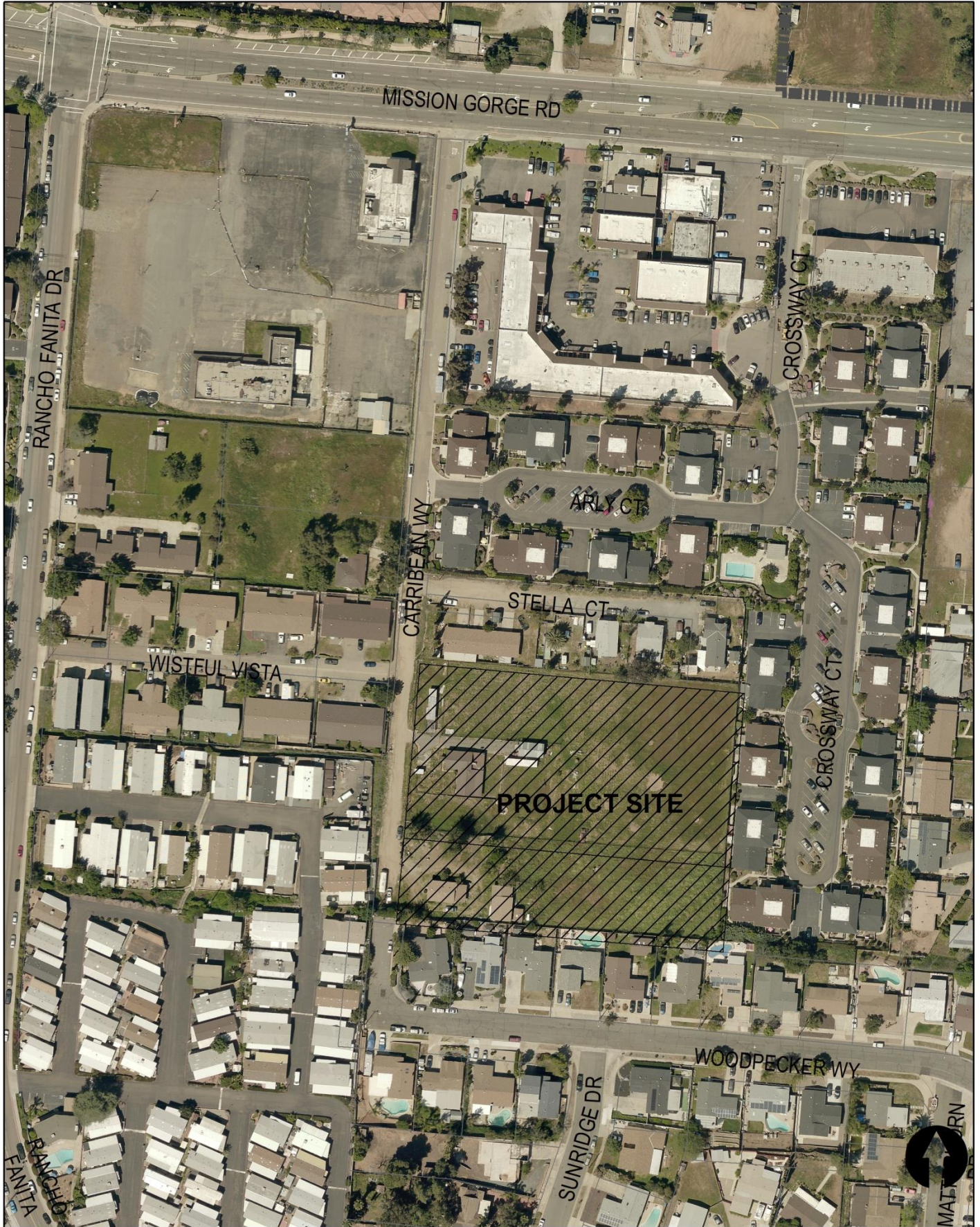
APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, MBA, CMC, CITY CLERK

VICINITY MAP
CARRIBEAN WAY TM2017-02



**CITY OF SANTEE
SUBDIVISION IMPROVEMENT AGREEMENT**

DATE OF AGREEMENT: August 8, 2019

NAME OF SUBDIVIDER: City Ventures Homebuilding, LLC
(referred to as "Subdivider")

NAME OF SUBDIVISION: "Ariana" Tract TM2017-2
(referred to as "Subdivision")

TENTATIVE MAP RESOLUTION
AND DATE OF APPROVAL: Resolution No. 071-2018, June 13, 2018
(referred to as "Resolution of Approval")

IMPROVEMENT PLAN NO(S): 2019-084 to -099

GRADING PLAN NO(S): 2019-100 to -154

LANDSCAPE PLAN NO(S): 2019-100 to -154
(all hereinafter referred to as "Improvement Plans")

ESTIMATED TOTAL COST OF GRADING AND LANDSCAPING: \$ 1,176,507

ESTIMATED TOTAL COST OF IMPROVEMENTS: \$ 196,943

ESTIMATED TOTAL COST OF MONUMENTATION: \$ 2,500

SURETY/FINANCIAL INSTITUTION: Tokio Marine HCC Surety Group

ADDRESS: 801 South Figueroa Street, Suite 700 Los Angeles, California 90017

FORM OF SECURITY: Bond, Cash Security, RFD 1450

SECURITY ID NOS.: 1001083682, 1001083683, 1001083684

This agreement is made and entered into by and between the City of Santee, California, a Municipal Corporation of the State of California, hereinafter referred to as "City", and the Subdivider.

RECITALS

- A. Subdivider has presented to City for approval and recordation, a final subdivision map of a proposed subdivision pursuant to provisions of the Subdivision Map Act of the State of California and City's ordinances and regulations relating to the filing, approval and recordation of subdivision maps. The Subdivision Map Act and the City's ordinances and regulations relating to the filing, approval and recordation of subdivision maps are collectively referred to in this agreement as the "Subdivision Laws".
- B. A tentative map of the Subdivision has been approved. The Resolution of Approval, listed on Page 1, is on file in the Office of the City Clerk or the Secretary to the Planning Commission and is hereby incorporated into this agreement by reference.
- C. The Subdivision Laws establish as a condition precedent to the approval of a final subdivision map that Subdivider must have complied with the Resolution of Approval and must have either (a) completed, in compliance with City Standards, all of the improvements and land development work required by the Subdivision Laws or the Resolution of Approval or, (b) have entered into a secured agreement with City to complete the construction and installation of improvements and land development within a period of time specified by City.
- D. In consideration of approval of a final subdivision map for the Subdivision by the Planning Commission or City Council (hereinafter referred to as "Legislative Body"), Subdivider desires to enter into this agreement, whereby Subdivider promises to install and complete at Subdivider's own expense, unless otherwise provided for in the Resolution of Approval, all the public improvement work required by City in connection with the proposed Subdivision. Subdivider has secured this agreement with improvement security required by the Subdivision Laws and approved by the City Attorney.
- E. Improvement Plans for the construction, installation and completion of the improvements have been prepared by Subdivider and approved by the City Engineer and are incorporated into this agreement by this reference. All references in this agreement to the Improvement Plans shall include any specifications for the improvements as approved by the City Engineer.
- F. Estimates of the cost of constructing the public improvements and performing land development work in connection with the public improvement requirements according to the Improvement Plans has been made and approved by the City Engineer. The estimated amounts are stated on Page 1 of the agreement and the basis for these estimates are attached as Exhibit "A".
- G. An estimate of the cost of installing all required Subdivision Monuments has been made and approved by the City Engineer. The estimated amount is stated on Page 1 of the agreement and the basis for this estimate is attached as Exhibit "B".
- H. Subdivider recognizes that by approval of the final subdivision map for Subdivision, City has conferred substantial rights upon Subdivider, including the

right to sell, lease, or finance lots within the Subdivision, and has taken the final act necessary to subdivide the property within the Subdivision.

NOW, THEREFORE, in consideration of the approval and authorization for recordation of the final map of the Subdivision by the City Council, Subdivider and City agree as follows:

1. Subdivider's Obligations to Construct Improvements.

Subdivider shall:

- a. Comply with all the requirements of the Resolution of Approval, any amendments thereto, and with the provisions of the Subdivision Laws.
- b. Complete at Subdivider's own expense, all the public and private improvement work required on the Tentative Map and Resolution and the City standards as follows:

<u>IMPROVEMENTS</u>	<u>DEADLINE DATE</u>
<u>City of Santee Plans Drawing</u>	<u>Prior to first occupancy and/or</u>
<u>Nos. 2019-084 to -154</u>	<u>per Director of Development Services</u>

The Subdivider acknowledges that the Improvement Plans have been prepared in conformance with the City standards in effect on the date of improvement plan submittal, but that Subdivider shall be subject to the City standards in effect on the date the improvements are actually constructed.

- c. Furnish the necessary equipment, labor and material for completion of the public improvements in conformity with the Improvement Plans and City standards.
- d. Acquire and dedicate, or pay the cost of acquisition by City, all rights-of-way, easements and other interests in real property required for construction or installation of the public improvements, except as may otherwise be provided for in the Resolution of Approval, free and clear of all liens and encumbrances. The Subdivider's obligations with regard to acquisition by City of off-site rights-of-way, easements and other interests in real property shall be subject to a separate agreement between Subdivider and City and shall be in accordance with City Legislative Policy Memorandum (LPM 91-1). Subdivider shall also be responsible for obtaining any public or private drainage easements or other authorization to accommodate the Subdivision.
- e. Notify City Engineer in writing at least five working days prior to the commencement of the work so that City Engineer will be able to schedule inspections.

- f. Complete the improvements under this contract on or before the time limit stated in Paragraph 1.b, hereof, unless a time extension is granted by the City Engineer as authorized by Paragraph 20.
 - g. Install all Subdivision Monuments required by law within thirty days after the completion and prior to acceptance of the public improvements by the City.
 - h. Install street name signs conforming to City standards. If permanent street name signs have not been installed before acceptance of the improvements by the City, Subdivider shall install temporary street name signs according to such conditions as the City Engineer may require. Such action shall not, however, relieve Subdivider of the obligation to install permanent street signs.
2. Acquisition and Dedication of Easements or Rights-of-Way. If any of the public improvement and land development work contemplated by this agreement is to be constructed or installed on land not owned by Subdivider, no construction or installation shall be commenced prior to:
- a. The offer of dedication to City of appropriate rights-of-way, easements or other interest in real property, and appropriate authorization from the property owner to allow construction or installation of the improvements or work; or
 - b. The dedication to, and acceptance by City of appropriate rights-of-way, easements, or other interests in real property, as determined by the City Engineer.
 - c. The issuance by a court of competent jurisdiction, pursuant to the state eminent domain law, of an order of possession. Subdivider shall comply in all respects with the order of possession.

Subdivider acknowledges their responsibility to comply with the requirements of Santee Municipal Code and the Subdivision Map Act and acknowledges further that the City will not be in a position to process a final map without the timely submittal of information to obtain off-site property interests required for the construction of off-site improvements, all in accordance with City Legislative Policy Memorandum (LPM 91-1).

Nothing in Paragraph 2 shall be construed as authorizing or granting an extension of time to Subdivider.

3. Security. Subdivider shall at all times guarantee Subdivider's performance of this agreement by furnishing to City, and by maintaining, good and sufficient security as required by the Subdivision Laws on forms approved by City for the purposes and in the amounts as follows:
- a. To assure faithful performance of this agreement and to secure

payment to any contractor, subcontractor, persons renting equipment, or furnishing labor or materials for the grading, drainage and landscaping required to be constructed or installed pursuant to this agreement in an amount equal to one hundred percent (100%) of the Estimated Total Costs of Grading and Landscaping ("Grading and Landscaping Security"); and,

- b. To assure faithful performance of this agreement in regard to the improvements in an amount equal to one hundred percent (100%) of the Estimated Total Cost of the Improvements ("Faithful Performance Security"); and,
- c. To secure payment to any contractor, subcontractor, persons renting equipment, or furnishing labor or materials for the improvements required to be constructed or installed pursuant to this agreement in the additional amount equal to fifty percent (50%) of the Estimated Total Cost of the Improvements ("Labor and Material Security"); and,
- d. To guarantee or warranty the work done pursuant to this agreement for a period of one year following acceptance thereof by City against any defective work or labor done or defective materials furnished in the additional amount equal to ten percent (10%) of the Estimated Total Cost of the Improvements ("Warranty Security"). The Warranty Security shall be included with, and made a part of the Faithful Performance Security until release of the Faithful Performance Security as specified in Paragraph 5.b hereof; and,
- e. Subdivider shall also furnish to City good and sufficient security in an amount equal to one hundred percent (100%) of the Estimated Total Cost of Monumentation to secure the setting of subdivision monuments, as stated previously in this agreement and all payments associated with the setting ("Monumentation Security").

The securities required by this agreement shall be kept on file with the City Clerk. The terms and conditions of the security documents referenced on Page 1 of this agreement are incorporated into this agreement. If any security is replaced by another City approved security, the replacement shall be filed with the City Clerk and, upon filing, shall be deemed to have been made a part of and incorporated into this agreement. Upon filing of a replacement security with the City Clerk, the former security shall be released.

- 4. Guarantee or Warranty for One Year. In addition to any other remedy in law or equity, Subdivider shall guarantee or warranty the work done pursuant to this agreement for a period of one year after final acceptance by the City Council of the work and improvements against any defective work or labor done or defective materials furnished. If within the warranty period any work or improvement or part of any work or improvement done, furnished, installed, constructed or caused to be done, furnished, installed or constructed by Subdivider fails to fulfill any of the requirements of this

agreement or the Improvement Plans and specifications referred to herein, Subdivider shall without delay and without any cost to City, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work or structure. Should Subdivider fail to act promptly or in accordance with this requirement, Subdivider hereby authorizes City, at City's option, to perform the work twenty (20) days after mailing written notice of default to Subdivider and to Subdivider's Financial Institution/Surety, and agrees to pay the cost of such work by City. Should the City determine that an urgency requires repairs or replacements to be made before Subdivider can be notified, City may, in its sole discretion, make the necessary repairs or replacement or perform the necessary work and Subdivider shall pay to City the cost of such repairs. City shall take all steps reasonably possible to notify Subdivider of such urgency, but failure to receive notification, shall not relieve the Subdivider or their Financial Institution/Surety from the obligation to pay for the entire cost of such urgency work.

5. Release of Securities. The securities required by this agreement shall be released as follows:
 - a. Security given under Paragraph 3.a as Grading and Landscaping Security shall be released in accordance with the City Design and Development Manual procedures for release of grading and erosion control securities.
 - b. Security given under Paragraph 3.b as Faithful Performance Security shall be released upon the final completion and acceptance of the improvements by the City. An amount equal to ninety percent (90%) of the security shall be released with the provision for ten percent (10%) of the original security amount to be retained as Warranty Security for guarantee and warranty of the work performed.
 - c. Security given under Paragraph 3.c as Labor and Material Security shall be released six months after the completion and acceptance of the work. The amount released shall be reduced to an amount equal to 125% of the total amounts claimed by all claimants for whom liens have been filed and of which notice has been given to the City, conditioned upon the payment of said claims together with costs of suit plus reasonable attorney's fees, plus an amount reasonably determined by the City Engineer to be required to assure the performance of any other obligations secured by the security. The balance of the security is to be released upon the settlement of all claims and obligations for which the security was given.
 - d. Security given under Paragraph 3.d as Warranty Security shall be released after expiration of the warranty period providing any claims filed during the warranty period have been settled. As provided in Paragraph 4, the warranty period shall not commence

until final acceptance of all work and improvements by the City.

- e. Security given under Paragraph 3.e as Monumentation Security shall be released upon receipt by the City Engineer of written notice by the Subdivider, stating that monuments have been set in accordance with Subdivision Laws and receipt of evidence the Subdivider has paid the Engineer or Surveyor for the setting of subdivision monuments.
 - f. The City may retain from any security released, an amount sufficient to cover costs, reasonable expenses, and fees, including reasonable attorneys' fees.
6. Inspection and Acceptance. Subdivider shall at all times maintain proper facilities and safe access for inspection of the public improvements by City inspectors and to the shops wherein any work is in preparation. Upon completion of the work the Subdivider shall request a final inspection by the City. Upon receipt of the request the City will make final inspection within fifteen (15) days. If the City Engineer, or his/her authorized representative, determines that the work has been completed in accordance with this agreement, they shall certify the completion of the public improvements to the City Council. If the City Council determines that the improvements have been completed as required by this agreement, they shall accept the improvements within thirty (30) days. No improvements shall be accepted unless all aspects of the work have been inspected and determined to have been completed in accordance with the Improvement Plans and City standards. Subdivider shall bear all costs of inspection and certification.
7. Final Acceptance of Work. Acceptance of the work on behalf of City shall be made by the City Council upon recommendation of the City Engineer after final completion and inspection of all improvements. Such acceptance shall not constitute a waiver of defects by City, nor of the applicable statutes of limitation.
8. Alteration to Improvement Plans.
- a. Any changes, alterations or additions to the Improvement Plans and specifications or to the improvements which are mutually agreed upon by City and Subdivider, not exceeding ten percent (10%) of the original estimated cost of the improvement or \$50,000 whichever is less, shall not change the amount of security required under Paragraph 3. In the event such changes, alterations, or additions exceed such amounts, Subdivider shall provide additional security as required by Paragraph 3 of this agreement based on the Total Estimated Cost of Improvements as changed, altered, or amended, minus any completed partial releases allowed by Paragraph 5 of this agreement.

- b. The Subdivider shall construct the improvements in accordance with the City standards in effect at the time of their construction. City reserves the right to modify the standards applicable to the Subdivision and this agreement, when necessary to protect the public safety or welfare or comply with applicable state or federal law or City zoning ordinances. If Subdivider requests and is granted an extension of time for completion of the improvements, City may apply the standards in effect at the time of the extension.
9. Injury to Public Improvements, Public Property or Public Utility Facilities. Subdivider shall replace or repair subdivision monuments which are destroyed or damaged as a result of any work under this agreement. Subdivider shall bear the entire cost of replacement or repairs of any and all public or public utility property damaged or destroyed by reason of any work done under this agreement, whether such property be owned by the United States or any agency thereof, or the State of California, or any agency, district or political subdivision thereof or by the City or any public or private utility corporation or by any combination of such owners. Any repair or replacement shall be to the satisfaction, and subject to the approval of, the City Engineer.
10. Injury to Work. Until such time as the improvements are accepted by City, Subdivider shall be responsible to bear the risk of loss to any of the improvements constructed or installed. Until such time as all improvements required by this agreement are fully completed and accepted by City, Subdivider will be responsible for the care, operation of, maintenance of, and any damage to such improvements. City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage, regardless of cause, happening or occurring to the work or improvements specified in this agreement prior to the completion and acceptance of the work or improvements. All such risks shall be the responsibility of and are hereby assumed by Subdivider.
11. Default of Subdivider.
 - a. Default of Subdivider shall include, but not be limited, to, Subdivider's failure to timely commence construction of the improvements under this agreement; Subdivider's failure to timely complete construction of the improvements; Subdivider's failure to cure any defect in the improvements; Subdivider's failure to perform substantial construction work for a period of twenty (20) calendar days after commencement of the work; Subdivider's insolvency, appointment of a receiver, or the filing of any petition in bankruptcy either voluntary or involuntary which Subdivider fails to discharge within thirty (30) days; the commencement of a foreclosure action against the Subdivision or a portion thereof, or any conveyance in lieu or in avoidance of foreclosure; or Subdivider's failure to perform any other obligation under this agreement.

- b. The City reserves to itself all remedies available to it at law or in equity for breach of Subdivider's obligations under this agreement. In the event Subdivider fails to perform any of the terms or conditions of this agreement, the City will be damaged to the extent of the costs of installation of the improvements which Subdivider failed to install. It is specifically recognize that the determination of whether a reversion to acreage or rescission of the Subdivision approval constitutes an adequate remedy for default of the Subdivider shall be reserved to the sole discretion of City. The City shall have the right, to draw upon or utilize the appropriate security to mitigate City's damages in event of default by Subdivider. The right of City to draw upon or utilize the security is additional to, and not in lieu of, any other remedy available to City. Both parties specifically recognize that the estimated costs and security amounts may not reflect the actual cost of construction or installation of the improvements and, therefore, City's damages for Subdivider's default shall be measured by the actual cost to the City of completing the required improvements.

The sums provided by the improvement security may be used by City for the completion of the public improvements in accordance with the Improvement Plans and specifications contained herein. In the event of Subdivider's default under this agreement, Subdivider authorizes City to perform such obligation twenty (20) days after mailing written notice of default to Subdivider and to Subdivider's Surety, and agrees to pay the entire cost of such performance by City.

City may take over the work and prosecute the same to completion, by contract or by any other method City may deem advisable, for the account and at the expense of Subdivider, and Subdivider's Surety shall be liable to City for any excess cost or damages occasioned thereby; and, in such event, City, without liability for so doing, may take possession of, and utilize in completing the work such materials, appliances, plant and other property belonging to Subdivider as may be on the site of the work and necessary for performance of the work. Subdivider agrees not to remove such property from the site.

- c. Failure of Subdivider to comply with the terms of this agreement shall constitute consent to the filing by City of a notice of violation against all lots in Subdivision, or to rescind the approval or otherwise revert the Subdivision to acreage.
- d. In the event that Subdivider fails to perform any obligation hereunder, Subdivider agrees to pay all costs and expenses incurred by City in obtaining performance of such obligations, including costs of suit and reasonable attorney's fees.

- e. The failure of City to take an enforcement action with respect to a default, or to declare a breach, shall not be construed as a waiver of that default or any subsequent default of Subdivider.
12. Permits. Subdivider shall, at Subdivider's expenses, obtain all necessary permits and licenses for the construction and installation of the improvements, give all necessary notices and pay all fees and taxes required by law.
13. Subdivider Not Agent of City. Neither Subdivider nor any of Subdivider's agents or contractors are or shall be considered to be agents of City in connection with the performance of Subdivider's obligations under this agreement.
14. Other Agreements. Nothing contained in this agreement shall preclude City from expending monies pursuant to agreements concurrently or previously executed between the parties, or from entering into agreements with other subdividers or developers for the apportionment of costs of water and sewer mains, or other improvements, pursuant to the provisions of the City ordinances providing therefore, nor shall anything in this agreement commit City to any such apportionment.
15. Subdivider's Obligation to Warn Public During Construction. Until final acceptance of the improvements, Subdivider shall give good and adequate warning to the public for each and every dangerous condition present in improvements, whether brought to his or her attention by the City or otherwise, and will take all reasonable actions to protect the public from such dangerous conditions. Warning to the public shall include but is not limited to; installation and maintenance of any and all traffic control devices in accordance with the approved traffic control plan, if any, adherence to Caltrans and City standards for traffic control, site lighting, fencing, barricading, warning signs, cover plates, warning tape, etc.
16. Vesting of Ownership. Upon acceptance of the work on behalf of City, ownership of the improvements constructed pursuant to this agreement shall vest in City.
17. Indemnity/Hold Harmless. The City or any officer or employee thereof shall not be liable for any injury to persons or property occasioned by reason of the acts or omissions of Subdivider, its agents or employees, in the performance of this agreement. Subdivider further agrees to protect and hold harmless City, its officials and employees from any and all claims, demands, causes of action, liability or loss of any sort, because of, or arising out of, acts or omission of Subdivider, its agents or employees in the performance of this agreement, including all claims, demands, causes of action, liability, or loss because of, or arising out of, in whole or in part, the design or construction of the improvements; provided, however, that the approved development securities shall not be required to cover the provisions of this paragraph. Said indemnification and agreement to hold harmless shall extend to injuries to persons, and damages to or taking of

property, resulting from the design or construction of said subdivision, and the public improvements as provided herein, and, in addition, damage to adjacent property as a consequence of the drainage systems, streets and other public improvements. Acceptance by the City of the improvements shall not constitute an assumption by the City of any responsibility for any damage or taking covered by this paragraph. City shall not be responsible for the design or construction of said Subdivision or the improvements pursuant to the approved Improvement Plans or map, regardless of any action or inaction taken by the City in approving the plans or map, unless the particular improvement design was specifically required by City over written objection by Subdivider submitted to the City Engineer before approval of the particular improvement design, which objection indicated that the particular improvement design was dangerous or defective and suggested an alternative safe and feasible design. After acceptance of the improvements, the Subdivider shall remain obligated to eliminate any defect in design or dangerous condition caused by the design or construction defect, however Subdivider shall not be responsible for routine maintenance. Provision of this paragraph shall remain in full force and effect for ten (10) years following the acceptance by the City of improvements. It is the intent of this section that Subdivider shall be responsible for all liability for design and construction of the improvements installed or work done pursuant to this agreement and that City shall not be liable for any nonfeasance, misfeasance or malfeasance in approving, reviewing, checking, or correcting any plans or specifications or in approving, reviewing or inspecting any work or construction.

18. Sale or Disposition of Subdivision. Sale or other disposition of this property will not relieve Subdivider from the obligations set forth herein. If Subdivider sells the property or any portion of the property within the subdivision to any other person, the Subdivider may request a novation of this agreement and a substitution of security. Upon approval of the novation by City and substitution of securities approved by City, the Subdivider may request a release or reduction of the securities required by this agreement. Nothing in the novation shall relieve the Subdivider of the obligations under Paragraph 17 for the work or improvement done by Subdivider.
19. Time is of the Essence. Time is of the essence in this agreement. Unless otherwise noted all "days" shall be construed to mean calendar days.
20. Time for Commencement of Work; Time Extensions. Subdivider shall commence substantial construction of the improvements required by this agreement not later than nine (9) months prior to the time for completion. In the event good cause exists, as determined by the City Engineer, the time for commencement of construction or completion of the improvements may be extended. The extension shall be made in writing executed by the City Manager. Any such extension may be granted without notice to Subdivider's Surety and shall in no way affect the validity of this agreement or release the Surety or Sureties from the obligations on any bond. An appeal of the denial for an extension must be made to the

incorporated into the terms of this agreement.

27. Entire Agreement. This agreement constitutes the entire agreement of the parties with respect to the subject matter. All modifications, amendments, or waivers of the terms of this agreement must be in writing and signed by the appropriate representatives of the parties. In the case of the City, the appropriate party shall be the City Manager.
28. Force Majeure. Delay, other than delay in the commencement of work, resulting from an act of City, or by an act of God, which Subdivider could not have reasonably foreseen, or by storm or inclement weather which prohibits the conducting of work, or by strikes, boycotts, similar actions by employees or labor organizations, which prevent the conducting of work, and which were not caused by or contributed to by Subdivider, shall constitute good and sufficient cause for a time extension.

Executed by SUBDIVIDER this ____ day of _____, 2019.

SUBDIVIDER:
City Ventures Homebuilding, LLC

CITY OF SANTEE, a municipal
corporation of the State of California

(Name of Subdivider)

By: _____
(sign here)

[Handwritten signature]
JOE OFFELIE

(print name here)

VP

(title and organization of signatory)

By: _____

Marlene Best
City Manager

Attest: _____

Annette Ortiz
City Clerk

By: _____
(sign here)

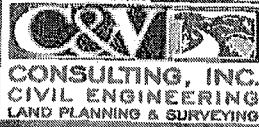
(print name here)

(title and organization of signatory)

(Proper notary acknowledgment of execution by SUBDIVIDER must be attached.)

(President or vice-president **and** secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

PRODUCTION PRECISE GRADING COST ESTIMATE



8 ORCHARD, SUITE 200
LAKE FOREST, GA 31630
T.849.816.3800
F.849.816.3808
CVC=INC.NET

PROJECT: CVEN-117
TRACT No.: 2017-02
8707 Carribean Way
DEVELOPER: City Ventures

ENGINEER:
DANE MCDUGALL

DATE:
8/5/2019

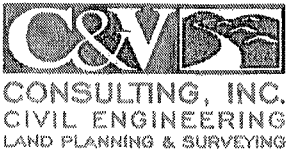
CALCULATED BY:
ERIC PEREZ

PLAN CHECK No.:
PS10

CONSTRUCTION ITEM	QUANTITY	COST	TOTAL
Private Improvements			
4" AC over 11" AB	6,045 SF @	\$3.75	\$22,669
4" AC over 8" AB	20,581 SF @	\$3.00	\$61,743
6" PCC Curb**	412 LF @	\$20.00	\$8,240
0" to 6" Curb Transition**	40 LF @	\$20.00	\$800
4" PCC Flared Concrete Curb and Gutter	484 LF @	\$26.00	\$12,584
4" to 6" Curb Transition	50 LF @	\$26.00	\$1,300
6" PCC Concrete Curb**	882 LF @	\$20.00	\$17,640
6" Curb and Gutter Type G	193 LF @	\$20.00	\$3,860
Concrete Valley Gutter Type G-12	939 SF @	\$8.00	\$7,512
6" Concrete Driveway	561 SF @	\$7.00	\$3,927
Local Depression**	3 EA @	\$2,000.00	\$6,000
4" Pedestrian Concrete Walks and Patios	8,048 LF @	\$4.00	\$32,192
Curb Ramp	9 EA @	\$1,600.00	\$14,400
Decorative Pavers	599 SF @	\$25.00	\$14,975
Signage and Striping**	1 LS @	\$5,000.00	\$5,000
Precast Concrete Wheel Stop**	13 EA @	\$100.00	\$1,300
4" Concrete Curb**	145 LF @	\$15.00	\$2,175
** = Not listed in City of Santee Unit Price List for Subdivisions and Right of Way Permits			
			SUB-TOTAL
			\$210,327
			10% CONTINGENCY
			\$21,033
Storm Drain			
41'2"x17'2"x8' Detention Vault**	1 EA @	\$50,000.00	\$50,000
18" HDPE with Bedding	181 LF @	\$71.00	\$12,851
12" HDPE with Bedding	153 LF @	\$30.00	\$4,590
30" RCP with Bedding	535 LF @	\$145.00	\$77,575
18" RCP with Bedding	822 LF @	\$95.00	\$78,090
Storm Drain Cleanout - Type B Modified	1 EA @	\$4,500.00	\$4,500
Modified Transition Structure APWA 343-1	1 EA @	\$8,250.00	\$8,250
84"x48" Single Box Culvert SDR D-76C	86.1 CY @	\$1,100.00	\$94,710
60"x36" Single Box Culvert SDR D-76B	19 CY @	\$1,100.00	\$20,900
Storm Drain Cleanout - Type A	10 EA @	\$3,900.00	\$39,000
Join Existing RCP	2 EA @	\$200.00	\$400
Curb Inlet Type B-1	5 EA @	\$3,850.00	\$19,250
18" Perforated Detention Pipe	168 LF @	\$71.00	\$11,928
HDPE Fittings**	6 EA @	\$500.00	\$3,000
18" x 18" Brooks Box Model 1818 Catch Basin w/ Traffic Rated Grate**	2 EA @	\$2,500.00	\$5,000
OldCastle FloGard-Plus Grate Inlet Catch Basin Inert Filter**	2 EA @	\$500.00	\$1,000
Modular Wetlands Unit, Biofiltration Unit, Model 10-20-UG-Bottomless Vault**	1 EA @	\$2,000.00	\$2,000
8" PVC C900 with Bedding	80 LF @	\$30.00	\$2,400
** = Not listed in City of Santee Unit Price List for Subdivisions and Right of Way Permits			
			SUB-TOTAL
			\$436,244
			10% CONTINGENCY
			\$43,624

Area Drain					
12" Square Drain and Adaptor (Color=Black)**					
4" Grate Drain NDS Type 11 (Color=Black)**	156	EA	@	\$100.00	
				\$15,600	
4" PVC SDR 35 Storm Drain Pipe with Bedding	31	EA	@	\$75.00	
				\$2,325	
Core-Drill and Join Catch Basin**	574	LF	@	\$20.00	
				\$11,480	
Connect to Storm Drain	2	EA	@	\$1,500.00	
				\$3,000	
6" PVC SDR 35 Storm Drain Pipe with Bedding	1	EA	@	\$200.00	
				\$200	
8" PVC SDR 35 Storm Drain Pipe with Bedding	1400	LF	@	\$20.00	
				\$28,000	
10" PVC SDR 35 Storm Drain Pipe with Bedding	900	LF	@	\$30.00	
				\$27,000	
	300	LF	@	\$30.00	
				\$9,000	
**= Not listed in City of Santee Unit Price List for Subdivisions and Right of Way Permits					
				SUB-TOTAL	\$96,605
				10% CONTINGENCY	\$9,661
Earthwork					
Excavate and Fill					
	8,972	CY	@	\$11.50	
				\$103,178	
				SUB-TOTAL	\$103,178
				10% CONTINGENCY	\$10,318
Erosion Control					
Stabilized Construction Entrance					
Green Screen Fence and Gravel Bags**	1300	SF	@	\$5.25	
				\$6,825	
Gravel Bag Reducer**	1428	LF	@	\$3.85	
				\$5,490	
Gravel Bag Inlet	17	EA	@	\$1.10	
				\$19	
Contractor Yard/Storage Area**	190	EA	@	\$150.00	
				\$28,500	
Waste Management Area**	1	EA	@	\$500.00	
				\$500	
**= Not listed in City of Santee Unit Price List for Subdivisions and Right of Way Permits					
				SUB-TOTAL	\$41,834
				10% CONTINGENCY	\$4,183
Landscaping and Irrigation					
Trees: 15 gal					
Trees: 24" Box	68	EA	@	\$85.00	
				\$5,780	
Trees: 48" Box B&B	103	EA	@	\$250.00	
				\$25,750	
Shrubs: Ground Cover	7	EA	@	\$650.00	
				\$4,550	
Shrubs: 1 gal	5011	SF	@	\$0.48	
				\$2,406	
Shrubs: 5 gal	208	EA	@	\$5.00	
				\$1,248	
Shrubs: 15 gal	1641	EA	@	\$20.00	
				\$32,820	
Irrigation: Planting (Low-flow Irrigation system)	48	EA	@	\$26.00	
				\$1,248	
Irrigation: Irrigation Controller	22818	SF	@	\$1.50	
				\$33,927	
Irrigation: Backflow Prevention Assembly (w/enclosure)	1	EA	@	\$1,650.00	
				\$1,650	
**= Not listed in City of Santee Unit Price List for Subdivisions and Right of Way Permits					
				SUB-TOTAL	\$110,878
				10% CONTINGENCY	\$11,088
Retaining Wall					
Retaining Wall					
6" Perimeter Screen**	928	SF	@	\$29.65	
				\$27,518	
24"x24" Plaster **	749	LF	@	\$50.00	
				\$37,450	
4" Perforated PVC SDR-35 Subdrain	17	EA	@	\$300.00	
				\$5,100	
	21	LF	@	\$20.00	
				\$420	
**= Not listed in City of Santee Unit Price List for Subdivisions and Right of Way Permits					
				SUB-TOTAL	\$70,488
				10% CONTINGENCY	\$7,049
				TOTAL	\$1,176,506





November 12, 2018

John J. Keane, P.E.
Senior Civil Engineer
City of Santee, Department of Development Services
10601 Magnolia Avenue
Santee, CA 92071

SUBJECT: TRACT 2017-02 MONUMENTATION BOND AMOUNT

Dear John:

Pursuant the Subdivision Map Act Section 66496 the setting of final monuments for the above referenced map is deferred. A monument bond shall be furnished to the City equal in amount to the cost of setting said monuments.

The estimated cost of setting final monuments is \$2,500.

If you have any questions or concerns, please feel free to contact me.

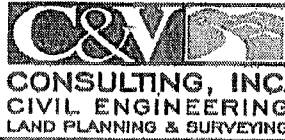
Sincerely,

A handwritten signature in black ink, appearing to read 'Dane P. McDougall', is written over a horizontal line.

Dane P. McDougall, LS 9297
Principal
C&V Consulting, Inc.



PUBLIC STREET IMPROVEMENT COST ESTIMATE



8 ORCHARD, SUITE 200
LAKE FOREST, CA 92630
T.949.916.3800
F.949.916.3805
CVC-INC.NET

PROJECT: CVEN-117
TRACT No.: TM2017-02
Caribbean Way
DEVELOPER: City Ventures

ENGINEER:
DANE MCDUGALL

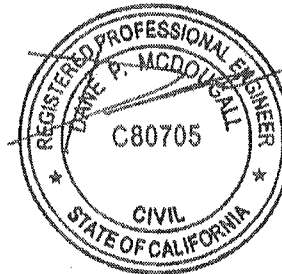
DATE:
6/24/2019

CALCULATED BY:
ERIC PEREZ

PLAN CHECK No.:
PS08

CONSTRUCTION ITEM	QUANTITY		COST	TOTAL
Public Street Improvement				
6" Curb and Gutter Type G-2	333 LF	@	\$20.00	\$6,660
6" AC Dike G-5 Type A	490 LF	@	\$8.20	\$4,018
AC Dike G-5 Type E	30 LF	@	\$7.55	\$227
4" AC on 11" Aggregate Base	15,363 SF	@	\$3.75	\$57,611
4" Thick Sidewalk	1,735 SF	@	\$5.00	\$8,675
Biofiltration Area**	795 SF	@	\$5.00	\$3,975
Driveway Type PW-21	450 SF	@	\$7.00	\$3,150
Driveway Type G-14B	161 SF	@	\$7.00	\$1,127
Cross Gutter G-12	188 SF	@	\$8.00	\$1,504
Curb Ramp Type D	2 EA	@	\$1,600.00	\$3,200
Grind and Overlay 2" A.C.	260 SF	@	\$1.95	\$507
Saw Cut & Remove	260 SF	@	\$4.00	\$1,040
Redwood Header**	40 LF	@	\$5.00	\$200
Barricade Type M-09	1 EA	@	\$450.00	\$450
55 Watt Induction Street Light	2 EA	@	\$6,000.00	\$12,000
Signs	10 EA	@	\$400.00	\$4,000
Striping**	1 LS	@	\$2,000.00	\$2,000
Survey Monumentation	1 LS	@	\$2,500.00	\$2,500
Trenching	1,143 LF	@	\$11.50	\$13,145
Trench Resurfacing	1,143 LF	@	\$25.00	\$28,575
Miscellaneous Demolition	1 LS	@	\$1,000.00	\$1,000
**= Not listed in City of Santee Unit Price List for Subdivisions and Right of Way Permits			SUB-TOTAL	\$155,563
			10% CONTINGENCY	\$15,556
Landscape and Irrigation				
Shrubs: 1 gal	348 EA	@	\$6.00	\$2,088
Shrubs: 5 gal	89 EA	@	\$20.00	\$1,780
Irrigation: Low Flow Irrigation System	1145 SF	@	\$1.50	\$1,718
Irrigation: Irrigation Controller	1 EA	@	\$1,650.00	\$1,650
Irrigation: Backflow Prevention Assembly w/Enclosure	1 EA	@	\$1,500.00	\$1,500
			SUB-TOTAL	\$8,736
			10% CONTINGENCY	\$874

Erosion Control						
Green Screen Fence		433	LF	@	\$3.85	\$1,667
Silt Screen Fence		82	LF	@	\$1.60	\$131
Gravel Bag Inlet		1	EA	@	\$150.00	\$150
					SUB-TOTAL	\$1,948
					10% CONTINGENCY	\$195
Retaining Wall Improvement						
Retaining Wall with 42" Railing		81	SF	@	\$29.65	\$2,402
SDRSD Retaining Wall Type C-9		312	SF	@	\$29.65	\$9,251
4" PVC SDR-35 Subdrain		57	LF	@	\$20.00	\$1,140
					SUB-TOTAL	\$12,792
					20% CONTINGENCY	\$1,279
					TOTAL	\$196,943



ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA}

COUNTY OF ORANGE}

ON July 12, 2019, before me Ashley Schroeder, Notary Public, personally appeared _____
Joe Oftelie

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

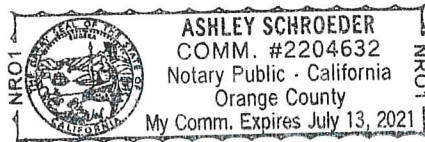
Signature: Ashley Schroeder

Ashley Schroeder

Commission Number: 2204632

Commission Expires: July 13, 2021

Cell Phone: (714) 606-2782



(seal)

City of Santee
COUNCIL AGENDA STATEMENT

Item 9

MEETING DATE October 9, 2019

AGENDA ITEM NO.

ITEM TITLE CONTINUED PUBLIC HEARING FOR TENTATIVE MAP (TM2016-3), DEVELOPMENT REVIEW PERMIT (DR2016-4), AND MITIGATED NEGATIVE DECLARATION (AEIS2016-8) PREPARED PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR A RESIDENTIAL SUBDIVISION CONSISTING OF 38 ATTACHED CONDOMINIUMS AND 15 SINGLE-FAMILY DWELLING UNITS LOCATED ON A 6.8-ACRE SITE ON PROSPECT AVENUE AT MARROKAL LANE. APN: 383-112-32 AND 383-112-55. APPLICANT: PROSPECT ESTATES II, LLC

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

SUMMARY This item was continued from the September 25, 2019 City Council meeting. The applicant is proposing a residential subdivision consisting of 38 condominiums and 15 single-family dwelling units on the north side of Prospect Avenue, southeast of Marrokal Lane. The subject property consists of two (2) parcels. One (1) parcel with street frontage along Prospect Avenue and the second parcel to the rear with a 20-foot wide "panhandle" access to Prospect Avenue. The proposed three-story condominiums would range in size from 1,440 square feet to 2,288 square feet and would be located on the 3.34-acre northern parcel (APN 383-112-32) zoned Medium Density Residential (R-7). The proposed single and two-story single-family dwelling units would range in size from 1,741 square feet to 2,766 square feet and would be located on the 3.48-acre southern parcel (APN 383-112-55) zoned Low-Medium Density Residential (R-2). The units would be equipped with roof-top solar, rain catchment barrels, wired for electric vehicles, and would provide charging stations for new owners with electric vehicles serving each unit. Access to the development would be from Marrokal Lane. Private internal streets are proposed that will provide guest parking for 42 vehicles exceeding the City's minimum parking standards by 29 spaces. Recreational amenities include private open space and a 5,700 square foot private park.

ENVIRONMENTAL REVIEW An Environmental Initial Study, prepared in accordance with the California Environmental Quality Act (CEQA), indicates that the project would have no significant impact on the environment with mitigation. Therefore, a Mitigated Negative Declaration (MND) has been prepared. It was advertised and was available for agency and public review/comment from June 28, 2019 through July 29, 2019. Three (3) comment letters were received during the public review period and did not raise any new environmental issues.

FINANCIAL STATEMENT Staff costs for application processing are paid on an actual cost recovery basis. Development Impact Fees are estimated to total \$1,158,762.95 with potential credit given for one (1) existing dwelling unit.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATIONS

1. Conduct and close the Public Hearing;
2. Find that Tentative Map TM2016-3 and Development Review Permit DR2016-4 will not have a significant effect on the environment with mitigation; approve the Mitigated Negative Declaration and the Mitigation Monitoring Reporting Program prepared in accordance with CEQA; and authorize a filing of a Notice of Determination; and
3. Approve Tentative Map TM2016-3 and Development Review Permit DR2016-4 per the attached Resolutions.

ATTACHMENTS

Staff Report	Aerial/Vicinity Map	Project Plans
TM Resolution	DR Resolution	MND Resolution
Mitigated Negative Declaration/Initial Study without Appendices		Response to Comments
Mitigation Monitoring and Reporting Program		

Due to file size, Item 9
attachments can be
viewed separately.

City of Santee
COUNCIL AGENDA STATEMENT

MEETING DATE October 9, 2019

AGENDA ITEM NO.

ITEM TITLE **INTRODUCTION OF AN ORDINANCE AUTHORIZING THE IMPLEMENTATION OF A JOINT POWERS AUTHORITY (JPA) COMMUNITY CHOICE AGGREGATION PROGRAM IN THE CITY OF SANTEE; AND REVIEW OF A RESOLUTION AND JPA AGREEMENT CREATING AND JOINING THE CLEAN ENERGY ALLIANCE JPA**

DIRECTOR/DEPARTMENT Kathy Valverde, Assistant to the City Manager *KV*

SUMMARY California state law allows local governments to form Community Choice Aggregation (“CCA”) programs that offer alternative electric power options to residents and businesses, whereby the CCA purchases and manages the community’s electric power supply while the incumbent utility continues to provide transmission distribution service.

On January 23, 2019, City Council authorized the preparation of a CCA Feasibility Study by EES Consulting, Inc. (“EES”). On July 24, EES presented its findings of the study, which evaluated the financial feasibility, potential benefits and risks, and different governance structures that could be used to implement a CCA in the City of Santee. On August 28 and September 18, additional workshops were held to provide information on topics raised by City Council and to further review different governance models the City could pursue if it chose to move forward in forming a CCA. At the last workshop, Council directed staff to negotiate with the City of Carlsbad and other potential partners for consideration in joining a Joint Powers Authority (JPA) CCA Program. Since that time, staff has been in discussions with the cities of Carlsbad, Del Mar, Solana Beach and the County of San Diego to negotiate the terms and implementation of a Joint Powers Authority, named the Clean Energy Alliance, which would administer a CCA program on behalf of the member agencies.

fm
FINANCIAL STATEMENT Forming a CCA will have fiscal impacts. Funding for start-up costs, which are estimated to be \$150,000 to \$250,000 for Santee, will need to be identified. These costs would be reimbursable to the City from the JPA once the CCA program begins generating discretionary revenue, which typically occurs in two to five years post launch.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

1. Introduce an Ordinance, for first reading, authorizing the implementation of a Joint Powers Authority (JPA) Community Choice Aggregation program in the City of Santee.
2. Review a Resolution and JPA Agreement with Clean Energy Alliance, and consider for adoption on October 23, 2019.

ATTACHMENTS

1. Staff Report
2. Ordinance authorizing implementation of a JPA Community Choice Aggregation program
3. Resolution creating and joining the Clean Energy Alliance JPA
4. Clean Energy Alliance Joint Powers Agreement

STAFF REPORT
Community Choice Aggregation
October 9, 2019

Background

California state law (AB 117) allows local governments to form Community Choice Aggregation (CCA) programs that offer an alternative electric power option to residents and businesses currently served by investor owned utilities (IOUs). Under a CCA model, local governments purchase and manage their community's electric power supply by sourcing power from a preferred mix of traditional and renewable generation sources, while the incumbent IOU continues to provide distribution service. This gives CCAs the opportunity to design and potentially reduce retail rates for their constituents, provide customer choice, promote local economic development, and offer a cleaner power supply option.

State law also allows a group of cities and counties to form a CCA through a Joint Powers Authority (JPA), which acts as a separate legal entity governed by a board of directors who represent the member agencies. The debts, obligations and liabilities of the JPA stay with the JPA; these are not obligations of the individual members.

The City of Santee's Sustainable Santee Plan, also known as a Climate Action Plan, sets long-term goals to reduce greenhouse gas emissions (GHG) per state requirements. Recognizing that energy use is a significant contributor to the City's GHG emissions, the Sustainable Santee Plan has a goal to achieve 100% renewable energy by 2035. Implementation of a CCA program is one of the actions identified in the Plan that will help the City achieve this goal.

Establishing a CCA program in the City of Santee through the execution of a JPA agreement is financially feasible, will reduce GHG emissions, provide local control over energy decisions, and can generate enhanced local economic development. The JPA Board will set customer rates and offer programs throughout the members' territories.

On July 24, 2019, EES Consulting, Inc. presented its findings of Technical Feasibility Study, which evaluated the financial feasibility, potential benefits and risks, and different governance structures that could be used to implement a CCA in the City of Santee. On August 28 and September 18, additional workshops were held to provide information on topics raised by the City Council and to further review different governance models. These included an enterprise model, various Joint Powers Authority (JPA) models, and a cooperative model, which acts like a hybrid enterprise-JPA. Given the pros and cons of each of these governance models, the City Council directed staff to negotiate with the City of Carlsbad and other potential partners for consideration in implementing and joining a JPA Community Choice Aggregation program.

Clean Energy Alliance Joint Powers Authority

Since the last City Council CCA workshop, staff has been in discussions with the cities of Carlsbad, Del Mar, Solana Beach and the County of San Diego to negotiate the terms and possible implementation of a Joint Powers Authority, named the Clean Energy Alliance, which would administer a CCA program on behalf of the member agencies. The JPA Agreement is attached, and a summary of the key terms are outlined below.

Clean Energy Alliance Joint Powers Authority Key Terms & Conditions	
File Implementation Plan with State of California	December 2019
Launch Date	2021
Power Supply Portfolio <i>(Sections 6.4 and 6.5)</i>	<ul style="list-style-type: none"> • 50% Renewable at launch (base product) • 100% Renewable goal by 2035 • Flexibility for each member to select its own energy portfolio at the 50% minimum renewal baseline or above
Rates <i>(Recitals)</i>	<ul style="list-style-type: none"> • Provide competitive rates with a target generation rate at least 2% below SDG&E's base product generation rate • Maintain residential net energy metering for solar customers • Maintain discount programs for low-income customers
Voting & Representation <i>(Section 4.1)</i>	<ul style="list-style-type: none"> • 1 Member, 1 Vote • Board Members and Alternates must be a member of the governing body of each member agency
Special Voting <i>(Sections 4.11 and 4.12)</i>	<ol style="list-style-type: none"> 1. Most Board actions require a simple majority vote 2. Two-thirds vote of the entire Board will be required for: <ol style="list-style-type: none"> a. Issuing bonds or other debt b. Adding or removing member agencies or removing Board members c. Amending or terminating the Agreement or adopting or amending the bylaws of the Authority 3. Three-fourths vote of the entire Board will be required to initiate any action for Eminent Domain and must include an affirmative vote by the home jurisdiction 4. A unanimous vote of the entire Board will be required to amend the following provisions in the Agreement: <ol style="list-style-type: none"> a. Purpose of the Agreement (Section 2.3) b. Compliance with Local Zoning & Building Laws (Section 3.6) c. Voting Requirements (Sections 4.11 and 4.12) d. Eminent Domain (Section 4.12.2) e. Power Supply Requirements (Section 6.5) f. Transition of Solana Energy Alliance CCA (Section 6.6)

<p>Membership (Section 2.4)</p>	<ul style="list-style-type: none"> • Open to public agencies within the service territory of SDG&E for a 2021 or 2022 launch • <u>Prior to October 1, 2020</u> – open to new members with a positive feasibility study, if no undue risk or financial burden to the Authority or Climate Action Plan goals of the founding members; and payment of its share of start-up costs • <u>After October 1, 2020</u> – new members admitted with a 2/3 vote of the Board and payment of a membership fee to cover any costs incurred by the JPA
<p>Start-up Costs (Section 7.3.2)</p>	<p>To be split equally by the member agencies; reimbursed from JPA operating revenues</p>
<p>How Discretionary Revenues are to be Spent (i.e. Energy Programs) (Section 7.6)</p>	<ul style="list-style-type: none"> • <u>Guiding Principal</u> - discretionary revenues will support the JPA’s long-term financial viability, enhance customer rate stability, and provide all member agencies and their customers with access to innovative energy programs, projects and services • <u>Financial Provisions</u> - the JPA Board will establish specific policies for the expenditure of discretionary revenues. As determined by the Board, discretionary revenues may be used to provide programs and develop projects of the JPA, or allow member agencies to direct funds into qualified programs and projects, or provide other ratepayer benefits. The Board must endeavor to achieve a balanced distribution substantially commensurate with each member’s energy load. The Board must also conduct periodic audits no less than every two years to verify the balanced distribution of program and project benefits and take corrective action to achieve or continue to maintain a balanced distribution
<p>Withdrawal from JPA (Section 8.1)</p>	<ul style="list-style-type: none"> • Upon start-up, a member may immediately withdraw with written notice to the Board at any time prior to the Authority filing its first load forecast with the CPUC, which is anticipated to occur in April 2020, with no financial obligation other than its share of initial costs and any costs directly related to the resulting amendment of the Implementation Plan • After launch, a member can withdrawal from the JPA with 1-year advance notice at the beginning of a fiscal year
<p>Eminent Domain (Section 4.12.2)</p>	<p>Requires 3/4 vote with an affirmative vote by the home jurisdiction</p>

Next Steps

In order to move forward in pursuing any CCA program in the City of Santee, the City Council must first introduce and pass an Ordinance to comply with California Public Utilities Code Section 366.2 (c)(12), which requires that any entity intending to implement a CCA program within its jurisdiction must do so by ordinance. Staff recommends City Council introduce this Ordinance for first reading at this meeting on October 9, as the first step in the process of implementing a CCA program.

In order to move forward in joining the Clean Energy Alliance JPA, the City Council must adopt a Resolution approving participation in the Clean Energy Alliance JPA, pursuant to California Government Code section 6500 et seq. This Resolution would also authorize the City Manager to execute the JPA Agreement.

The founding members of the Clean Energy Alliance would potentially include the cities of Carlsbad, Solana Beach, Santee and Del Mar, and possibly the County of San Diego. These agencies will be considering similar actions on the following dates:

1. Del Mar - October 7
2. Carlsbad - October 8
3. Santee - October 9
4. Solana Beach - October 9
5. County of San Diego - October 15

Staff recommends City Council review the Resolution and the Clean Energy Alliance JPA Agreement, and consider it for adoption on October 23, after all potential members have taken action. As the County of San Diego would be the largest member, and potentially the most impactful to the JPA, City Council may want to consider whether to join after the County takes action on October 15.

Timeline for 2021 Launch

Should the City Council choose to join the Clean Energy Alliance JPA, upon adoption of the ordinance and resolution, and approval of the JPA agreement, the Clean Energy Alliance will launch, operate, and govern the CCA energy program, in accordance with the terms of the JPA Agreement, on behalf of its member agencies.

In order to support a 2021 launch of the CCA program, the following timeline has been developed:

1. October 9 – Adoption (1st reading) of the Ordinance
2. October 23 – 2nd reading and adoption of the Ordinance; Adoption of the Resolution and approval to execute the Clean Energy Alliance JPA Agreement; selection of a City Council Member and Alternate to serve on the JPA Board of Directors; and identification of a funding source for the City's share of start-up costs.

Board Appointments: In accordance with Section 4.2 of the JPA Agreement, the City Council must appoint two Council Members to the JPA Board of Directors, to act for and on behalf of the City of Santee. One primary Board Member should be appointed as well as one alternate Board Member who may vote on matters when the regular Board Member is absent from board meetings. The Board will be seated in November, thus appointments need to be made as soon as possible to enable adequate scheduling and briefing time.

3. Late November, 2019 – JPA Board is seated for its first Board meeting to provide direction on the drafting of the Implementation Plan
4. Early December, 2019 – JPA Board reviews draft Implementation Plan
5. Mid December, 2019 – JPA Board adopts the Implementation Plan
6. December 31, 2019 – Implementation Plan submitted to CPUC

Alternative 2022 Launch

As an alternative, the Clean Energy Alliance JPA Agreement provides that members may join the JPA prior to October 1, 2020 with a majority vote of the JPA Board and payment of our fair share of start-up costs. In this scenario, no immediate action would be needed by the City Council. It should be noted that Carlsbad, Del Mar and Solana Beach are most likely to join the JPA together for a 2021 launch. However, the County of San Diego will be voting on October 15 on whether or not it will be joining the JPA. In any event, the JPA board would likely issue RFPs for power portfolio, data manager, marketing and other services between November 2019 and spring of 2020.

Fiscal Impact & Startup Costs

It is estimated that start-up costs will be approximately \$600,000 to \$800,000, and possibly as high as \$1 million. These costs will be equally divided among the founding members with reimbursement from the JPA at a later date.

The initial costs are the costs directly related to the establishment of the JPA and the initial operation of the JPA, such as the hiring of executive and operations staff and/or consultants, any required accounting, administrative, technical and legal services in support of the Authority's initial formation activities or in support of the negotiation, preparation and approval of power purchase agreements, and activities associated with drafting and obtaining approval of the Authority's implementation plan. These do not include costs associated with attendance at routine planning meetings, or a member agency's pre-formation reports related to their decision to pursue a CCA program or join the Clean Energy Alliance JPA. Initial costs also do not include the costs incurred by the City of Solana Beach relating to the termination of its CCA program.

Startup costs can be funded by a city's general fund, financed through a banking institution or covered by a contracted third-party CCA vendor. If the funds come from a city's general fund, they can be reimbursed by the JPA once the CCA program begins generating discretionary revenue. Experience has shown that currently operating CCAs have been able to reimburse the start-up costs for its member agencies in two to five years post launch. The payback period cannot be specifically defined as the JPA Board will determine the timing, which will be influenced by the performance of the CCA program and external energy market factors.

Once the CCA program is operational and governed by the JPA (anticipated in early 2021), there would be no ongoing financial commitments required of the City beyond the initial start-up costs.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, AUTHORIZING THE IMPLEMENTATION OF A JOINT POWERS
AUTHORITY COMMUNITY CHOICE AGGREGATION PROGRAM**

WHEREAS, California Public Utilities Code Section 366.2 (the “Act”) authorizes cities and counties to individually or jointly provide retail electric service to an aggregation of customers within their jurisdictions, which is referred to as Community Choice Aggregation (“CCA”); and

WHEREAS, the City of Santee has been actively investigating the feasibility of commencing CCA service for electric customers within the City, with the objective of providing competitive electric rates and cost savings; fostering consumer choice and local economic benefits such as job creation, local energy programs and local renewable energy development; and reducing energy-related greenhouse gas emissions; and

WHEREAS, the City completed a CCA Feasibility Study which determined that a CCA program could result in local benefits, including the use of renewable energy at levels above the State Renewables Portfolio Standard, the provision of competitive rates to consumers, and economic opportunity for the City; and

WHEREAS, Public Utilities Code section 366.2(c)(12) provides that an entity which elects to implement a CCA program within its jurisdiction must do so by ordinance; and

WHEREAS, pursuant to Section 366.2 of the Act, two or more public entities authorized to be a community choice aggregator under Section 331.1 of the Act may participate jointly in a CCA program through a Joint Powers Authority (“JPA”) established pursuant to Government Code Section 6500 et seq., if each entity adopts an ordinance as required by Public Utilities Section 366.2(c)(12); and

WHEREAS, the City wishes to implement a CCA program through a JPA under the terms and conditions provided in a JPA Agreement, which will be filed with the City Clerk; and

WHEREAS, under Public Utilities Code section 366.2, customers have the right to opt out of the CCA program and continue to receive bundled electric service from the incumbent utility; and

WHEREAS, this ordinance is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines, as it is not a “project” and has no potential to result in a direct or reasonably foreseeable indirect physical change to the environment because it is merely the formation of an organization. (14 Cal. Code Regs. § 15378(a).) Further, the ordinance is exempt from CEQA as there is no possibility that the ordinance or its implementation would have a significant negative effect on the environment. (14 Cal. Code Regs. § 15061(b)(3).) The ordinance is also categorically exempt because it is an action taken by a regulatory agency to assure the maintenance, restoration, enhancement or protection of the environment. (14 Cal. Code Regs. § 15308.) The City Clerk shall cause a Notice of Exemption to be filed as authorized by CEQA and the State CEQA Guidelines.

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

SECTION 1. Recitals Incorporated. The recitals set forth above are true and correct and are incorporated as though fully set forth herein.

SECTION 2. Authorization to Implement a Community Choice Aggregation Program. Based upon the foregoing, and in order to provide businesses and residents within the jurisdictional boundaries of the City of Santee with a choice of electric service providers, the City Council hereby elects to implement a CCA program within the jurisdiction of the City, pursuant to Public Utilities Code Section 366.2(c)(12), by participating in a CCA program under the terms and conditions to be described in a JPA Agreement, which will be filed with the City Clerk.

SECTION 3. Governance. The JPA Agreement creating the Authority will govern and operate the CCA program on behalf of its member jurisdictions. The City may participate in the Authority by adoption of a resolution approving the execution of a JPA Agreement. The City's participation in the Authority will include membership on the Board of Directors of the Authority as provided in the Agreement.

SECTION 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council of the City of Santee hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrases be declared unconstitutional.

SECTION 5. Effective Date. This ordinance shall become effective thirty (30) days after its adoption.

INTRODUCED AND FIRST READ at a public hearing held at a Regular Meeting of the City Council of the City of Santee, California, on the 9th day of October 2019, and thereafter, this Ordinance was **ADOPTED** at a Regular Meeting of the City Council held on this 23rd day of October 2019, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, MBA, CMC, CITY CLERK

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, APPROVING AND AUTHORIZING THE EXECUTION OF A JOINT
POWERS AUTHORITY AGREEMENT CREATING THE CLEAN ENERGY ALLIANCE**

WHEREAS, Section 6500 et seq. of the Government Code authorizes the joint exercise by two or more public agencies of any power common to them as a Joint Powers Authority ("JPA"); and

WHEREAS, Public Utilities Code Section 366.2(c)(12) specifically authorizes two or more cities and counties to conduct a Community Choice Aggregation (CCA) program through the creation of a JPA; and

WHEREAS, the creation of a JPA would allow its members to share resources and jointly provide and achieve the environmental and economic benefits of a CCA program on a regional basis; and

WHEREAS, the City of Santee desires to enter into a JPA Agreement to establish the Clean Energy Alliance to conduct a CCA program, along with the cities of Carlsbad, Del Mar, Solana Beach, and the County of San Diego, and any additional members approved by the JPA Board in the future.

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

Section 1: The JPA Agreement creating the Clean Energy Alliance is hereby approved, and the City Manager is authorized to execute the Agreement in substantially the form attached hereto as Attachment A, together with minor technical or clerical corrections, if any.

Section 2: Staff is authorized and directed to take such further actions as may be necessary and appropriate to implement the intent and purposes of this Resolution.

Section 3: This Resolution and the creation of the Clean Energy Alliance is exempt from the requirements of the California Environmental Quality Act (CEQA), as it involves organizational and administrative activities of government that will not result in direct or indirect physical changes on the environment, and therefore is not considered a "project." (14 Cal. Code Regs. § 15378(b)(5).)

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 9th day of October, 2019, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, MBA, CMC, CITY CLERK

Attachment A – Clean Energy Alliance Joint Powers Agreement

Clean Energy Alliance Joint Powers Agreement

Effective _____

CLEAN ENERGY ALLIANCE JOINT POWERS AGREEMENT

This Joint Powers Agreement (the “Agreement”), effective as of _____, is made by the Founding Members of the Clean Energy Alliance and entered into pursuant to the provisions of Title 1, Division 7, Chapter 5, Article 1 (Section 6500 et seq.) of the California Government Code relating to the joint exercise of powers among the public agencies set forth in **Exhibit B**.

RECITALS

1. The Parties are public agencies sharing various powers under California law, including but not limited to the power to purchase, supply, and aggregate electricity for themselves and their customers.
2. SB 350, adopted in 2015, mandates a reduction in greenhouse gas emissions to 40 percent below 1990 levels by 2030 and to 80 percent below 1990 levels by 2050. In 2018, the State Legislature adopted SB 100, which directs the Renewable Portfolio Standard to be increased to 60% renewable by 2030 and establishes a policy for eligible renewable energy resources and zero-carbon resources to supply 100 percent of electricity retail sales to California end-use customers by 2045.
3. The purposes for the Founding Members (as such term is defined in Exhibit A) entering into this Agreement include procuring/developing electrical energy for customers in participating jurisdictions, addressing climate change by reducing energy-related greenhouse gas emissions, promoting electrical rate price stability and cost savings, and fostering consumer choice and local economic benefits such as job creation, local energy programs and local power development. It is the intent of this Agreement to promote the development and use of a wide range of renewable energy sources and energy efficiency programs, including but not limited to state, regional, and local solar and wind energy production and energy storage.
4. The Parties to this Agreement desire to establish a separate public agency, known as the Clean Energy Alliance ("Authority"), under the provisions of the Joint Exercise of Powers Act of the State of California (Government Code Section 6500 et seq.) ("Act") in order to collectively study, promote, develop, conduct, operate, and manage energy programs.
5. The Founding Members have each adopted an ordinance electing to implement through the Authority a Community Choice Aggregation program pursuant to California Public Utilities Code Section 366.2 ("CCA Program"). The first priority of the Authority will be the consideration of those actions necessary to implement the CCA Program on behalf of participating jurisdictions.
6. By establishing the Authority, the Parties seek to:
 - (a) Provide electricity service to residents and businesses located within the jurisdictional boundaries of the public agencies that are members of the Authority in a responsible, reliable, innovative, and efficient manner;

- (b) Provide electric generation rates to all ratepayers that are competitive with those offered by the Investor Owned Utility, San Diego Gas & Electric (SDG&E), for similar products with a target generation rate at least 2 percent below SDG&E's base product generation rate;
- (c) Offer a mix of energy products for standard commodity electric service that provide a cleaner power portfolio than that offered by SDG&E for similar service and other options, including a 90 percent and a 100 percent renewable content options in which communities and customers may "opt-up" and voluntarily participate, with the ultimate objective of achieving—and sustaining—the Climate Action Plan goals of the Parties, at competitive rates;
- (d) Develop an aggregate electric supply portfolio with overall lower greenhouse gas (GHG) emissions than SDG&E, and one that supports near-term achievement of the Parties' greenhouse gas reduction goals and renewable electricity goals;
- (e) Promote an energy portfolio that incorporates energy efficiency and demand response programs and pursues ambitious energy consumption reduction goals;
- (f) Pursue the procurement of local generation of renewable power developed by or within member jurisdictions with an emphasis on local jobs, where appropriate, without limiting fair and open competition for projects or programs implemented by the Authority;
- (g) Provide a range of energy product and program options, available to all Parties and customers, that best serve their needs, their local communities, and support regional sustainability efforts;
- (h) Support low-income households having access to special utility rates including California Alternative Rates for Energy (CARE) and Family Electric Rate Assistance (FERA) programs;
- (i) Use discretionary program revenues to support the Authority's long-term financial viability, enhance customer rate stability, and provide all Parties and their customers with access to innovative energy programs, projects and services throughout the jurisdiction of the Authority; and
- (j) Create an administering Authority that seeks to maximize economic benefits and is financially sustainable, well-managed and responsive to regional and local priorities.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions hereinafter set forth, it is agreed by and among the Parties as follows:

1. DEFINITIONS AND EXHIBITS

1.1 **Definitions.** Capitalized terms used in this Agreement shall have the meanings specified in **Exhibit A**, unless the context requires otherwise.

1.2 **Documents Included.** This Agreement consists of this document and the following exhibits, all of which are hereby incorporated into this Agreement:

Exhibit A: Definitions

Exhibit B: List of Founding Members

2. FORMATION OF THE COMMUNITY CHOICE ENERGY AUTHORITY

2.1 **Effective Date and Term.** This Agreement shall become effective and the Authority shall exist as a separate public agency on the date this Agreement is executed by at least three Founding Members after the adoption of the ordinances required by Public Utilities Code Section 366.2(c)(12). The Authority shall provide notice to the Parties of the Effective Date. The Authority shall continue to exist, and this Agreement shall be effective, until the Agreement is terminated in accordance with Section 8.4 (Mutual Termination), subject to the rights of the Parties to withdraw from the Authority under Section 8.1.

2.2 **Formation of the Authority.** Under the Act, the Parties hereby create a separate joint exercise of power agency named the Clean Energy Alliance. Pursuant to Sections 6506 and 6507 of the Act, the Authority is a public agency separate from the Parties. The jurisdiction of the Authority shall be all territory within the geographic boundaries of the Parties; however, the Authority may, as authorized under applicable law, undertake any action outside such geographic boundaries as is necessary to the accomplishment of its purpose.

2.3 **Purpose.** The purpose of this Agreement is to establish the Authority, to provide for its governance and administration, and to define the rights and obligations of the Parties. This Agreement authorizes the Authority to provide opportunities by which the Parties can work cooperatively to create economies of scale and implement sustainable energy initiatives that reduce energy demand, increase energy efficiency, and advance the use of clean, efficient, and renewable resources in the region for the benefit of all the Parties and their constituents, including, but not limited to, establishing and operating a CCA Program.

2.4 **Addition of Parties.** After the initial formation of the Authority and prior to October 1, 2020, any incorporated municipality, county, or other public agency authorized to be a community choice aggregator under Public Utilities Code Section 331.1 and located within the service territory of SDG&E may become a

member of the Authority if it has completed a positive CCE Feasibility Study, adopted a CCA ordinance pursuant to Public Utilities Code Section 366.2(c)(12), approved and executed this Agreement, and paid or agrees to pay its share of the Initial Costs pursuant to Section 7.3.2 of this Agreement. Notwithstanding the foregoing, such public agency may be denied membership in the Authority if the Board determines within 60 days after the submittal of the CCE Feasibility Study that the addition of the public agency would create an undue risk or financial burden to the Authority or to the achievement of the CAP goals of the Parties.

On or after October 1, 2020, any incorporated municipality, county, or other public agency authorized to be a community choice aggregator under Public Utilities Code Section 331.1 and located within the service territory of SDG&E may apply to and become a member of the Authority if all the following conditions are met:

- 2.4.1 Adoption of a resolution by a two-thirds vote of the entire Board authorizing membership in the Authority;
- 2.4.2 Adoption by the proposed member of a CCA ordinance as required by Public Utilities Code Section 366.2(c)(12) and approval and execution of this Agreement and other necessary program agreements by the proposed member;
- 2.4.3 Payment of a membership fee, if any, as may be required by the Board to cover Authority costs incurred in connection with adding the new party; and
- 2.4.4 Satisfaction of any other conditions established by the Board.

2.5 **Continuing Participation.** The Parties acknowledge that membership in the Authority may change by the addition, withdrawal and/or termination of Parties. The Parties agree to participate with such other Parties as may later be added by the Board, as described in Section 2.4 (Addition of Parties) of this Agreement. The Parties also agree that the withdrawal or termination of a Party shall not affect this Agreement or the remaining Parties' continuing obligations under this Agreement.

3. **POWERS**

3.1 **General Powers.** The Authority shall have the powers common to the Parties which are necessary or appropriate to the accomplishment of the purposes of this Agreement, subject to the restrictions set forth in Section 3.4 (Limitation on Powers) of this Agreement.

3.2 **Specific Powers.** Specific powers of the Authority shall include, but not be limited to, each of the following powers, which may be exercised at the discretion of the Board:

- 3.2.1 make and enter into contracts;
- 3.2.2 employ agents and employees, including but not limited to a Chief Executive Officer;
- 3.2.3 acquire, own, contract, manage, maintain, and operate any buildings, public works, improvements or other assets including but not limited to public electric generation resources;
- 3.2.4 acquire property for the public purposes of the Authority by eminent domain, or otherwise, except as limited under Section 6508 of the Act and Sections 3.6 and 4.12.3 of this Agreement, and to hold or dispose of any property; provided, however, the Authority shall not exercise the power of eminent domain within the jurisdiction of a Party without its affirmative vote under Section 4.12.2;
- 3.2.5 lease any property;
- 3.2.6 sue and be sued in its own name;
- 3.2.7 incur debts, liabilities, and obligations, including but not limited to loans from private lending sources pursuant to its temporary borrowing powers authorized by law pursuant to Government Code Section 53850 et seq. and authority under the Act;
- 3.2.8 issue revenue bonds and other forms of indebtedness;
- 3.2.9 apply for, accept, and receive all licenses, permits, grants, loans or other aids from any federal, state or local public agency;
- 3.2.10 form independent corporations or entities, if necessary, to carry out energy supply and energy conservation programs;
- 3.2.11 submit documentation and notices, register, and comply with applicable orders, tariffs and agreements for the establishment and implementation of the CCA Program and other energy programs;
- 3.2.12 adopt rules, regulations, policies, bylaws and procedures governing the operation of the Authority;
- 3.2.13 make and enter into service agreements relating to the provision of services necessary to plan, implement, operate and administer the CCA Program and other energy programs, including the acquisition of electric power supply and the provision of retail and regulatory support services;
- 3.2.14 receive revenues from sale of electricity and other energy-related programs; and

- 3.2.15 Partner or otherwise work cooperatively with other CCA's on the acquisition of electric resources, joint programs, advocacy and other efforts in the interests of the Authority.
- 3.3 **Additional Powers to be Exercised.** In addition to those powers common to each of the Parties, the Authority shall have those powers that may be conferred upon it by law and by subsequently enacted legislation.
- 3.4 **Limitation on Powers.** As required by Section 6509 of the Act, the powers of the Authority are subject to the restrictions upon the manner of exercising power possessed by the City of Solana Beach and any other restrictions on exercising the powers of the Authority that may be adopted by the Board.
- 3.5 **Obligations of the Authority.** The debts, liabilities, and obligations of the Authority shall not be the debts, liabilities, and obligations of any of the Parties unless a Party agrees in writing to assume any of the debts, liabilities, and obligations of the Authority with the approval of its Governing Body, in its sole discretion. A Party that has not agreed in writing, as duly authorized by its Governing Body, to assume an Authority debt, liability, or obligation shall not be responsible in any way for such debt, liability, or obligation, regardless of any action by the Board. Further, the debts, liabilities and obligations of the City of Solana Beach related to or arising from its existing CCA program, commonly known as the Solana Energy Alliance, shall not be the debts, liabilities or obligations of the Authority or any of the Parties except the City of Solana Beach unless the Board approves assuming specific contracts entered into by the City of Solana Beach. Any such contracts assumed by the Authority shall be obligations of the Authority only and not of any of the Parties. Notwithstanding Sections 4.12.1 and 9.8 of this Agreement, this Section 3.5 shall not be amended or its liability limitations otherwise modified by an amendment to another part of this Agreement unless such amendment is approved by the Governing Body of each Party.
- 3.6 **Compliance with Local Zoning and Building Laws.** Notwithstanding any other provisions of this Agreement or state law, any facilities, buildings, structures or other projects (the "project") developed, constructed or installed or caused to be developed, constructed or installed by the Authority within the territory of the Authority (which consists of the territorial jurisdiction of the Parties) shall comply with the General Plan, zoning, land use regulations, building laws and any applicable local Coastal Plan of the local jurisdiction within which the project is located.
- 3.7 **Compliance with the Political Reform Act and Government Code Section 1090.** The Authority and its officers and employees shall comply with the Political Reform Act (Government Code Section 81000 et seq.) and Government Code Section 1090 et seq. The Board shall adopt a Conflict of Interest Code pursuant to Government Code Section 87300. The Board may

adopt additional conflict of interest regulations in the Operating Policies and Procedures.

4. GOVERNANCE

4.1 Board of Directors.

4.1.1 The Governing Body of the Authority shall be a Board of Directors ("Board") consisting of one Director for each Party appointed in accordance with Section 4.2 (Appointment and Removal of Directors) of this Agreement.

4.1.2 Each Director must be a member of the Governing Body of the appointing Party. Each Director shall serve at the pleasure of the Governing Body of the Party that appointed such Director and may be removed as Director by such Governing Body at any time. If at any time a vacancy occurs on the Board, then a replacement shall be appointed to fill the position of the previous Director within 45 days after the date that position becomes vacant.

4.1.3 The Governing Body of each Party also shall appoint an alternate to serve in the absence of the primary Director. The alternate also shall be a member of the Governing Body of the appointing Party. The alternate shall have all the rights and responsibilities of the primary Director when serving in his/her absence.

4.1.4 Any change to the size and composition of the Board other than what is described in this section shall require an amendment of this Agreement in accordance with Section 4.12.

4.2 Appointment and Removal of Directors. The Directors shall be appointed and may be removed as follows:

4.2.1 The Governing Body of each Party shall appoint and designate in writing one regular Director, who shall be authorized to act for and on behalf of the Party on matters within the powers of the Authority. The Governing Body of each Party shall appoint and designate in writing one alternate Director who may vote on matters when the regular Director is absent from a Board meeting. The alternate Director may vote on matters in committee, chair committees, and fully participate in discussion and debate during meetings. All Directors and alternates shall be subject to the Board's adopted Conflict of Interest Code.

4.2.2 A Director may be removed by the Board for cause in accordance with procedures adopted by the Board. Cause shall be defined for the purposes of this section as follows:

- a. Unexcused absences from three consecutive Board meetings.

- b. Unauthorized disclosure of confidential information or documents from a closed session or the unauthorized disclosure of information or documents provided to the Director on a confidential basis and whose public disclosure may be harmful to the interests of the Authority.
- c. Violation of any ethics policies or code of conduct adopted by the Board.

Notwithstanding the foregoing, no Party shall be deprived of its right to seat a Director on the Board and any such Party for which its Director and/or alternate Director has been removed may appoint a replacement.

- 4.3 **Director Compensation.** The Board may adopt by resolution a policy relating to the compensation or expense reimbursement of its Directors.
- 4.4 **Terms of Office.** Each Party shall determine the term of office for its regular and alternate Director.
- 4.5 **Purpose of Board.** The general purpose of the Board is to:
 - 4.5.1 Provide structure for administrative and fiscal oversight;
 - 4.5.2 Retain a Chief Executive Officer to oversee day-to-day operations of the Authority;
 - 4.5.3 Retain legal counsel;
 - 4.5.4 Identify and pursue funding sources;
 - 4.5.5 Set policy;
 - 4.5.6 Optimize the utilization of available resources; and
 - 4.5.7 Oversee all Committee activities.
- 4.6 **Specific Responsibilities of the Board.** The specific responsibilities of the Board shall be as follows:
 - 4.6.1 Formulate and adopt an annual budget prior to the commencement of the fiscal year;
 - 4.6.2 Develop and implement a financing and/or funding plan for ongoing Authority operations and capital improvements, if applicable;
 - 4.6.3 Retain necessary and sufficient staff and adopt personnel and compensation policies, rules and regulations;

- 4.6.4 Adopt policies for procuring electric supply and operational needs such as professional services, equipment and supplies;
 - 4.6.5 Develop and implement a Strategic Plan to guide the development, procurement, and integration of renewable energy resources consistent with the intent and priorities identified in this Agreement;
 - 4.6.6 Establish standing and ad hoc committees as necessary;
 - 4.6.7 Set retail rates for power sold by the Authority and set charges for any other category of retail service provided by the Authority;
 - 4.6.8 Wind down and resolve all obligations of the Authority in the event the Authority is terminated pursuant to Section 8.2;
 - 4.6.9 Conduct and oversee Authority operational audits at intervals not to exceed three years including review of customer access to Authority programs and benefits, where applicable;
 - 4.6.10 Arrange for an annual independent fiscal audit;
 - 4.6.11 Adopt such bylaws, rules and regulations necessary or desirable for the purposes set forth in this Agreement and consistent with this Agreement;
 - 4.6.12 Exercise the Specific Powers identified in Sections 3.2 and 4.6 except as those which the Board may elect to delegate to the Chief Executive Officer; and
 - 4.6.13 Discharge other duties as appropriate or necessary under this Agreement or required by law.
- 4.7 **Startup Responsibilities.** The Authority shall promptly act on the following matters:
- 4.7.1 Oversee the preparation of, adopt, and update an implementation plan for electrical load aggregation pursuant to Public Utilities Code Section 366.2(c)(3);
 - 4.7.2 Prepare a statement of intent for electrical load aggregation pursuant to Public Utilities Code Section 366.2(c)(4);
 - 4.7.3 Obtain financing and/or funding as is necessary to support start up and ongoing working capital for the CCA Program; and
 - 4.7.4 Acquire and maintain insurance in accordance with Section 9.3.
- 4.8 **Meetings and Special Meetings of the Board.** The Board shall hold at least four regular meetings per year, but the Board may provide for the holding of regular

meetings at more frequent intervals. The date, hour, and place of each regular meeting shall be fixed annually by resolution of the Board. The location of regular meetings may rotate for the convenience of the Parties, subject to Board approval and availability of appropriate meeting space. Regular meetings may be adjourned to another meeting time. Special meetings of the Board may be called in accordance with the provisions of Government Code Section 54956. Directors may participate in meetings telephonically, with full voting rights, only to the extent permitted by law. Board meeting agendas generally shall be set, in consultation with the Board Chair, by the Chief Executive Officer appointed by the Board pursuant to Section 5.5. The Board itself may add items to the agenda upon majority vote pursuant to Section 4.11.1.

- 4.9 **Brown Act Applicable.** All meetings of the Board shall be conducted in accordance with the provisions of the Ralph M. Brown Act (Government Code Section 54950, et seq.).
- 4.10 **Quorum.** A simple majority of the Directors shall constitute a quorum. No actions may be taken by the Board without a quorum of the Directors present.
- 4.11 **Board Voting.** Except for matters subject to Special Voting under Section 4.12, Board action shall require the affirmative votes of a majority of the Directors on the entire Board. The consequence of a tie vote shall be “no action” taken.
- 4.12 **Special Voting.**
- 4.12.1 The affirmative vote of two-thirds of the Directors of the entire Board shall be required to take any action on the following:
- (a) Issuing bonds or other forms of debt;
 - (b) Adding or removing Parties or removing Directors; and
 - (c) Amending or terminating this Agreement or adopting or amending the bylaws of the Authority except as provided in Sections 3.5 and 4.12.3. At least 30 days advance written notice to the Parties shall be provided for such actions. Such notice shall include a copy of any proposed amendment to this Agreement or the bylaws of the Authority. The Authority shall also provide prompt written notice to all Parties of the action taken and attach the adopted amendment, resolution or agreement.
- 4.12.2 An affirmative vote of three-fourths of the entire Board shall be required to initiate any action for Eminent Domain and no eminent domain action shall be approved within the jurisdiction of a Party without the affirmative vote of such Party’s Director.
- 4.12.3 An unanimous vote of the entire Board shall be required to amend the following provisions in this Agreement:

- (a) Section 2.3 (Purpose of Agreement)
- (b) Section 3.6 (Compliance with Local Zoning)
- (c) Sections 4.11 and 4.12 (Voting Requirements)
- (d) Section 4.12.2 (Eminent Domain)
- (e) Section 6.5 (Power Supply Requirements)
- (f) Section 6.6 (Solana Energy Alliance Transition)

5. INTERNAL ORGANIZATION

- 5.1 **Elected and Appointed Officers.** For each fiscal year, the Board shall elect a Chair and Vice Chair from among the Directors and shall appoint a Secretary and a Treasurer as provided in Government Code section 6505.5. No Director may hold more than one such office at any time. Appointed officers shall not be elected officers of the Board.
- 5.2 **Chair and Vice Chair.** For each fiscal year, the Board shall elect a Chair and Vice Chair from among the Directors. The term of office of the Chair and Vice Chair shall continue for one year, but there shall be no limit on the number of terms held by either the Chair or Vice Chair. The Chair shall be the presiding officer of all Board meetings, and the Vice Chair shall serve in the absence of the Chair. The Chair shall perform duties as may be required by the Board. In the absence of the Chair, the Vice-Chair shall perform all of the Chair's duties. The office of the Chair or Vice Chair shall be declared vacant and a new selection shall be made if: (a) the person serving dies, resigns, or the Party that the person represents removes the person as its representative on the Board, or (b) the Party that he or she represents withdraws from the Authority pursuant to the provisions of this Agreement. Upon a vacancy, the position shall be filled at the next regular meeting of the Board held after such vacancy occurs or as soon as practicable thereafter.
- 5.3 **Secretary.** The Board shall appoint a qualified person who is not on the Board to serve as Secretary. The Secretary shall be responsible for keeping the minutes of all meetings of the Board and all other office records of the Authority. If the appointed Secretary is an employee of any Party, such Party shall be entitled to reimbursement for any documented out of pocket costs it incurs in connection with such employee's service as Secretary of the Authority, and full cost recovery for any documented hours of service provided by such employee during such Party's normal working hours.
- 5.4 **Treasurer/Chief Financial Officer and Auditor.** The Board of Directors shall appoint a Treasurer who shall function as the combined offices of Treasurer and Auditor and shall strictly comply with the statutes related to the duties and responsibilities specified in Section 6505.5 of the Act. The Treasurer for the

Authority shall be the depository and have custody of all money of the Authority from whatever source and shall draw all warrants and pay demands against the Authority as approved by the Board. The Treasurer shall cause an independent audit(s) of the finances of the Authority to be made by a certified public accountant, or public accountant, in compliance with Section 6505 of the Act. The Treasurer shall report directly to the Board and shall comply with the requirements of treasurers of incorporated municipalities. The Board may transfer the responsibilities of Treasurer to any qualified person or entity as the law allows at the time. The duties and obligations of the Treasurer are further specified in Section 7. The Treasurer shall serve at the pleasure of the Board. If the appointed Treasurer is an employee of any Party, such Party shall be entitled to reimbursement for any documented out of pocket costs it incurs in connection with such employee's service as Treasurer of the Authority, and full cost recovery for any documented hours of service provided by such employee during such Party's normal working hours.

- 5.5 **Chief Executive Officer.** The Board shall appoint a Chief Executive Officer for the Authority, who shall be responsible for the day-to-day operation and management of the Authority and the CCA Program. The Chief Executive Officer may not be an elected member of the Board or otherwise represent any Party to the Authority. The Chief Executive Officer may exercise all powers of the Authority, except those powers specifically reserved to the Board, including but not limited to those set forth in Section 4.6 (Specific Responsibilities of the Board) of this Agreement or the Authority's bylaws, or those powers which by law must be exercised by the Board. The Chief Executive Officer may enter into and execute power purchase agreements and other contracts, in accordance with criteria and policies established by the Board.
- 5.6 **General Counsel.** The Board shall appoint a qualified person to act as the Authority's General Counsel, who shall not be a member of the Board, or an elected official or employee of a Party.
- 5.7 **Bonding of Persons Having Access to Property.** Pursuant to the Act, the Board shall designate the public officer or officers or person or persons who have charge of, handle, or have access to any property of the Authority exceeding a value as established by the Board, and shall require such public officer or officers or person or persons to file an official bond in an amount to be fixed by the Board.
- 5.8 **Privileges and Immunities from Liability.** All of the privileges and immunities from liability, exemption from laws, ordinances and rules, all pension, relief, disability, workers' compensation and other benefits which apply to the activities of officers, agents or employees of a public agency when performing their respective functions shall apply to the officers, agents or employees of the Authority to the same degree and extent while engaged in the performance of any of the functions and other duties of such officers, agents or employees under this Agreement. None of the officers, agents or employees directly employed by the Board shall be deemed, by reason of their employment by the Authority to be

employed by the Parties or by reason of their employment by the Authority, to be subject to any of the requirements of the Parties.

- 5.9 **Commissions, Boards and Committees.** The Board may establish any advisory commissions, boards, and committees as the Board deems appropriate to assist the Board in carrying out its functions and implementing the CCA Program, related energy programs, and the provisions of this Agreement. To the extent possible, the commissions, boards, and committees should have equal representation from each Party. The Board may establish criteria to qualify for appointment on its commissions, boards, and committees. The Board may establish rules, regulations, policies, or procedures to govern any such commissions, boards, or committees and shall determine whether members shall be entitled to reimbursement for expenses. The meetings of the commissions, boards, or committees shall be held in accordance with the requirements of the Ralph M. Brown Act, as applicable.

6. **IMPLEMENTATION ACTION AND AUTHORITY DOCUMENTS**

6.1 **Preliminary Implementation of the CCA Program.**

- 6.1.1 **Enabling Ordinance.** In addition to the execution of this Agreement, each Party shall adopt an ordinance in accordance with Public Utilities Code Section 366.2(c)(12) for the purpose of specifying that the Party intends to implement a CCA Program by and through its participation in the Authority.
- 6.1.2 **Implementation Plan.** The Authority shall secure Board approval of an Implementation Plan meeting the requirements of Public Utilities Code Section 366.2 and any applicable Public Utilities Commission regulations, and consistent with the terms of this Agreement, as soon after the Effective Date as reasonably practicable but no later than December 31, 2019.

- 6.2 **Authority Documents.** The Parties acknowledge and agree that the affairs of the Authority will be implemented through various documents duly adopted by the Board through Board resolution or minute action, including but not necessarily limited to operational procedures and policies, the annual budget, and specific plans such as a local renewable energy development and integration plan and other policies defined as the Authority Documents by this Agreement. All such Authority Documents shall be consistent with and designed to advance the goals and objectives of the Authority as expressed in this Agreement. The Parties agree to abide by and comply with the terms and conditions of all such Authority Documents that may be adopted by the Board, subject to the Parties' right to withdraw from the Authority as described in Section 8 (Withdrawal and Termination) of this Agreement.

- 6.3 **Integrated Resource Plan and Regulatory Compliance.** The Authority shall cause to be prepared an Integrated Resource Plan in accordance with California Public Utilities Commission regulations, and consistent with the terms of this Agreement, that will ensure the long-term development and administration of a variety of energy programs that promote local renewable resources, conservation, demand response, and energy efficiency, while maintaining compliance with other regulatory requirements including the State Renewable Portfolio Standard (RPS) and customer rate competitiveness.
- 6.4 **Renewable Portfolio Standards.** The Authority shall provide its customers energy primarily from Category 1 and Category 2 eligible renewable resources, as defined under the California RPS and consistent with the goals of the CCA Program. The Authority shall avoid the procurement of energy from Category 3 eligible renewable resources (unbundled Renewable Energy Credits or RECs) to the extent feasible. The Authority's ultimate objective shall be to achieve—and sustain—a renewable energy portfolio with 100 percent renewable energy availability and usage, at competitive rates, within the Authority service territory by no later than 2035, and then beyond.
- 6.5 **Power Supply Requirements.** The Authority's power supply base product will be greater than or equal to 50% qualified renewable resources. The Board shall establish product options with higher renewable and/or GHG-free content that each Party may select (such as 75% or 100% renewable content). In no event will the Authority's power supply base product contain a lesser amount of renewable resources than the base product provided by SDG&E to its customers. Power supply options established by the Board will allow each Party the flexibility to achieve its CAP goals without impeding any other Party from doing the same.
- 6.6 **Continuation and Transition of City of Solana Beach's Existing CCA Program.** The City of Solana Beach has been operating a CCA program within its jurisdiction since 2018. The City of Solana Beach shall be permitted to continue to operate its existing CCA program until the Authority's CCA Program commences service to customers within the jurisdiction of the City of Solana Beach. The transition of CCA customers within the City of Solana Beach to the Authority's CCA Program shall be implemented in accordance with the Authority's implementation plan approved by the Board and certified by the CPUC and any policies and requirements established by the Board.

7. **FINANCIAL PROVISIONS**

- 7.1 **Fiscal Year.** The Authority's fiscal year shall be 12 months commencing July 1 and ending June 30. The fiscal year may be changed by Board resolution.
- 7.2 **Depository.**

- 7.2.1 All funds of the Authority shall be held in separate accounts in the name of the Authority and not commingled with funds of any Party or any other person or entity.
- 7.2.2 All funds of the Authority shall be strictly and separately accounted for, and regular reports shall be rendered of all receipts and disbursements, at least quarterly during the fiscal year. The books and records of the Authority shall be open to inspection and duplication by the Parties at all reasonable times. Annual financial statements shall be prepared in accordance with Generally Accepted Accounting Principles of the United States of America within 6 months of the close of the fiscal year. The Board shall contract with a certified public accountant to make an annual audit of the financial statements of the Authority, which shall be conducted in accordance with the requirements of Section 6505 of the Act.
- 7.2.3 All expenditures shall be made in accordance with the approved budget and upon the approval of any officer so authorized by the Board in accordance with its policies and procedures.

7.3 Budget and Recovery Costs.

- 7.3.1 Budget. The initial budget shall be approved by the Board. The Board may revise the budget from time to time as may be reasonably necessary to address contingencies and unexpected expenses. All subsequent budgets of the Authority shall be prepared and approved by the Board in accordance with its fiscal management policies that should include a deadline for approval.
- 7.3.2 Funding of Initial Costs. The Initial Costs of establishing the Authority and implementing its CCA Program shall be divided equally among the Founding Members. In the event that the CCA Program becomes operational, these Initial Costs paid by the Founding Members shall be included in the customer charges for electric services to the extent permitted by law. The Authority may establish a reasonable time period over which such costs are recovered and reimbursed to the Founding Members. In the event that the CCA Program does not become operational, the Founding Members shall not be entitled to any reimbursement of the Initial Costs they have paid from the Authority or any Party.
- 7.3.3 CCA Feasibility and Governance Report Costs. In the event that the CCA Program becomes operational, any costs incurred by the Parties in preparing CCA Feasibility or Governance Reports in connection with establishing the Authority shall be included in the customer charges for electric services to the extent permitted by law. The Authority may establish a reasonable time period over which such costs are recovered and reimbursed to the Parties that incurred such costs. In the event that the

CCA Program does not become operational, no Party shall be entitled to any reimbursement of these costs from the Authority or any Party.

7.3.4 **Program Costs.** The Parties intend that all costs incurred by the Authority that are directly or indirectly attributable to the provision of electric or other services under the CCA Program, including the establishment and maintenance of various reserve and performance funds, shall be recovered through appropriate charges to CCA customers receiving such services.

7.3.5 **No Requirement for Contributions or Payments.** Parties are not required under this Agreement to make any financial contributions or payments to the Authority, and the Authority shall have no right to require such a contribution or payment unless expressly set forth herein (for example, as provided in Section 2.4.3, with respect to Additional Members, Section 7.3.2 with respect to Initial Costs and Section 8.1, with respect to Withdrawal), or except as otherwise required by law.

Notwithstanding the foregoing, a Party may voluntarily enter into an agreement with the Authority to provide the following:

- (a) contributions of public funds for the purposes set forth in this Agreement;
- (b) advances of public funds for the purposes set forth in this Agreement, such advances to be repaid as provided by such written agreement; or
- (c) its personnel, equipment or property in lieu of other contributions or advances.

No Party shall be required, by or for the benefit of the Authority, to adopt any local tax, assessment, fee or charge under any circumstances.

7.4 **Accounts and Reports.** The Treasurer shall establish and maintain such funds and accounts as may be required by good accounting practice or by any provision of any trust agreement entered into with respect to the proceeds of any bonds issued by the Authority. The books and records of the Authority in the hands of the Treasurer shall be open to inspection and duplication at all reasonable times by duly appointed representatives of the Parties. The Treasurer, within 180 days after the close of each fiscal year, shall give a complete written report of all financial activities for such fiscal year to the Parties. The Treasurer shall cooperate with all audits required by this Agreement.

7.5 **Funds.** The Treasurer shall receive, have custody of and/or disburse Authority funds in accordance with the laws applicable to public agencies and generally accepted accounting practices, and shall make the disbursements required by this Agreement in order to carry out any of the purposes of this Agreement.

- 7.6 **Discretionary Revenues.** The Board shall establish policies concerning the expenditure of discretionary revenues. As determined by the Board in such policies, discretionary revenues may be used to (1) provide programs and develop projects of the Authority or (2) allow Parties to direct funds into qualified Authority programs and projects, or provide other ratepayer benefits. The Board shall endeavor to achieve a balanced distribution of program and project benefits substantially commensurate with each Party's energy load ("balanced distribution"). The Board shall conduct periodic audits no less than every two years in order to verify the balanced distribution of program and project benefits and take any corrective action necessary to achieve or continue to maintain a balanced distribution.
- 7.7 **Rate Related Programs.** The Authority will maintain residential net energy metering and low-income rate discount programs.

8. WITHDRAWAL AND TERMINATION

8.1 **Withdrawal**

- 8.1.1 **Withdrawal by Parties.** Any Party may withdraw its membership in the Authority, effective as of the beginning of the Authority's fiscal year, by giving no less than one year advance written notice of its election to do so, which notice shall be given to the Authority and each Party. The Board, in its discretion, may approve a shorter notice period on a case by case basis. In addition, a Party may immediately withdraw its membership in the Authority upon written notice to the Board at any time prior to the Authority filing its first year-ahead load forecast with the CPUC that included the Party's load (anticipated to occur in April 2020) without any financial obligation other than its share of Initial Costs that shall not be reimbursed and any costs directly related to the resulting amendment of the Implementation Plan. Withdrawal of a Party shall require an affirmative vote of the Party's Governing Body.
- 8.1.2 **Amendment.** Notwithstanding Section 8.1.1 (Withdrawal by Parties) of this Agreement, a Party may withdraw its membership in the Authority upon approval and execution of an amendment to this Agreement provided that the requirements of this Section 8.1.2 are strictly followed. A Party shall be deemed to have withdrawn its membership in the Authority effective one year (or earlier if approved by the Board) after the Board approves an amendment to this Agreement if the Director representing such Party has provided notice to the other Directors immediately preceding the Board's vote of the Party's intention to withdraw its membership in the Authority, should the amendment be approved by the Board.

- 8.1.3 **Continuing Liability; Further Assurances.** A Party that withdraws its membership in the Authority may be subject to certain continuing liabilities, as described in Section 8.5 (Continuing Liability; Refund) of this Agreement, including, but not limited to, power purchase agreements and other Authority contracts and operational obligations. The withdrawing Party and the Authority shall execute and deliver all further instruments and documents and take any further action that may be reasonably necessary, as determined by the Board, to effectuate the orderly withdrawal of such Party from membership in the Authority. The Board shall also consider, pursuant to Section 3.2.12, adoption of a policy that allows a withdrawing Party to negotiate assignment to the Party of costs of electric power or other resources procured on behalf of its customers by the Authority upon its withdrawal. In the implementation of this Section 8.1.3, the Parties intend, to the maximum extent possible, without compromising the viability of ongoing Authority operations, that any claims, demands, damages, or liabilities covered hereunder, be funded from the rates paid by CCA Program customers located within the service territory of the withdrawing Party, and not from the general fund of the withdrawing Party itself.
- 8.2 **Termination of CCA Program.** Nothing contained in Section 6 or elsewhere in this Agreement shall be construed to limit the discretion of the Authority to terminate the implementation or operation of the CCA Program at any time in accordance with any applicable requirements of state law.
- 8.3 **Involuntary Termination.** This Agreement may be terminated with respect to a Party for material non-compliance with provisions of this Agreement or Authority Documents upon a two-thirds vote of the entire Board excluding the vote of the Party subject to possible termination. Prior to any vote to terminate this Agreement with respect to a Party, written notice of the proposed termination and the reason(s) for such termination shall be delivered to the Party whose termination is proposed at least 30 days prior to the regular Board meeting at which such matter shall first be discussed as an agenda item. The written notice of proposed termination shall specify the particular provisions of this Agreement or the Authority Documents that the Party has allegedly violated. The Party, subject to possible termination, shall have the opportunity at the next regular Board meeting to respond to any reasons and allegations that may be cited as a basis for termination prior to a vote regarding termination. A Party that has had its membership in the Authority terminated may be subject to certain continuing liabilities, as described in Section 8.5 (Continuing Liability; Refund) of this Agreement.
- 8.4 **Mutual Termination.** This Agreement may be terminated by mutual agreement of all the Parties; provided, however, the foregoing shall not be construed as limiting the rights of a Party to withdraw its membership in the Authority, and

thus terminate this Agreement with respect to such withdrawing Party, as described in Section 8.1 (Withdrawal) of this Agreement.

8.5 Continuing Liability; Refund. Upon a withdrawal or involuntary termination of a Party, the Party shall be responsible for any claims, demands, damages, or liabilities attributable to the Party through the effective date of its withdrawal or involuntary termination, it being agreed that the Party shall not be responsible for any claims, demands, damages, or liabilities commencing or arising after the effective date of the Party's withdrawal or involuntary termination.

Notwithstanding the foregoing or any other provisions of this Agreement, such Party also shall be liable to the Authority for (a) any damages, losses, or costs incurred by the Authority which result directly from the Party's withdrawal or termination, including but not limited to costs arising from the resale of capacity, electricity, or any attribute thereof no longer needed to serve such Party's load; and (b) any costs or obligations associated with the Party's participation in any program in accordance with the program's terms, provided such costs or obligations were incurred prior to the withdrawal of the Party. From and after the date a Party provides notice of its withdrawal or is terminated, the Authority shall reasonably and in good faith seek to mitigate any costs and obligations to be incurred by the withdrawing or terminated Party under this Section through measures reasonable under the circumstances, provided that this obligation to mitigate does not impose any obligation on the Authority to transfer any cost or obligation directly attributable to the membership and withdrawal or termination of the withdrawing or terminated party to the ratepayers of the remaining members. Further, the liability of the withdrawing or terminated Party shall be based on actual costs or damages incurred by the Authority and shall not include any penalties or punitive charges imposed by the Authority. The Authority may withhold funds otherwise owing to the Party or may require the Party to deposit sufficient funds with the Authority, as reasonably determined by the Authority, to cover the Party's liability for the costs described above. The withdrawing or terminated Party agrees to pay any such deposit determined by the Authority. Any amount of the Party's funds held on deposit with the Authority above that which is required to pay any liabilities or obligations shall be returned to the Party. In the implementation of this Section 8.5, the Parties intend, to the maximum extent possible, without compromising the viability of ongoing Authority operations, that any claims, demands, damages, or liabilities covered hereunder, be funded from the rates paid by CCA Program customers located within the service territory of the withdrawing Party, and not from the general fund of the withdrawing Party itself. The liability of a withdrawing Party under this Section shall be only to the Authority and not to any other Party.

8.6 Disposition of Authority Assets. Upon termination of this Agreement and dissolution of the Authority by all Parties, after payment of all obligations of the Authority, the Board may sell or liquidate Authority property and shall distribute any remaining assets to the Parties in proportion to the contributions made by the existing Parties. Any assets provided by a Party to the Authority shall remain the asset of that Party and shall not be subject to distribution under this section.

9. MISCELLANEOUS PROVISIONS

- 9.1 **Dispute Resolution.** The Parties and the Authority shall make reasonable efforts to settle all disputes arising out of or in connection with this Agreement. Before exercising any remedy provided by law, a Party or the Parties and the Authority shall engage in nonbinding mediation in the manner agreed upon by the Party or Parties and the Authority. The Parties agree that each Party may specifically enforce this section. In the event that nonbinding mediation is not initiated or does not result in the settlement of a dispute within 60 days after the demand for mediation is made, any Party and the Authority may pursue any remedies provided by law.
- 9.2 **Liability of Directors, Officers, and Employees.** The Directors, officers, and employees of the Authority shall use ordinary care and reasonable diligence in the exercise of their powers and in the performance of their duties pursuant to this Agreement. No current or former Director, officer, or employee will be responsible for any act or omission by another Director, officer, or employee. The Authority shall defend, indemnify and hold harmless the individual current and former Directors, officers, and employees for any acts or omissions in the scope of their employment or duties in the manner provided by Government Code Section 995 et seq. Nothing in this section shall be construed to limit the defenses available under the law, to the Parties, the Authority, or its Directors, officers, or employees. In addition, pursuant to the Act, no Director shall be personally liable on the Authority's bonds or be subject to any personal liability or accountability by reason of the issuance of bonds.
- 9.3 **Insurance and Indemnification of Parties.** The Authority shall acquire such insurance coverage as is necessary to protect the interests of the Authority and the Parties. The Authority shall defend, indemnify and hold harmless the Parties and each of their respective governing board members, officers, agents and employees, from any and all claims, losses, damages, deductibles or self-insured retentions, costs, fines, penalties, injuries and liabilities of every kind arising directly or indirectly from the conduct, activities, operations, acts, errors, omissions or negligence of the Authority or its officers, employees, agents, contractors, licensees or volunteers.
- 9.4 **No Third Party Beneficiaries.** The provisions of this Agreement are for the sole benefit of the Parties and the Authority and not for the benefit of any other person or entity. No third party beneficiary shall be created by or arise from the provisions of this Agreement.
- 9.5 **Notices.** Any notice required or permitted to be made hereunder shall be in writing and shall be delivered in the manner prescribed herein at the principal place of business of each Party. The Parties may give notice by (1) personal delivery; (2) e-mail; (3) U.S. Mail, first class postage prepaid, or a faster delivery method; or (3) by any other method deemed appropriate by the Board.

Upon providing written notice to all Parties, any Party may change the designated address or e-mail for receiving notice.

All written notices or correspondence sent in the described manner will be deemed given to a party on whichever date occurs earliest: (1) the date of personal delivery; (2) the third business day following deposit in the U.S. mail, when sent by "first class" mail; or (3) the date of transmission, when sent by e-mail or facsimile.

- 9.6 **Successors.** This Agreement shall be binding upon and shall inure to the benefit of the successors of each Party.
- 9.7 **Assignment.** Except as otherwise expressly provided in this Agreement, the rights and duties of the Parties may not be assigned or delegated without the advance written consent of all of the other Parties, and any attempt to assign or delegate such rights or duties in contravention of this section shall be null and void. This Agreement shall inure to the benefit of, and be binding upon, the approved assigns of the Parties. This section does not prohibit a Party from entering into an independent agreement with another agency, person, or entity regarding the financing of that Party's contributions to the Authority, or the disposition of the proceeds which that Party receives under this Agreement, so long as such independent agreement does not affect, or purport to affect, the rights and duties of the Authority or the Parties under this Agreement.
- 9.8 **Amendment.** This Agreement may be amended by a written amendment approved by the Board in accordance with the Special Voting requirements of Section 4.12.
- 9.9 **Severability.** If any one or more of the terms, provisions, promises, covenants, or conditions of this Agreement were adjudged invalid or void by a court of competent jurisdiction, each and all of the remaining terms, provisions, promises, covenants, and conditions of this Agreement shall not be affected thereby and shall remain in full force and effect to the maximum extent permitted by law.
- 9.10 **Governing Law.** This Agreement is made and to be performed in the State of California, and as such California substantive and procedural law shall apply.
- 9.11 **Headings.** The section headings herein are for convenience only and are not to be construed as modifying or governing the language of this Agreement.
- 9.12 **Counterparts.** This Agreement may be executed in any number of counterparts, and upon execution by all Parties, each executed counterpart shall have the same force and effect as an original instrument and as if all Parties had signed the same instrument. Any signature page of this Agreement may be detached from any counterpart of this Agreement without impairing the legal effect of any signatures thereon and may be attached to another counterpart of this Agreement identical in form hereto but having attached to it one or more signature pages.

The Parties hereto have executed this Joint Powers Agreement establishing the Clean Energy Alliance.

CITY OF _____

By: _____
City Manager

DATE: _____

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

Exhibit A: Definitions

- "AB 117" means Assembly Bill 117 (Stat. 2002, Ch. 838, codified at Public Utilities Code Section 366.2), which created Community Choice Aggregation.
- "Act" means the Joint Exercise of Powers Act of the State of California (Chapter 5, Division 7, Title 1 of the Government Code commencing with Section 6500).
- "Agreement" means this Joint Powers Agreement.
- "Authority" means the Clean Energy Alliance.
- "Authority Document(s)" means document(s) duly adopted by the Board by resolution or motion implementing the powers, functions and activities of the Authority, including but not limited to the Operating Policies and Procedures, the annual budget, and plans and policies.
- "Board" means the Board of Directors of the Authority.
- "Community Choice Aggregation" or "CCA" means an electric service option available to cities, counties, and other public agencies pursuant to Public Utilities Code Section 366.2.
- "CCA Program" means the Authority's Community Choice Aggregation program established, conducted and operated under Public Utilities Code Section 366.2.
- "Days" shall mean calendar days unless otherwise specified by this Agreement.
- "Director" means a member of the Board representing a Party appointed in accordance with Sections 4.1 (Board of Directors) and 4.2 (Appointment and Removal of Directors) of this Agreement.
- "Effective Date" means the date on which the Agreement shall become effective and the Authority shall exist as a separate public agency, as further described in Section 2.1 (Effective Date and Term) of this Agreement.
- "Founding Member" means any jurisdiction that becomes a member of the Authority before October 1, 2020, as identified in Exhibit B.
- "Governing Body" means for any city, its City Council; and for any other public agency, the equivalent policy making body that exercises ultimate decision-making authority over such agency.
- "Initial Costs" means reasonable and necessary implementation costs advanced by the Founding Members in support of the formation of the Authority and approved by the Board for reimbursement, which are (a) directly related to the establishment of the Authority and its CCA program, and (b) incurred by the Authority or its Members relating to the initial operation of the Authority, such as the hiring of the executive and operations staff, any required accounting, administrative, technical and legal services in support of the

Authority's initial formation activities or in support of the negotiation, preparation and approval of power purchase agreements, and activities associated with drafting and obtaining approval of the Authority's implementation plan. Initial Costs do not include costs associated with the investigation of the CCA model, attendance at routine planning meetings, or a Party's pre-formation reports related to their decision to pursue CCA or join the Authority. Initial costs also do not include the costs incurred by the City of Solana Beach relating to the termination of its CCA program. The Authority Board shall determine the repayment timing and termination date for the Initial Costs.

"Investor Owned Utilities" means a privately-owned electric utility whose stock is publicly traded and is subject to CPUC regulation.

"Parties" means, collectively, the signatories to this Agreement that have satisfied the conditions as defined above for "Founding Members" or in Section 2.4 (Addition of Parties) of this Agreement, such that they are considered members of the Authority.

"Party" means, singularly, a signatory to this Agreement that has satisfied the conditions as defined above for "Founding Members" or in Section 2.4 (Addition of Parties) of this Agreement, such that it is considered a member of the Authority.

Exhibit B: List of Founding Members

Any public agency that becomes a member by October 1, 2020

City of Santee
COUNCIL AGENDA STATEMENT

Item 11

MEETING DATE October 9, 2019

AGENDA ITEM NO.

ITEM TITLE **DISCUSSION AND DIRECTION TO STAFF REGARDING THE COLLECTION AND USE OF PUBLIC, EDUCATION AND GOVERNMENT (PEG) FEES FOR COUNCIL CHAMBER UPGRADE AND LIVESTREAM CAPABILITIES**

DIRECTOR/DEPARTMENT Annette Ortiz, City Clerk 

SUMMARY On June 26, 2019, as part of the Municipal Code update, the City Council adopted Chapter 4.08 of the Santee Municipal Code regulating video service providers that hold State video franchises and operate in the City of Santee. The ordinance was passed pursuant to the authority provided in the Digital Infrastructure and Video Competition Act of 2006 (DIVCA) and contains similar provisions as Ordinance 466, which was adopted by Council on June 27, 2007.


As part of DIVCA, cable television providers can be compelled to pay the City, in addition to their franchise fee, an amount equal to 1% of their gross revenues to be used by the City for public, education and government (PEG) purposes consistent with State and Federal law. These PEG fees are typically added to a cable subscriber's bill by the cable television providers. Section 4.08.020 of the Santee Municipal Code authorizes the City to collect the PEG fees. The fees can be used for capital (but not operational) costs related to PEG purposes. For example, PEG funds may be used for Council Chamber improvements that are directly related to PEG programming, to purchase equipment such as a more technologically advanced voting system, and for TV monitors and camera equipment to provide livestreaming services to the public to increase transparency. They can also be used to make upgrades to the City's website, public wi-fi, or any other technology-related expense that provides residents with access to local government.

As Council is aware, there are several members in the community that have expressed a desire for the City Council meetings to be livestreamed. The City of Santee is the only City in San Diego County besides Lemon Grove that does not provide these services. Livestreaming services can help provide City residents with important civic programming, including emergency alerts and community and government news.

Staff is requesting to move forward with the collection of PEG fees to pay for the Council Chamber upgrade, which is a Council priority.

FINANCIAL STATEMENT Collection of PEG fees at 1% of gross revenues from State video franchise holders operating in Santee would generate approximately \$150,000 in revenue for use on eligible PEG expenditures.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION  Provide direction to staff on whether to move forward with collection of PEG fees.

ATTACHMENTS None

City of Santee
COUNCIL AGENDA STATEMENT

Item 12

MEETING DATE October 9, 2019

AGENDA ITEM NO.

ITEM TITLE RESOLUTION AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH VERONICA TAM & ASSOCIATES, INC. TO UPDATE THE HOUSING ELEMENT AND APPROPRIATION OF FUNDS

DIRECTOR/DEPARTMENT

Melanie Kush, Development Services

SUMMARY The Housing Element is the City's main housing policy and planning document that identifies housing needs and constraints, sets forth goals and policies that address these needs and constraints, and plans for projected housing needs for all income levels over an eight-year planning period that coincides with a Regional Housing Needs Allocation (RHNA). The Housing Element is the only General Plan Element that requires review and certification by the California Department of Housing and Community Development (HCD). Without a certified Housing Element the City would not qualify for many state grants and new legislation under Assembly Bill 101 allows the state to issue increasingly punitive fines and withhold sales and property tax subventions.

The San Diego Association of Governments (SANDAG) is responsible for assigning every jurisdiction within San Diego County a RHNA, which is an allocation of residential units by income level (very low, low, moderate, and above moderate incomes). The RHNA process is undertaken prior to each housing element cycle. The upcoming Housing Element cycle (the 6th cycle) covers the period from April 15, 2021 through April 15, 2029 and the City must adopt an updated Housing Element by April 15, 2021. SANDAG is presently awaiting approval of the allocation methodology from HCD. Santee's draft RHNA assignment is 1,219 residential units (406 very low, 200 low, 188 moderate, and 425 above moderate).

Staff has initiated the Housing Element update process with a Request for Proposals and the selection of Veronica Tam & Associates, Inc. to prepare the updated Housing Element. Veronica Tam is a reputable housing expert with extensive knowledge of state housing law and, having completed the City's previous Housing Element, is familiar with local housing issues. Several recent pieces of Housing-related legislation have taken effect that add to the complexity of the Housing Element update process and Ms. Tam's familiarity with state housing law will ensure that these are adequately addressed to avoid any delays in the certification of the City's Housing Element by HCD.

ENVIRONMENTAL REVIEW Per California Environmental Quality Act (CEQA) Guidelines Section 15378 the subject agreement is not a project under CEQA and, therefore, is not subject to CEQA review.

FINANCIAL STATEMENT An appropriation from the General Fund reserve balance is requested in the amount of \$123,302. This amount reflects a not-to-exceed consultant cost of \$88,302 and out-of-contract costs of \$35,000 for legal review and incidental processing. It is anticipated that this appropriation will be offset with up to \$160,000 of State SB2 Planning Grant Program funds that are expected to be allocated to Santee to cover a portion of the cost for the purchase and implementation of a new permitting system, thereby freeing up General Fund monies previously budgeted in the adopted Capital Improvement Program for the permitting system.

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION Adopt the resolution (1) authorizing the City Manager to execute a professional services agreement with Veronica Tam & Associates, Inc. in an amount not to exceed \$88,302, and (2) appropriating a total not-to-exceed amount of \$123,302 for the professional services agreement, legal review and incidental processing costs.

ATTACHMENTS

Resolution

Proposal

Assembly Bill 101 Summary

Draft RHNA

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES
AGREEMENT WITH VERONICA TAM & ASSOCIATES, INC. TO UPDATE THE
HOUSING ELEMENT AND APPROPRIATION OF FUNDS**

WHEREAS, The Housing Element is the City's main housing policy and planning document that identifies housing needs and constraints, sets forth goals and policies that address these needs and constraints, and plans for projected housing needs for all income levels over an eight-year planning period that coincides with a Regional Housing Needs Allocation; and

WHEREAS, the state mandates that all jurisdictions throughout the state maintain a Housing Element certified by the California Department of Housing and Community Development; and

WHEREAS, a certified Housing Element is required to qualify for many state grants; and

WHEREAS, Assembly Bill 101, enacted on July 31, 2019, authorizes the state to issue increasingly punitive fines of up to \$600,000 per month and intercept state and local funds if fines are not paid if a jurisdiction fails to adopt a Housing Element substantially compliant with state housing law; and

WHEREAS, the San Diego Association of Governments is required by state law to assign the City a Regional Housing Needs Allocation for the Sixth Cycle Housing Element planning period; and

WHEREAS, the Sixth Cycle Housing Element planning period commences on April 15, 2021 and ends on April 15, 2029; and

WHEREAS, the City must adopt a Sixth Cycle Housing Element that is substantially compliant with state housing law by April 15, 2021; and

WHEREAS, the process for preparing and adopting a Sixth Cycle Housing Element is anticipated to span 16-18 months; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15378 the subject agreement is not a project under CEQA and therefore, is not subject to CEQA review; and

WHEREAS, in August 2019 the City solicited a Request for Proposals for consultant services to assist in the preparation of an update to the Housing Element with a legal advertisement in the East County Californian newspaper and on the City's website; and

WHEREAS, the City received one (1) proposal, from Veronica Tam & Associates, Inc.; and

WHEREAS, City staff carefully evaluated the proposal received and determined that the firm is highly qualified to perform the services needed to complete the update to the Housing Element; and

WHEREAS, the cost proposal received in the amount of \$88,302 was determined to be fair and within the range of cost proposals received by neighboring jurisdictions also seeking qualified consultants for updates to their respective Housing Elements; and

WHEREAS, out-of-contract costs of \$35,000 are necessary to cover internal legal review and incidental processing, such as environmental postings, public notices, and legal newspaper advertisements; and

NOW, THEREFORE, BE IT RESOLVED that the City of Santee City Council, authorizes the City Manager to execute a professional services agreement with Veronica Tam & Associates, Inc. in an amount not to exceed \$88,302, and appropriates a total not-to-exceed amount of \$123,302 for the professional services agreement, legal review and incidental processing costs.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 9th day of October, 2019 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, MBA, CMC, CITY CLERK



City of Santee Sixth Cycle Housing Element Update (2021-2029 Planning Period)

Veronica Tam and Associates, Inc.
107 S. Fair Oaks Avenue, Suite 212
Pasadena, CA 91105
(626) 304-0440

RFP No. 19-20 40016



September 12, 2019

Michael Coyne
Department of Development Services
City of Santee
10601 Magnolia Avenue
Santee, CA 92071

Subject: Proposal for City of Santee 2021-2029 Housing Element Update

Dear Mr. Coyne:

Veronica Tam and Associates, Inc. (VTA) is pleased to submit this proposal to assist the City of Santee with the sixth cycle Housing Element Update.

VTA is a recognized consulting firm with a strong focus on housing planning and community development. We have substantial experience in assisting jurisdictions in preparing the Housing Element updates. For the fifth cycle Housing Element update cycle, we successfully completed close to 60 Housing Elements for jurisdictions throughout the State, including nine jurisdictions in San Diego County (Coronado, Del Mar, El Cajon, Escondido, Imperial Beach, La Mesa, San Marcos, Santee, and Vista). We are familiar with the San Diego region, its housing markets, constraints, and opportunities.

We believe we are well-qualified to assist the City of Santee and look forward to discussing our proposal with you. Please contact me if you have questions or need additional information. I can be reached at veronica.tam@vtaplanning.com or (626) 304-0440x1.

Respectfully,

Veronica Tam, AICP
Principal



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A. Executive Summary

Veronica Tam and Associates, Inc. (VTA) will serve as the project lead for the Santee Housing Element update. VTA is well known for its expertise in State Housing Element law and has assisted numerous jurisdictions in updating their Housing Elements since its inception in 2005. Specifically, VTA assisted the City with its 2013-2021 Housing Element update. We are familiar with the challenges facing the City. During the fifth cycle, we assisted 60 jurisdictions throughout the State with their Housing Element updates, including nine jurisdictions in San Diego County.

RECON Environmental, Inc. (RECON) will provide support to VTA, focusing their assistance in the CEQA clearance for the Housing Element. As a San Diego-based firm and experience working with Santee, RECON would be able to develop the necessary CEQA documents in a timely and efficient manner.

The person authorized to negotiate contract conditions for VTA is:

Veronica Tam, AICP, Principal
Veronica Tam and Associates, Inc.
107 S. Fair Oaks Avenue, Suite 212
Pasadena, CA 91105
P: (626) 304-0440
Veronica.Tam@vtaplanning.com

B. Qualifications and Experience

1. Veronica Tam and Associates, Inc. (VTA)

VTA is a California corporation located in Pasadena, California. VTA was established in November 2005 and has since been providing housing and community development consulting to local jurisdictions throughout California. We provide assistance in the following areas:

- Housing Element updates
- Zoning revisions for housing-related issues
- Special housing studies
- Consolidated Plan and related reports
- Grants administration and technical assistance
- Analysis of Impediments to Fair Housing Choice
- Environmental clearance for housing-related plans and projects

Housing and Community Development Planning Experience

Our clients have included rural towns/communities, suburban and urban cities, metropolitan areas, and counties.

Fifth Cycle Housing Elements

We are well known for our expertise in State Housing Element law. We have prepared Housing Elements for jurisdictions throughout the State and maintain an excellent track record of receiving State certification. For the fifth cycle, we prepared close to 60 Housing Element updates in the San Diego, SCAG, ABAG, AMBAG, and FCOG regions. Specifically, nine elements were in the San Diego region.

- | | | |
|--------------------|-------------------------|--------------------------|
| ▪ Alhambra | ▪ Glendora | ▪ Rancho Santa Margarita |
| ▪ Avalon | ▪ Gonzales | ▪ Redondo Beach |
| ▪ Buena Park | ▪ Hawthorne | ▪ Salinas |
| ▪ Burbank | ▪ Hercules | ▪ San Bernardino |
| ▪ Camarillo | ▪ Imperial Beach | ▪ San Clemente |
| ▪ Chino | ▪ Jurupa Valley | ▪ San Joaquin |
| ▪ Corona | ▪ Kingsburg | ▪ San Marcos |
| ▪ Coronado | ▪ La Canada Flintridge | ▪ San Marino |
| ▪ Costa Mesa | ▪ Lake Forest | ▪ Santa Clara |
| ▪ Cupertino | ▪ La Mesa | ▪ Santee |
| ▪ Del Mar | ▪ Lawndale | ▪ Seaside |
| ▪ Dublin | ▪ Lomita | ▪ Selma |
| ▪ El Cajon | ▪ Long Beach | ▪ Simi Valley |
| ▪ El Centro | ▪ Marina | ▪ South Gate |
| ▪ El Segundo | ▪ Monterey County | ▪ Tracy |
| ▪ Escondido | ▪ Parlier | ▪ Vista |
| ▪ Fowler | ▪ Pinole | ▪ Walnut |
| ▪ Fresno County | ▪ Pomona | ▪ West Hollywood |

Consolidated Plans

We have prepared numerous Consolidated Plan and related reports, including annual Action Plans, Consolidated Annual Performance and Evaluation Reports (CAPER), and Section 3 Economic and Employment Opportunities Plans for jurisdictions throughout the State.

- | | | |
|--------------|-------------------------|------------------------|
| ▪ Alhambra | ▪ Glendora | ▪ Salinas |
| ▪ Buena Park | ▪ La Mesa | ▪ San Bernardino |
| ▪ Carlsbad | ▪ Long Beach | ▪ Santa Clarita |
| ▪ Delano | ▪ Monterey Urban County | ▪ Simi Valley |
| ▪ El Cajon | ▪ Orange Urban County | ▪ Ventura Urban County |

Analysis of Impediments (AI) to Fair Housing Choice/Assessment of Fair Housing (AFH)

We have prepared some of the most complex AI and AFH reports in the State.

- | | | |
|-------------------------|----------------------|-----------------------|
| ▪ Alhambra AI | ▪ Monterey County AI | ▪ Salinas AI |
| ▪ Glendale AI | ▪ Pasadena AI | ▪ San Bernardino AI |
| ▪ Los Angeles AI | ▪ Pomona AI and AFH | ▪ San Diego County AI |
| ▪ Long Beach AI and AFH | ▪ Monterey County AI | ▪ Ventura County AI |

Grants Administration/IDIS Assistance

We provide various levels of grants administration services for local jurisdictions, and conduct subrecipient monitoring on behalf of our clients. We are well-versed in the use of IDIS, assisting both the program delivery staff and finance departments to manage project and financial information in IDIS.

- | | | |
|-------------|------------|-----------------|
| ▪ Alhambra | ▪ Delano | ▪ Salinas |
| ▪ Camarillo | ▪ Glendora | ▪ Santa Clarita |

Our strengths are:

- Excellent reputation in the area of housing policy planning in terms of the our understanding in Housing Element law, quality of our products, and our client-oriented attitude. We are often praised by our clients for our prompt and knowledgeable responses.
- Breadth of experience in our housing services. We have experience in preparing a variety of state and federal housing reports, such as Housing Elements, Consolidated Plans, Fair Housing studies, grants applications, and environmental clearance. We also provide grants administration services and are familiar with the regulations governing various housing funds.

Similar Projects

El Cajon Housing Element (2013-2021)

The City of El Cajon was allocated a RHNA of over 5,800 housing units under the assumption that its proposed Downtown Specific Plan would be adopted by the City Council. However, the economic downturn, coupled with the elimination of redevelopment, resulted in second thoughts about a plan that would call for significant intensification of the Downtown. Therefore, the Housing Element update must meet the challenge of developing a multi-facet strategy to identify adequate sites for its RHNA.

Escondido Housing Element (2013-2021)

The Escondido Housing Element was prepared as part of an overall update to the City's General Plan. One of the greatest challenges with the update was to identify adequate sites for over 4,000 units. As a built out community, Escondido must rely on the recycling of existing lower intensity uses and the Housing Element must coordinate with the Land Use Element update to develop strategies to revitalize various corridors and focus areas.

Del Mar Housing Element (2013-2021)

The City of Del Mar is one of the most exclusive communities in California. The City has significant market constraints given the high real estate values and environmental constraints given its small size and coastal location. The City's original approach was to rely on the adoption of the Downtown Village Specific Plan to accommodate its RHNA. However, the DVSP was not approved by the voters. VTA worked closely with City and HCD staff to develop an alternative approach for meeting the adequate sites requirements and to coordinate a schedule that was constantly shifting due to local politics.

San Clemente Housing Element (2013-2021 and 2017 Midterm Review)

The City of San Clemente adopted an Emergency Shelter Overlay (ESO) ordinance that was the subject of litigation. As a result, the City delayed in updating its fifth cycle Housing Element update until 2015. VTA was retained to update the Housing Element, working in parallel tracks with the ESO litigation and assisting the City in addressing comments on the ESO from the litigants. VTA worked closely with City and HCD staff, as well as the community in balancing the needs for affordable housing and community concerns for increased densities. After extensive community participation efforts and policy negotiations among the stakeholders, the San Clemente Housing Element received a Finding of Substantial Compliance from HCD. VTA then proceeded to prepare a four-year Midterm Review of the Housing Element as required by law.

Amber Gregg, formerly City Planner of San Clemente
ambergregginc@gmail.com
(909) 997-1529

Cupertino Housing Element (2014-2022)

The Cupertino Housing Element was updated with a concurrent update to the City's Land Use Element, seeking to redesignate a number of potential sites for higher intensity residential or mixed use development. The update process involved an extensive community outreach process that included more than 20 community meetings and public hearings. The need to rezone and upzone properties was met to vigorous community opposition. A carefully crafted process helped navigate the community through the discussions and ultimately led to an innovative strategy to accommodate the City's Regional Housing Needs Allocation (RHNA) and the certification of the Housing Element by HCD.

Piu Ghosh, Principal Planner
(760) 777-3308
PiuG@cupertino.org

Long Beach Housing Element (2013-2021)

As one of the largest and most diverse cities in California, Long Beach has extensive housing needs. The Housing Element update must address debates such as geographic distribution, intensity, affordability, new construction vs. preservation, and displacement, gentrification, and tenant protection. An extensive outreach program was conducted to obtain input from community groups, housing advocates, developers, and property owners. VTA worked closely with City staff and HCD to respond to comments from the community. The Final Housing Element contains detailed actions and specific timelines that answer to community demands.

Patrick Ure, Housing Operations Officer
(562) 570-6026
Patrick.Ure@longbeach.gov

2. RECON Environmental, Inc. (RECON)

RECON Environmental, Inc. (RECON) is a San Diego-based firm providing professional consulting services to local public agencies since 1972. RECON's highly skilled team includes certified environmental planners, permitted biologists, registered archaeologists, air quality and greenhouse gas specialists, acoustical experts, habitat restoration specialists, and certified GIS specialists. Staff is proficient in programmatic analysis for comprehensive plan updates, evaluating impacts to environmental resources, and identifying innovative and feasible mitigation strategies that meet to facilitate implementation of plans and policies. RECON's in-depth knowledge of the regulations, policies, and procedures of federal, state, and local resource agencies ensures the efficient and accurate preparation of legal defensible environmental documents. RECON has a long history of working on projects in the city of Santee and has recently prepared several CEQA compliance documents for residential, commercial, and retail development in the area. RECON will support the Veronica Tam & Associates team to prepare the environmental compliance documents for the update to the City's Housing Element.

Relevant Experience

At Home in Encinitas General Plan Housing Element Update Program EIR

RECON prepared the Program EIR for the At Home in Encinitas General Plan Housing Element Update (2013-2021). Key topics included traffic, public services, and community character. The project was an update to the 1992 Housing Element, which was being prepared within the context of a requirement that all proposed General Plan land use changes be approved by the voters. The City concurrently prepared the implementation program for the Housing Element Update, which included the General Plan Amendment, Rezone, Design Guidelines, and revisions to discretionary standards. The EIR analyzed three buildout land use scenarios, each balancing community input with the goal of accommodating the City's Regional Housing Needs Assessment (RHNA) deficit. The EIR included a detailed mitigation framework to facilitate the streamlining of future projects. The EIR for this controversial project was completed on an aggressive schedule of 18 months for approval. RECON received an achievement award for this EIR by the Association of Environmental Professionals in 2016.

City of El Cajon Housing Element Update IS/MND

RECON worked with the City of El Cajon to prepare an Initial Study/Negative Declaration (IS/ND) for the City's updated Housing Element for the planning period of 2013 through 2021, which was adopted in August 2013. The ND anticipated the subsequent Rezone Program, and identified issues that would require more detailed analysis at the time the Housing Element Update implementation program was proposed.

City of El Cajon Housing Element Rezone Program EIR

RECON prepared an EIR for City of El Cajon Housing Element update. RECON also completed technical analysis in support of the EIR for four proposed rezone areas in and around central El Cajon. RECON prepared a defensible Draft EIR that analyzed impacts associated with future buildout of the rezone opportunity areas and provided a mitigation framework to streamline the review and implementation of future projects. RECON responded to comments received during public review and prepared the Final EIR which was certified by the Planning Commission and City Council.

EI Centro General Plan Amendment Housing Element Update IS/ND

RECON worked with Veronica Tam and Associates to update the 2009 City of EI Centro Housing Element of the General Plan. The housing element update was intended to provide guidance for the 2013 to 2021 planning period. RECON prepared the Initial Study Environmental Checklist and Negative Declaration in support of the CEQA certification for the updated plan.

Transit Priority Area Housing and Infrastructure Incentives Program EIR

RECON is working with the City of San Diego Planning Department staff to prepare a PEIR for the City's Transit Priority Area Housing and Infrastructure Incentives Program which will provide amendments to the San Diego Municipal Code to incentivize housing construction, affordability, and supply along with other related implementing actions. The PEIR covers a full range of environmental issues as well as an economic analysis, stakeholder engagement program, and urban design schematics.

City of Solana Beach General Plan Update Program EIR

RECON prepared an EIR to support the City of Solana Beach's General Plan Update to the Land Use and Circulation Elements. This update focused on the incorporation of policies related to sustainability, complete streets, and climate change and implementation of SB 743. RECON staff worked closely with City on the Circulation Element Update to introduce multi-modal boulevards rather than standard roadway classifications. The new policies include a non-LOS-based threshold, consistent with SB 743. RECON developed the EIR to maximize streamlining opportunities for future projects and incorporated a a trip-based traffic impact fee for mitigation to facilitate implementation of the City's capital improvement program for vehicular and non-motorized improvements. RECON attended multiple public meetings in support of the update and conducted the EIR public scoping meeting. In conjunction with the EIR, RECON also prepared a Negative Declaration for the City's 2013 Housing Element Update. This project involved presentations to the community, as well as in-depth meetings with City Council members.



City of Oceanside Phase I General Plan Update/Climate Action Plan

RECON prepared a Program EIR for the City of Oceanside to address two new General Plan Elements (an Economic Development Element and Energy and Climate Action Element) in addition to a Climate Action Plan. This EIR is part of a first phase of the City's General Plan update. The Climate Action Plan and CEQA documentation were developed with intent to facilitate and streamline the review of future development proposals and included development of a Climate Action Plan checklist to facilitate future discretionary project reviews.

C. Understanding of Project

We understand the City of Santee is seeking a qualified consultant to assist with the update of the Housing Element for the sixth update cycle. Within the SANDAG region, Santee must adopt the Housing Element update by April 15, 2021 (with a 120-day grace period) in order to remain on the eight-year planning period.

The sixth cycle Housing Element update is anticipated to be challenging due to a number of factors:

- **New State Laws on Adequate Sites:** For the fifth cycle, Santee had a RHNA of 3,660 units. With the Draft RHNA Methodology, Santee's 6th cycle RHNA is expected to be smaller than last round (between 1,400 and 1,600). Nonetheless, the City would still face challenges with providing an adequate sites inventory. We understand the 20-acre County-owned land is no longer available to facilitate lower income housing. The 12-acre privately held R-22 site does not have infrastructure or improvements. Under new State law, this site most likely would not qualify as a site for lower income housing.
- **New State Laws on Non-Governmental Constraints and Fair Housing:** The new Housing Element would be required to evaluate non-governmental constraints such as NIMBYism, labor shortage, and accessibility of lending, as well as actions to actively further fair housing.

Our proposed scope of work and budget reflect our substantial experience in preparing Housing Elements during the previous cycles, and our expectation of efforts required to comply with the new Housing Element laws based on our understanding of the intent of these laws and our current experience working with HCD.

D. Scope of Work

3. Scope of Work

Task 1 - Assessment

Task 1.1 - Evaluation of the 2013-2021 Housing Element

As an initial task to the Housing Element update, we will review and evaluate the City's progress in implementing the 2013-2021 Housing Element. Specifically, we will:

- Discuss the effectiveness and continued appropriateness of the housing programs and policies.
- Assess the extent of accomplishments and discuss with staff the reasons for falling short on anticipated goals.
- Review compliance with new State laws.
- Identify necessary revisions to existing programs.

The City's 2018 Housing Element Annual Progress Report (APR) is a good starting point for this evaluation. We will interview staff and compile additional information to provide an update to the 2018 APR. Our approach to recommending modifications to the housing programs takes into consideration the ease of reporting in future APRs.

Task 1.2 - Document Review

We will review City documents to gain an understanding in local conditions and the community's housing needs. These include but not limited to: City General Plan, especially the Land Use Element; City ordinances relating to housing; Specific Plans; Regional Task Force on the Homeless point-in-time count; and SANDAG reports, among others.

Task 2 - Housing Element Preparation

Task 2.1 - Needs Analysis

We will prepare a complete housing assessment and needs analysis consistent with State Housing Element law and HCD's Completeness Review Checklist. The Housing Needs Assessment will contain the following topics to satisfy Government Code Section 65583(a) requirements. Specifically, the current Santee Housing Element was prepared with 2010 Census data. The Needs Assessment will be comprehensively updated with the most recent American Community Survey (ACS) and housing market data.

- **Demographics, Income, and Employment Trends:** This section includes information on the population growth trends, along with income distribution and employment trends.
- **Household Characteristics:** This section will also discuss household characteristics such as size, tenure, composition, and overcrowding conditions that may impact housing needs.
- **Housing Stock Characteristics:** An analysis of the condition of the existing housing stock as well as cost and affordability, including discussions on cost burden (overpayment).
- **At-Risk Housing Analysis:** This section will also include an analysis of existing assisted housing developments which are eligible to change from low income housing uses during the next ten years (i.e. at-risk housing). This analysis will cover housing units deed-restricted as low income housing as a result of public assistance, density bonus requirements, and inclusionary housing program.
- **Analysis of Special Housing Needs:** Special housing needs of seniors, large households, female-headed households, persons with disabilities (including persons with developmental disabilities), the homeless, farmworkers, and extremely low income households.

Task 2.2 - Housing Resources and Opportunities

SANDAG's Draft Allocation Methodology Exercise Tool estimates a RHNA of 1,486-1,538 units for Santee. This Housing Element update would require significant efforts to identify additional sites with sufficient capacity for the increased RHNA, taking into considerations the adequate sites requirements under new Housing Element laws:

- No net loss of capacity when sites are developed;
- Continued ability to meet the RHNA by income group;
- Stringent standards for assessing feasibility when reusing vacant and underutilized sites that have previously been included in the 5th cycle Housing Element;
- Reliance on mixed use for lower income housing;
- Ratio of vacant versus underutilized sites; and

- Demonstrated trends of development.

We will work closely with staff to identify additional sites along transit corridors. A parcel-specific sites inventory will be developed and opportunities for lot consolidated will be identified. We will discuss with staff the need for a sites inventory “buffer” in order to allow the City to address other new RHNA/sites inventory requirements - no net loss and continued ability to meet the RHNA by income group.

In addition to the sites inventory, we will also discuss other resources such as funding available and partnership opportunities, as well as opportunities for energy conservation.

Task 2.3 - Affirmatively Furthering Fair Housing

New Housing Element law requires jurisdictions to examine barriers to fair housing and ensure housing programs are implemented in a manner to affirmatively further fair housing. VTA is currently assisting jurisdictions in the San Diego region in preparing the Regional Analysis of Impediments (AI) to Fair Housing Choice. Analysis conducted as part of the Regional AI will be incorporated into the Housing Element.

Task 2.4 - Housing Constraints

We will identify potential governmental and non-governmental constraints to housing production, including environmental and infrastructural constraints. This analysis must contain a review of factors that may potentially constrain the development, improvement, and preservation of housing in Santee. Factors to be reviewed include market, governmental, environmental, and infrastructural constraints. New Housing Element laws require the assessment of non-governmental constraints, including NIMBYism, lending practices, shortage of labor, and other economic factors.

Task 2.5 - Housing Goals, Policies, and Quantified Objectives

Based upon the analyses and research conducted in the previous tasks, we will update the Housing Element. The updated Housing Element will include all required components under State law, along with relevant appendices. For each program included in the Housing Element, we will establish the timeframe for implementation, specific objectives, funding sources, and responsible agencies. The programs will satisfy requirements of Government Code Sections 65583(b) and (c).

We will review and revise, as appropriate, housing goals, policies, and quantified objectives regarding the production, conservation, maintenance, preservation, and improvement of housing. This update will reflect the current and projected market conditions, the City’s specific challenges, and funding capacity to ensure the housing objectives are realistic.

Task 3 - Prepare and Finalize Housing Element

Task 3.1 - Inventory of Sites

See also Task 2.2 (Housing Resources and Opportunities). We will work closely with staff to compile an inventory of sites for residential development. Specifically the sites inventory must contain the following information:

- APN and address
- Acreage
- Densities (maximum allowable and realistic)

- Vacant versus non-vacant status, and explanation why existing uses are not a constraint to development
- Lot consolidation potential (adjacency and common ownership)
- Availability of infrastructure
- Whether the site was included in the 5th cycle Housing Element inventory

We anticipate field surveys by our planners to document conditions of existing uses in order to justify recycling potential.

The RFP states that the sites inventory must be completed within 120 days from the date of the execution of the Professional Services Agreement. Based on our most recent communications with SANDAG, adoption of the RHNA is not expected to occur until early 2020. Therefore, we suggest that the sites inventory be finalized after the RHNA is adopted.

Task 3.2 - Public Workshop No. 1

Once the inventory of sites is finalized, we will participate in a Public Workshop before the City Council to provide an overview of the Housing Element update, discuss applicable Housing statutes, identify new potential Housing Element programs, including discussion of an Inclusionary Housing Ordinance, and initiate the selection of sites from the Inventory of Sites that would meet the City's RHNA for all income levels. We will develop a flyer for distribution and prepare a PowerPoint.

Task 3.3 - Administrative Draft Housing Element and Initial Study

We will prepare the Administrative Draft Housing Element based on analyses, research, and comments/discussions from the previous tasks. Our timeline and budget assumes two rounds of review by staff.

In addition, an Initial Study will be prepared pursuant to the current CEQA Guidelines. We will perform one set of revisions based on staff comments for the Initial Study.

Task 3.4 - Identification of Sites for Rezoning

As part of the Administrative Draft Housing Element, we will work with staff to finalize the sites inventory, specifically identifying sites that require rezoning. We understand that the rezoning process will be conducted concurrent with the Housing Element preparation but proceed as a separate project.

Task 3.5 - Draft Housing Element and Negative Declaration

We will work with City staff to develop the Draft Housing Element and Draft Negative Declaration for public review. For the Draft Negative Declaration, we will prepare one set of revisions based on staff comments. We will work with staff to compile a list of stakeholders and agencies/organizations to receive notification of the availability of the Draft Housing Element.

Task 3.6 - Public Workshop No. 2

This workshop with the City Council is intended to review the Draft Housing Element and Draft Negative Declaration. After the workshop, we will revise the Draft Housing Element to incorporate public comments and submit the Draft Housing Element for HCD review.

Task 3.7 - Response to Comments on Draft Negative Declaration

We will address comments on the Draft Negative Declaration and if necessary, revise the Negative Declaration to formulate the Final Negative Declaration.

Task 3.8 - HCD Review and Final Draft Housing Element

HCD review of the Draft Housing Element is mandatory. During the review, we would work to address all HCD comments. We would communicate with HCD and facilitate review of the revisions via revised pages. All revisions made to the Draft Housing Element would be shown as tracked changes. The goal is to secure a Finding of Substantial Compliance on the Draft Element before proceeding to adoption. This way, final certification would be contingent upon adopting the Housing Element as revised and reviewed by HCD, and the City would avoid adopting a Housing Element that does not completely meet HCD requirements and needing to repeat the review and adoption process again.

Throughout the HCD review process, we maintain contact with HCD staff via emails and phone calls regarding the City's progress, key issues to be addressed, and alternative approaches to compliance.

Task 3.9 - Public Hearing

If only one round of HCD review, the City could proceed to adoption of the Housing Element within 60 days of submitting the Housing Element. We will conduct a public hearing before the City Council, outlining the changes requested by HCD. However, our schedule has room to accommodate a second round of HCD review.

Task 3.10 - Adopted Housing Element and State Certification

After adoption, the Housing Element must be submitted to HCD for its final review (120 days). We will follow through with assisting the City in achieving State certification of the Housing Element. We will work closely with HCD, and the City of Santee to ensure that City meets State requirements.

E. Schedule

Housing Elements in the SANDAG region must be adopted by April 15, 2021 (with a 120-day grace period). SANDAG anticipates adopting the Final Regional Housing Needs Allocation (RHNA) by early 2020. Assuming the Final RHNA be available by April 2020, we recommend the following schedule based on this statutory deadline, consistent with the timeline outlined in the City’s RFP.

Milestone	Estimated Timeline	Days
Project Initiation	October 25, 2019	0
Preliminary Sites Inventory	February 21, 2020	119
Public Workshop No. 1	March 20, 2020	28
Administrative Draft Housing Element and Initial Study	May 19, 2020	60
Rezoning of Sites (City Responsibility)	April - July 2020	---
Draft Housing Element and Negative Declaration	July 18, 2020	60
Public Workshop No. 2	September 9, 2020	53
Final Draft Housing Element and Public Hearing	October 28, 2020	49
HCD Review	November 2020 - February 2021	120
City Council Adoption	February or March 2021	30

F. Listing of Project Personnel

1. Veronica Tam and Associates, Inc. (VTA)

Veronica Tam, AICP, Principal

Veronica Tam will oversee the preparation of Housing Element for the City of Santee. She is a recognized expert in the area of housing policy planning. Throughout her career, she has prepared more than 100 Housing Element updates, including approximately 60 updates during the fifth cycle update (nine updates in San Diego County). She has also taken on some of the most challenging Housing Element updates, including:

- Cities that were facing litigations - San Clemente and Pomona
- Cities that have delayed process due to the need to coordinate with the General Plan update process - Escondido, Encinitas, Seaside, and South Gate
- Cities that have never received HCD certification due to stringent local development standards and procedures - Del Mar and San Marino

Most recently, Ms. Tam completed the Marina Housing Element that was delayed significantly due to budget issues and staff changes. The Marina Housing Element is a “test case” for the new Housing Element requirements as a result of the 2017 and 2018 housing bills.

Rick Brady, AICP, Senior Planner

Rick Brady has substantial experience working on Housing Element updates. During the fifth cycle, Mr. Brady assisted in the Housing Element updates for Santee, La Mesa, and Lake Forest, among others. As a San Diego resident and former planner with the City of Santee, Mr. Brady is familiar with the housing market conditions and challenges in the San Diego region, as well as appropriate policy responses for housing needs.

Claudia Tedford, Senior Planner

Claudia Tedford has more than 30 years of experience in urban and environmental planning, and is highly skilled at managing complex planning projects. She specializes in plan preparation and updates including general plans, specific plans, community plans and master plans; public involvement programs; and healthy communities planning. Claudia's expertise includes developing policy to connect public health and land use, expand mobility options, applying Smart Growth measures to help communities achieve long-term sustainability, promoting transit-oriented development and preparing strategies for successful implementation. She prepares and conducts public outreach efforts for all projects, creating essential partnerships by collaborating with stakeholders, neighborhoods, businesses, staff, agencies, non-profit advocacy groups, and other interested parties.

Patricia Bluman, Senior Planner

Patricia Bluman has over 30 years of experience in land use and strategic planning, both in the private and public sectors. She prepares general plans and specific plans, writes and updates zoning codes, and develops sustainability and healthy community policies and plans. Patricia designs, manages, and implements community involvement programs for a wide range of planning projects. She is experienced providing facilitation for community workshops, small "community connectors," stakeholder and steering committees, and design charrettes.

Patricia's experience as a public sector planner in both current and long range planning provides her with first-hand understanding of the need for land use plans and ordinances that not only reflect and achieve citizens' goals and values for their community, but that users can understand, Staff can administer without undue interpretation, and that minimizes requests for variances, rezonings, and unnecessary discretionary actions.

Holli Anderson, Planner

Ms. Anderson joined VTA in 2018 will assist in the preparation of the Santee Housing Element. Since joining VTA, Ms. Anderson has participated in the preparation of Housing Elements for the cities of Marina, Palmdale, and Thousand Oaks. She is currently assisting in the Gateway Cities Housing Needs Assessment, an effort coordinated by the Gateway Cities Council of Governments to assess the housing needs, programs, and policies in the 28-jurisdiction subregion of the Southern California Association of Governments (SCAG).

Alexis Bueno Correa, Planner

Ms. Bueno Correa is a new addition to VTA. She holds a Master degree in Urban and Regional Planning from CalPoly Pomona. Her academic focus was on community change and gentrification. She is familiar with the use of Census and other data to assess demographic changes in a community over time.

2. RECON Environmental, Inc. (RECON)

Jennifer Campos, Environmental Project Director

Ms. Campos serves as a RECON Environmental Project Director for CEQA compliance. She leads a team of environmental planners, archaeologists, biologists, noise, and air quality specialists to ensure successful completion of environmental processing requirements for both public agencies and private clients. With over 16 years of experience in the environmental field, she successfully guides clients and facilitates project processing through environmental review and permitting. Ms. Campos coordinates with local, state, and federal agencies to obtain project authorizations. Ms. Campos has worked with both the public and private sectors and has an exceptionally wide range of expertise in areas including managing the preparation of environmental (CEQA and NEPA) and planning documents for projects in the southern and central coast regions of California. She works closely with applicants, planners, engineers, and architects throughout all stages of the planning process to ensure preparation of high-quality environmental documents. Ms. Campos' experience has emphasized the management of environmental review for policy planning documents (general plans, community plans, and specific plans) as well as a full range of large-scale projects.

Nick Larkin, Environmental Planner

Mr. Larkin's experience includes preparation of CEQA and NEPA compliance documents for a variety of project types, including private sector residential and commercial development, as well as public sector large- and small-scale infrastructure, public works, and energy projects. Mr. Larkin's expertise includes management of complex projects, preparation of EIRs and Mitigated Negative Declarations for CEQA, and preparation of EISs and Environmental Assessments for NEPA.



Morgan Weintraub, Environmental Analyst

Ms. Weintraub's responsibilities include preparation of environmental documents, coordination with agency staff, and project management. She has prepared EIRs, MNDs, initial studies, and environmental assessments. Ms. Weintraub brings agency expertise through her experience serving as adjunct staff for the City of Wildomar and City of Eastvale.



EDUCATION

MA, Urban Planning, 1989, University of California, Los Angeles

BES, Urban and Regional Planning (Economics Minor), 1987, University of Waterloo, Canada

PROFESSIONAL AFFILIATIONS

American Institute of Certified Planners

American Planning Association

AWARDS

2016 APACA

Award of Excellence – Opportunity and Empowerment: 2014-2015 Salinas Housing Initiatives

2016 Northern Section, APACA

Award of Merit – Public Outreach: 2014-2015 Salinas Housing Initiatives

2016 APACA

Award of Merit – Best Practice: Fresno Multi-Jurisdictional Housing Element

2016 Central Valley Section, APACA

Award of Excellence – Best Practice: Fresno Multi-Jurisdictional Housing Element

2014 APACA

Award of Merit – Hard Won Victories: 2013-2021 El Cajon Housing Element

2014 San Diego Section, APACA

Comprehensive Planning, Small Jurisdiction: 2013-2021 El Cajon Housing Element

2009 APACA

Award of Merit - Comprehensive Planning, Large Jurisdiction: 2008-2014 Los Angeles County Housing Element

2009 Los Angeles Section, APACA

Comprehensive Planning, Large Jurisdiction: 2008-2014 Los Angeles County Housing Element

2002 Northern Section, APACA

Focused Issues: Contra Costa County Analysis of Impediments to Fair Housing

2001 Northern Section, APACA

Advocacy Planning: East Palo Alto Housing Element

2000 APACA

Outstanding Planning: El Cajon Integrated Housing Element and Consolidated Plan

VERONICA TAM, AICP

PRINCIPAL

Ms. Tam has expertise in the areas of housing policy development and community development planning. She has over 20 years of experience preparing a range of housing and community development plans and studies for jurisdictions throughout California.

RELATED PROJECT EXPERIENCE

Housing Elements

Alhambra	Escondido	Salinas
Avalon	Glendora	San Clemente
Bell Gardens	Gonzales	San Bernardino
Buena Park	Hawthorne	San Fernando
Burbank	Hercules	San Marcos
Camarillo	Hesperia	San Marino
Carlsbad	Imperial Beach	San Ramon
Chino	La Canada Flintridge	Santa Clara
Corona	Lake Forest	Santee
Coronado	La Mesa	South Gate
Costa Mesa	Lawndale	Seaside
Cupertino	Lomita	Simi Valley
Del Mar	Marina	Tracy
Dublin	Modesto	Vista
El Cajon	Pinole	Walnut
El Centro	Rancho Santa Margarita	West Hollywood
El Segundo	Redondo Beach	Monterey County

Consolidated Plans

Alhambra	La Mesa	Santa Clarita
Apple Valley/Victorville	Long Beach	Simi Valley
Carlsbad	Salinas	Monterey County
El Cajon	San Bernardino	Orange County
Glendora	Santee	Ventura County

Fair Housing Studies

Chino	Palm Springs	San Bernardino
Glendale	Pasadena	Santa Clarita
Lake Forest	Perris	Monterey County
Long Beach	Pomona	San Diego County
Los Angeles	Salinas	Ventura County

Special Studies

- Regional Housing Needs Allocation Assistance for the cities of Arcadia, Lawndale, and Indian Wells
- Marina Affordable Housing Ordinance
- Zoning revisions to comply with SB2, AB 2634, and SB 520 for the cities of Port Hueneme, South Gate, and San Fernando

Veronica Tam and Associates

107 S. Fair Oaks Avenue, Suite 212, Pasadena, CA 91105
P (626) 304-0440 F (626) 304-0005



EDUCATION

MCP, City Planning, San Diego State University

BA, Urban Studies, University of California, San Diego

PROFESSIONAL AFFILIATIONS

American Institute of Certified Planners
American Planning Association

RICK BRADY, AICP SENIOR PLANNER

Rick Brady's professional background includes eight years working as an urban, environmental, and homeland security planning consultant and nearly two years as a public sector land use planner. His experience includes the preparation of a variety of housing-related studies, emergency operations plans, catastrophic housing plans, recovery plans, continuity of operations plans, general and community plans, environmental impact reports, and baseline environmental studies. Mr. Brady is also an experienced researcher and author with publication credits in peer-reviewed journals and a chapter in an academic textbook.

Veronica Tam & Associates

As a Senior Planner, Mr. Brady has assisted in the preparation of housing planning documents and studies for more than 40 public agencies, including the cities of Los Angeles, Arcadia, Dublin, Glendora, Hayward, Irvine, La Cañada-Flintridge, Lawndale, Lomita, Porterville, Redondo Beach, Rocklin, San Ramon, Seaside, Simi Valley, South Gate, Tracy, Upland, as well as the County of Monterey.

Prior Experience

Mr. Brady worked for more than four years as a technical assistance contractor to FEMA. In the summer of 2004, Mr. Brady assisted FEMA in the preparation of site planning and design criteria to provide group housing sites for victims of a potential catastrophic disaster affecting 50,000 or more households. Part of his FEMA experience includes leading the team that inspected and prepared grants for the abatement of public health hazards to more than 7,000 public housing units managed by the Housing Authority of New Orleans. He also assisted disaster recovery operations in Houston, Texas, in 2008, following Hurricane Ike, and served as FEMA's Public Assistance liaison to the Office of Chief Council's arbitration team in Washington D.C., in 2009.

Mr. Brady's non-FEMA emergency management consulting experience includes preparation of disaster plans for multiple southern California agencies, including Emergency Operations Plans (EOPs), Continuity of Operations Plans (COOPs), evacuation plans, and a regional CDC Strategic National Stockpile (SNS) warehouse and distribution plan.

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CLAUDIA TEDFORD
SENIOR ASSOCIATE

Claudia Tedford has more than 30 years of experience in urban and environmental planning, and is highly skilled at managing complex planning projects. She specializes in plan preparation and updates including general plans, specific plans, community plans and master plans; public involvement programs; and healthy communities planning. Claudia's expertise includes developing policy to connect public health and land use, expand mobility options, applying Smart Growth measures to help communities achieve long-term sustainability, promoting transit-oriented development and preparing strategies for successful implementation. She prepares and conducts public outreach efforts for all projects, creating essential partnerships by collaborating with stakeholders, neighborhoods, businesses, staff, agencies, non-profit advocacy groups, and other interested parties.

RELATED PROJECT EXPERIENCE

The following is Ms. Tedford's project experience with CityPlace Planning.

- South Centre City Area Plan – City of Escondido
- General Plan Update, Zoning Code Update, City CEQA Guidelines – City of La Canada Flintridge
- General Plan Update/EIR; Downtown Village Specific Plan – City of Vista
- Solana 101 Mixed Use Development EIR - City of Solana Beach
- Strategic Plan Update – City of Torrance
- Community Character Study for Colrich Homes – City of Encinitas
- Chula Vista Research Needs Assessment – City of Chula Vista
- General Plan Health and Wellness Element – City of La Mesa
- General Plan Health and Wellness Element – City of Lemon Grove



PATRICIA BLUMAN
SENIOR ASSOCIATE

Patricia Bluman has over 30 years of experience in land use and strategic planning, both in the private and public sectors. She prepares general plans and specific plans, writes and updates zoning codes, and develops sustainability and healthy community policies and plans. Patricia designs, manages, and implements community involvement programs for a wide range of planning projects. She is experienced providing facilitation for community workshops, small "community connectors," stakeholder and steering committees, and design charrettes. Patricia's experience as a public sector planner in both current and long range planning provides her with first-hand understanding of the need for land use plans and ordinances that not only reflect and achieve citizens' goals and values for their community, but that users can understand, Staff can administer without undue interpretation, and that minimizes requests for variances, rezonings, and unnecessary discretionary actions.

RELATED PROJECT EXPERIENCE

The following is Ms. Bluman's project experience with CityPlace Planning.

- South Centre City Area Plan – City of Escondido
- General Plan Update/EIR; Comprehensive Zoning Code Update – City of La Canada Flintridge
- General Plan Update and EIR – City of Vista
- On-Call Planning Services - Cities of Solana Beach and Lemon Grove
- Strategic Plan Update – City of Torrance

**EDUCATION**

Bachelor in Urban Planning, 2018
California State University, Northridge

SKILLS

InDesign
ArcGIS
AutoCAD

**HOLLI ANDERSON
PLANNER**

Ms. Anderson holds a Bachelor degree in Urban Planning with an emphasis in Environmental Planning and Sustainability from California State University, Northridge.

VERONICA TAM AND ASSOCIATES

Ms. Anderson is well versed in using Census, HMDA, and CHAS datasets for housing and demographic analysis. As a planner, Ms. Anderson contributes to the preparation of a variety of housing studies and reports:

Housing Element

Palmdale Thousand Oaks

Fair Housing Studies

Perris Santa Clarita
Palm Springs Monterey County

Consolidated Plans and Annual Reports

Camarillo El Cajon Perris
Delano Glendora Santa Clarita

PRIOR EXPERIENCE

Prior to joining VTA, Ms. Anderson worked at Habitat for Humanity/Homes 4 Families, which develops affordable housing communities for veterans. Ms. Anderson worked directly with client families in assessing their needs and eligibility for services.

Veronica Tam and Associates

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EDUCATION

Master in Urban Planning, 2019
California State Polytechnic University, Pomona

Bachelor in Biological Science, 2015
California State University, Fullerton

SKILLS

Spanish Fluency
Database Management
ArcGIS

ALEXIS BUENO CORREA
PLANNER

Ms. Bueno Correa holds a Master degree in Urban and Regional Planning with a specialization in community development.

Ms. Bueno Correa is familiar with both qualitative and quantitative methods of research. Her academic research was focused on assessing community change and gentrification due to demographic and housing trends.

VERONICA TAM AND ASSOCIATES

At VTA, Ms. Bueno Correa contributes to a variety of housing and community development studies as well as environmental clearance requirements for housing-related projects.

Housing Element
Palmdale Thousand Oaks

Fair Housing Studies
Glendale

PRIOR EXPERIENCE

Prior to joining VTA, Ms. Bueno Correa worked for the Municipal Water District of Orange County.

Jennifer Campos

Environmental Project Director



Experience

16 years

Education/Registrations

B.A. Geography, University of California, Berkeley

M.S. International Agricultural Development, University of California, Davis

Certifications/Permits

County of San Diego
Approved CEQA
Consultants List;
Agricultural Resources and
EIR Preparer

Affiliations

Association of Environmental
Professionals

American Planning
Association

Ms. Campos serves as a RECON Environmental Project Director for CEQA compliance. She leads a team of environmental planners, archaeologists, biologists, noise, and air quality specialists to ensure successful completion of environmental processing requirements for both public agencies and private clients. With over 16 years of experience in the environmental field, she successfully guides clients and facilitates project processing through environmental review and permitting. Ms. Campos coordinates with local, state, and federal agencies to obtain project authorizations. Ms. Campos has worked with both the public and private sectors and has an exceptionally wide range of expertise in areas including managing the preparation of environmental (CEQA and NEPA) and planning documents for projects in the southern and central coast regions of California. She works closely with applicants, planners, engineers, and architects throughout all stages of the planning process to ensure preparation of high-quality environmental documents. Ms. Campos' experience has emphasized the management of environmental review for policy planning documents (general plans, community plans, and specific plans) as well as a full range of large-scale projects.

At Home in Encinitas (General Plan Housing Element Update - 2013-2021) Program EIR, Encinitas, CA

Ms. Campos assisted with the EIR for City of Encinitas Housing Element Update project for the 2013 to 2021 planning period. The project includes an update to the 1992 Housing Element, including revised goals and policies, along with new and continuing implementation programs to ensure consistency with current state housing law. The update also integrates updated socioeconomic data, as well as other population and household characteristics to support the development of the Housing Element.

City of El Cajon Housing Element Rezone Program, El Cajon, CA

Ms. Campos prepared a Program EIR for the City of El Cajon Rezone Program that identified specific housing opportunity sites in order to accommodate the City's future housing demands. The EIR approach was to provide a comprehensive analysis and mitigation framework to allow for the streamlined review and tiering of subsequent housing and mixed-use projects.

City of Oceanside Phase I General Plan Update/ Climate Action Plan, Oceanside CA

Ms. Campos is the project manager for the preparation of CEQA documentation for Phase I of the City of Oceanside's General Plan Update. The project includes the preparation of new Economic Development and Energy elements, along with a Climate Action Plan (CAP), as part of a first phase of the City's General Plan update. The CAP and CEQA documentation are being developed with intent to facilitate and streamline the review of future development proposals.

City of Del Mar Zoning Code Amendment Program EIR, Del Mar, CA

Ms. Campos is overseeing preparation of a Program EIR to implement several actions associated with the City's Housing Element including rezoning of specific sites within the city to allow for multi-family and mixed use development. Working closely with City staff RECON is developing an appropriate analysis approach to address citizen concerns.

Transit Priority Area Housing and Infrastructure Incentives Program, San Diego, CA

Ms. Campos has been working with City staff to prepare a Program EIR for the City's Transit Priority Area Housing and Infrastructure Incentive Program which will provide amendments to the San Diego Municipal Code to incentivize housing construction, affordability and supply along with other related implementing actions.

Property Specific Requests General Plan Amendment EIR Addendum, County of San Diego, CA

Ms. Campos oversaw preparation of an addendum to the County of San Diego General Plan EIR, to change the land use designations for several property specific requests for higher density than assigned in the General Plan. The project relied on the General Plan Update EIR, in addition to the analysis contained two prior Mitigated Negative Declarations for specific properties.

Mission Valley Community Plan Update, San Diego, CA

Ms. Campos is in the process of preparing a Program Environmental Impact Report for the Mission Valley Community Plan update. The plan area sits at the crossroads of San Diego's freeway system, and serves as a regional center of offices, hotels, and retail sales. The updated community plan will provide goals and supporting policies for future development, consistent with the 2008 City of San Diego General Plan, as well as a long-range, comprehensive policy framework for growth and development in the community through 2035.

Nick Larkin

Environmental Planner



Experience

15 years

Education/Registrations

M.A. Urban Planning,
University of California
Los Angeles

B.A. Urban Studies and
Planning, University of
California San Diego

Certifications/Permits

County of San Diego
Approved CEQA
Consultants List; EIR
Preparer

Training

Caltrans Section 4(f)
training

Affiliations

Association of
Environmental
Professionals

Mr. Larkin's experience includes preparation of CEQA and NEPA compliance documents for a variety of project types, including private sector residential and commercial development, as well as public sector large- and small-scale infrastructure, public works, and energy projects. Mr. Larkin's expertise includes management of complex projects, preparation of EIRs and Mitigated Negative Declarations for CEQA, and preparation of EISs and Environmental Assessments for NEPA.

City of El Cajon Housing Element Rezone Program, El Cajon, CA

Mr. Larkin assisted with research and edits of an EIR for the City of El Cajon's Housing Element Rezone Program in order to accommodate the City's future housing demands. The EIR provides a comprehensive analysis and mitigation framework to allow for the streamlined review and tiering of subsequent housing and mixed-use projects. Furthermore, it includes a detailed cumulative analysis including other long-range planning efforts in the City.

City of Oceanside Phase I General Plan Update/Climate Action Plan, Oceanside CA

Mr. Larkin is serving as an analyst for the preparation of a Climate Action Plan (CAP) and CEQA documentation for the City of Oceanside. The project includes the preparation of new Economic Development and Energy Elements, along with a CAP, as part of a first phase of the City's General Plan update. The CAP and CEQA documentation are being developed with intent to facilitate and streamline the review of future development proposals.

Uptown, North Park, Golden Hill Community Plan Updates EIRs, San Diego, CA

Mr. Larkin served as an environmental analyst and assisted with the preparation of Response to Comments and Final Programmatic EIRs for the Uptown, North Park, and Golden Hill Community Plan Updates.

Morena Corridor Specific Plan, San Diego, CA

Mr. Larkin served as an environmental analyst and assisted with the preparation of EIR sections for the Morena Corridor Specific Plan, which would increase residential density in Linda Vista by redesignating and rezoning land to allow for transit-oriented development.

Morena Apartment Homes, San Diego, CA

Mr. Larkin is serving as an environmental analyst and primary author of the EIR for the Morena Apartment Homes project, which would remove an existing vehicle park, raise the project site of the 100-year floodplain, and construct 150 market-rate multi-family residential units within a transit priority area.

Prospect Estates II, Santee, CA

Mr. Larkin is serving as project manager the Initial Study/Mitigated Negative Declaration for the Prospect Estates II Project, which includes a General Plan Amendment and Zone Reclassification for development of 47 single-family residential lots on a 6.8-gross acre project site. Mr. Larkin finalized the Initial Study/Mitigated Negative Declaration for public circulation and is currently leading the effort to draft response to comments received during public circulation.

Avion Property, San Diego, CA

Mr. Larkin is serving as the project manager and primary author of the Supplemental EIR for the Avion Property, which would develop 84 single-family residential units and associated infrastructure within Black Mountain Ranch. He is serving as the primary point of contact with the project applicant, project architect, and City of San Diego. He is also overseeing preparation of technical studies for biological resources, cultural resources, air quality, noise, and a waste management plan.

Strauss Fifth Avenue Apartments Project, San Diego, CA

Mr. Larkin served as an environmental analyst for the Strauss Fifth Avenue project, which would demolish two buildings and surface parking lots, to allow the construction of a seven-story, 232,450-square-foot, 141-unit multi-family residential structure and three levels of below-grade parking, on a 1.08-acre site.

Pacific Highlands Ranch, San Diego, CA

Mr. Larkin served as project manager and primary author of Findings tiering off the Pacific Highlands Ranch Master EIR for the Coralina, Rancho Milagro, and Commercial Phase II projects. He oversaw preparation of technical studies and served as the primary point of contact with the City and project design team.

Morgan Weintraub

Environmental Analyst



Experience

5 years

Education/Registrations

B.A. Environmental Studies, University of California, Santa Cruz

Affiliations

Association of Environmental Professionals

Mentorship Committee Member, American Planning Association

Toastmasters, past Secretary

Ms. Weintraub's responsibilities include preparation of environmental documents, coordination with agency staff, and project management. She has prepared EIRs, MNDs, initial studies, and environmental assessments. Ms. Weintraub brings agency expertise through her experience serving as adjunct staff for the City of Wildomar and City of Eastvale.

Multiple Family Affordable Housing Program EIR, San Diego, CA

Ms. Weintraub is serving as environmental analyst for the preparation of a program EIR to address the potential impacts associated with adoption of the City of San Diego's Multi-Family Affordable Housing Program. The City is pursuing ordinance amendments to further implement its Climate Action Plan and General Plan City of Villages Strategy by allowing for streamlined affordable housing developments within Transit Priority Areas. The EIR covers a full range of environmental issues as well as an economic analysis, stakeholder engagement program, and urban design schematics.

2013-2021 Housing Element Update EIR, County of Riverside, CA

Ms. Weintraub was an author of the EIR evaluating the countywide projections of growth, including population and employment projections. The projections developed for the current General Plan (also referred to as GPA 960) form the baseline projections for the impact analysis in the EIR.

Housing Element Initial Study, Wasco, CA

Ms. Weintraub was the primary author of the Initial Study for the City's 2015-2023 Housing Element designed to address the projected housing needs of current and future residents.

Housing Element Initial Study, Suisun City, CA

Ms. Weintraub was the primary author of the Initial Study. The 2015-2023 Housing Element is the City's policy document guiding the provision of housing to meet future needs for all economic segments in Suisun City, including housing affordable to lower-income households.

Housing Element Initial Study, Los Altos, CA

Ms. Weintraub was the primary author of the Initial Study for the 2015 Housing Element. The EIR addressed analysis of the policy document addressing housing to meet future needs for all economic segments in Los Altos, including housing affordable to lower-income households.

Housing Element IS/ND, Town of Yountville, CA

Ms. Weintraub was the primary author of the Initial Study. A Negative Declaration consistent with CEQA was also prepared. The purpose of the IS/ND was to evaluate the potential environmental impacts of the Town's 2015-2023 Housing Element.

General Plan Update EIR, Palm Desert, CA

Ms. Weintraub was an author of the EIR. The General Plan update focuses on key areas of the city, including the Highway 111 corridor/City Center and the areas around the CSU campus. The update also includes goals and policies that provide the City with the tools to seek pedestrian-oriented development patterns to diversify the city's existing primarily automobile-oriented development patterns and realize both a true City Center and a vibrant university campus area.

PLAN Hermosa (General Plan EIR), Hermosa Beach, CA

Ms. Weintraub was an author of an EIR that considered the environmental impacts likely to occur with adoption of Hermosa Beach's General Plan and Local Coastal Program. PLAN Hermosa serves as the City's blueprint and vision for future growth and development.

General Plan Safety Element Initial Study, Maricopa, CA

Ms. Weintraub was an author of the Initial Study and Negative Declaration for the City of Maricopa Safety Element update. The purpose of the Safety Element was to identify natural or human activity-related hazards that exist in Maricopa and to define policy objectives and implementation actions to address them. This update coincided with an update to the Kern County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). Revisions to the Safety Element integrated updates associated with recent changes to state law and new legislation pertaining to general plan safety elements.

Santee Walker MND, Santee, CA

Ms. Weintraub prepared a MND for the Walker project that included a residential and open space component. The residential component included 67 single-family detached dwelling units on 9.6 acres and the open space component included 8.1 acres within the San Diego River floodway and 1.2 acres within a floodway buffer zone.

Recirculated Walmart EIR, Santee, CA

Ms. Weintraub assisted with preparation of the EIR for a Walmart project. The project included the expansion of an existing 131,220-square-foot store to 182,109 square feet. Ms. Weintraub's assisted with project coordination between the City and the client, and reviewed technical reports, in addition to authoring sections of the EIR.

G. Cost Proposal

The estimated cost to prepare the Santee Housing Element, including the CEQA clearance, is \$76,784. This budget includes RECON's attendance at Public Workshop No. 2 and the final Adoption Hearing.

Task	Tam \$ 150	Sr. Plnrs \$ 120	Planners \$ 100	GIS/Tech \$ 90	Other	RECON	Total
Task 1: Assessment							
Task 1.1: Evaluation of the 2013-2021 Housing Element	2		16				\$ 1,900
Task 1.2: Document Review	4		2				\$ 800
Task 2: Housing Element Preparation							
Task 2.1: Needs Analysis	16		80				\$ 10,400
Task 2.2: Housing Resources and Opportunities	16		80	20	\$ 1,000		\$ 13,200
Task 2.3: Affirmatively Furthering Fair Housing	2		8				\$ 1,100
Task 2.4: Housing Constraints	8	48	8				\$ 7,760
Task 2.5: Housing Goals, Policies, and Quantified Objectives	8		12				\$ 2,400
Task 3: Prepare and Finalize Housing Element							
Task 3.1: Inventory of Sites	8		16	4			\$ 3,160
Task 3.2: Public Workshop No. 1	6		8	2	\$ 200		\$ 2,080
Task 3.3: Administrative Draft Housing Element and Initial Study	6	4	16			\$ 6,000	\$ 8,980
Task 3.4: Identification of Sites for Rezoning (Primarily Staff Responsibility)	2		2	4			\$ 860
Task 3.5: Draft Housing Element and Negative Declaration	12		24		\$ 50	\$ 2,500	\$ 6,750
Task 3.6: Public Workshop No. 2	6		8	2	\$ 200	\$ 1,062	\$ 3,142
Task 3.7: Response to Comments on Draft Negative Declaration	2					\$ 1,440	\$ 1,740
Task 3.8: HCD Review and Final Draft Housing Element	20	20	40				\$ 9,400
Task 3.9: Public Hearing	6		2		\$ 200	\$ 1,062	\$ 2,362
Task 3.10: Adopted Housing Element and State Certification	2		4		\$ 50		\$ 750
Sub-Total	126	72	326	32	\$ 1,700	\$ 12,064	\$ 76,784
Contingency (15%)							\$ 11,518
TOTAL							\$ 88,302

AB 101 Summary

The goal of AB 101 is to increase housing production in California. It does so by:

- Providing **\$2.5 billion** in funding to address California’s housing and homelessness crisis;
- Establishing **incentives** to encourage cities and counties to increase housing production;
- Establishing a process for a **court** to determine that a city or county has complied with housing element law; and
- Imposing **penalties**, as a last resort, if cities and counties disregard the direction of a court and continue not to fulfill their responsibilities under housing element law.

Housing Elements

Process changes: AB 101 requires HCD to publish an annual list of cities that have failed to adopt a HCD-approved housing element. If HCD puts a city on the list, city has opportunity for two meetings to discuss its housing element and HCD must provide city written findings supporting its determination. A city may also request de novo review of its last element. HCD must issue written findings in response to the de novo review. City may challenge HCD’s findings pursuant to CCP Section 1094.5.

Financial penalties: If the Attorney General sues a city; the court finds that its housing element does not substantially comply with state law; and the city fails to bring the housing element into compliance, the following fines will be imposed unless the court finds mitigating circumstances for the delay:

- Within 12 months of the court’s order: \$10,000 - \$100,000 per month
- Within 15 months of the court’s order: \$30,000 - \$300,000 per month
- Within 18 months of the court’s order: \$60,000 - **\$600,000 per month** and court may appoint a receiver/agent to bring the city’s housing element into compliance

Fines are deposited into the building Homes and Jobs Trust Fund. **The State Controller may intercept state and local funds if the fines are not paid.**

Financial incentives: Additional points and other preferences will be awarded for certain state funding programs for cities that have adopted (i) housing element approved by HCD; and (ii) “prohousing local policies.” HCD will designate cities as “prohousing” by July 1, 2021 pursuant to emergency regulations.

Prohousing local policies facilitate the planning, approval, or construction of housing such as:

- Establishing local housing trust fund
- Reducing parking requirements
- Use by right approval
- Reduction of permit processing time
- Reduction of development impact fees
- Establishment of Workforce Housing Opportunity Zone or housing sustainability district

Local Government Planning Support Grants Program

The Program: \$250,000,000 to regions, cities and counties for planning activities to accelerate housing production and facilitate implementation of RHNA.

1. \$125,000,000 to COGS and other regional entities [H & S 50515.02]

Application deadline: January 31, 2021. Funding can be retained for COG’s use and/or suballocations to member cities and counties for following purposes:

- Improved methodology for distribution of 6th cycle RHNA
- Regional or countywide housing trust funds
- Technical assistance to update local planning documents
- Infrastructure planning
- Feasibility studies to determine housing sites consistent with SCS

2. \$125,000,000 to cities and counties (H & S 50515.03)

Application deadline: July 1, 2020. Maximum amounts based upon population for the following purposes:

- Rezoning and updating planning documents
- Completing environmental clearance to eliminate need for project-specific review
- Infrastructure planning
- Developing or improving accessory dwelling unit ordinance

Infill Infrastructure Grant Program of 2019

The Program: \$500,000,000 for competitive funding for “qualifying infill project” or “qualifying infill area.” NOFA to be released 11/30/19. [\$410,000,000 available for counties with a population more than 250,000, or any city in that county; \$90 million available for counties with a population less than 250,000, or any city in that county].

Qualifying infill project is a residential or mixed-use project located in an urbanized area in a city with an HCD-compliant housing element.

- 15% affordability (60% of AMI for rental; 120% of AMI for sale)
- Equal to or greater than “Mullin” densities
- Proximity to transit, parks, employment, schools, social services
- Consistency with SCS

Grant funds used for “capital improvement project” to facilitate the development of a qualifying infill project or area:

- Water, sewer, or other utility improvements
- Streets, roads, transit
- Project site preparation
- Sidewalk or streetscape improvement

Homelessness: Funding and Programs

1. The Homelessness Housing, Assistance and Prevention Program [H&S 50217]

\$650,000,000 is proposed for one-time grants to cities, counties, and continuums of care,¹ to support regional coordination, and to expand or develop local capacity, to address immediate homelessness challenges.

- \$190,000,000 will be available to continuums of care.
- \$275,000,000 will be available to cities or a city and county that has a population of more than 300,000.
- \$175,000,000 will be available to counties.

Applications must be submitted by February 15, 2020. All awards will be based on the applicant’s proportionate share of the state’s total homeless population

2. Low Barrier Navigation Centers [Gov’t Code 65660]

A “low barrier navigation center” is a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing. It provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter and housing.

¹ The “continuum of care” is the group organized to carry out responsibilities under the federal McKinney-Vento Homeless Assistance Act {24 CFR 578.3}.

A “low barrier navigation center” must be permitted as a “use by right”² if it meets the following requirements:

- Offers services to connect people to permanent housing
- Linked to coordinated entry system
- Has a system for entering information regarding client stays, client demographics, client income and exit destination through the local Homeless Management Information System
- Implements Housing First

Within 30 days of receiving an application for a Center, a city must notify the applicant whether the application is complete. Within 60 days of a completed application, the city must act on the application.

Affordable Housing Programs

1. Low Income Housing Tax Credits Program

Provides for the allocation of \$500 million in new state low-income housing tax credits for new construction projects that receive the federal 4 percent tax credit. For these new credits, the bill would increase the eligible basis for these projects from 13 percent to 30 percent. It would require at least \$300 million of this to be available to new construction projects receiving the federal 4 percent tax credit, and would allow up to \$200 million to be available to projects receiving assistance from the California Housing Finance Agency (CalHFA) Mixed Income Program.

2. Mixed Income Program

Appropriates \$500 million for CalHFA’s Mixed Income Program, which provides financing for mixed-income housing developments.

CalHome Program

Allows the CalHome program to include accessory dwelling units (ADUs) and junior accessory dwelling units (JADU), and to authorize the program to make grants for housing purposes in declared disaster areas.

² “Use by right” means that a city may not require a conditional use permit or other discretionary local review. It does not exempt the center from design review.

SB 35 Clean Up Provisions

Clarifies that when additional density, floor area, and units, and any other concession, incentive, or waiver of development standards granted pursuant to the Density Bonus Law in Section 65915 shall be included in the square footage calculation, when determining that the project contains at least two-thirds of the square footage of the development designated for residential use.

Allows the State Department of Public Health and State Water Resources Control Board to determine that a hazardous waste sites has been cleared for residential use or residential mixed uses.

Additional Provisions

1. Changes are made to the TCAC program including making HCD and CHFA directors voting members of the Committee. Currently they are ex officio members.
2. Changes made to state low income housing tax credit including additional \$500,000,000 for 2020 calendar year.
3. HCD and OPR will recommend an improved RHNA process and methodology to Legislature by 12/31/22.
4. Amendments made to Joe Serna Farmworker Housing Grant Program [H & S 50517.5].
5. Amendments made to CalHome Program [H & S 50650].
6. Amendments to Housing Trust Fund Matching Grants including lowering grant to \$500,000 for newly established funds.
7. Additional points and preference to city with HCD-compliant housing element and designated prohousing for Infill Incentive Grant Program of 2007 funds released after July 1, 2021.

DRAFT 6th Cycle RHNA Methodology and Estimated Allocation

The RHNA Determination, provided by the Department of Housing and Community Development (HCD) in July 2018, requires the San Diego region to plan for 171,685 housing units in the 6th Housing Element Cycle (2021-2029). The draft methodology, released by the Board of Directors for public review on July 26, 2019, allocates the housing units to each jurisdiction in the region based on the priorities discussed by the SANDAG Board of Directors and its RHNA Subcommittee.

Weighting	Transit	Jobs	100%
	65%	35%	
Units	111,595	60,090	171,685

Weighting	Transit	
	Rail & <i>Rapid</i>	Major Transit Stops
Units	83,696	27,899

Definitions:

- Rail & Rapid** Stations served by rail (NCTD COASTER & SPRINTER; and MTS Trolley, including planned MidCoast Trolley stations) and *Rapid* bus routes (NCTD BREEZE Route 350; MTS *Rapid* Routes 215, 225, & 235 and *Rapid Express* Routes 280 & 290).
- Major Transit Stops** A stop served by two or more major bus routes with 15 minute frequencies in the peak period (Public Resource Code 21064.3)
- Jobs** Jobs, including military jobs; SANDAG Population and Housing Estimates and/or SANDAG 2019 Regional Growth Forecast
- Equity Adjustment** To avoid an overconcentration of low income households and comply with Government Code 65584 (d), the draft methodology assigns more housing units of an income category to jurisdictions with a percentage of households in that category that is lower than the regional percentage.

ESTIMATED Allocation			
Jurisdiction	Transit	Jobs	Draft Allocation
Carlsbad	1,087	2,786	3,873
Chula Vista	8,478	2,627	11,105
Coronado	-	1,001	1,001
Del Mar	-	163	163
El Cajon	1,630	1,650	3,280
Encinitas	543	1,011	1,554
Escondido	7,609	1,998	9,607
Imperial Beach	1,196	179	1,375
La Mesa	2,717	1,080	3,797
Lemon Grove	1,087	272	1,359
National City	4,076	1,361	5,437
Oceanside	3,804	1,639	5,443
Poway	-	1,319	1,319
San Diego	74,478	33,423	107,901
San Marcos	1,630	1,486	3,116
Santee	543	676	1,219
Solana Beach	543	332	875
Unincorporated	1,087	5,613	6,700
Vista	1,087	1,474	2,561
Region	111,595	60,090	171,685

ESTIMATED Allocation by Income Category					
Jurisdiction	Very Low	Low	Moderate	Above Mod.	Draft Allocation
Carlsbad	1,311	784	749	1,029	3,873
Chula Vista	2,750	1,777	1,911	4,667	11,105
Coronado	343	185	174	299	1,001
Del Mar	37	64	31	31	163
El Cajon	481	414	518	1,867	3,280
Encinitas	469	369	308	408	1,554
Escondido	1,864	1,249	1,527	4,967	9,607
Imperial Beach	233	127	190	825	1,375
La Mesa	859	487	577	1,874	3,797
Lemon Grove	295	166	193	705	1,359
National City	645	506	711	3,575	5,437
Oceanside	1,268	718	883	2,574	5,443
Poway	468	268	241	342	1,319
San Diego	27,510	17,311	19,297	43,783	107,901
San Marcos	728	530	542	1,316	3,116
Santee	406	200	188	425	1,219
Solana Beach	316	159	160	240	875
Unincorporated	1,834	992	1,165	2,709	6,700
Vista	515	321	369	1,356	2,561
Region	42,332	26,627	29,734	72,992	171,685

The estimated allocation is provided for discussion purposes only. Pending authorization from the Board of Directors, the draft methodology will be submitted to the HCD for its 60-day review. Following HCD’s review, the Board of Directors will be asked to approve a final methodology and a draft allocation will be released at that time.

City of Santee
COUNCIL AGENDA STATEMENT

Item 13

MEETING DATE October 9, 2019

AGENDA ITEM NO.

ITEM TITLE **REPORT RELATED TO IMPLEMENTING ON-STREET RECREATIONAL VEHICLE PARKING REGULATIONS**

DIRECTOR/DEPARTMENT Melanie Kush, Development Services



SUMMARY

Parking solutions for RVs remains a topic of discussion between the community and staff. It is appropriate to bring an update to the City Council now that the new on-street RV parking regulations have been enforced for a year. This item will provide an overview of citation statistics, compare the Santee regulations to those in neighboring jurisdictions, and seek any City Council input about code implementation. The Council may wish to consider whether to create criteria for the location of RVs on private property such as added setback standards. Another issue for City Council consideration is the fee imposed for parking citations

On May 23, 2018 the City Council approved a number of Municipal Code amendments related to on- and off-street parking, codified in Santee Municipal Code (SMC) Sections 10 and 13. Among them was an amendment requiring RVs, including trailers and boats, parked on public streets to be moved at least 300 feet every 72 hours. Prior, RVs were only required to move a negligible distance every 72 hours in order to remain legally parked on public streets. The code amendments added a requirement prohibiting recreational vehicles exceeding eight feet in height or width from parking within 50 feet of an intersection. Citations for violations of these RV parking regulations are primarily issued by City Code Compliance Officers, rather than the Sheriff's Department, pursuant to Council direction. The code was also amended regarding the construction of new commercial storage facilities, changing the permit process to a Minor Conditional Use Permit approved by the Director of Development Services from the previous requirement for a Conditional Use Permit approved by the City Council.

Notice of this item was posted on the City's website and Facebook, and known interested parties were contacted.

ENVIRONMENTAL REVIEW

This is a project that is exempt from the California Environmental Quality Act ("CEQA") as defined in Section 15378 of the CEQA Guidelines.

FINANCIAL STATEMENT



Staff-time expended on this project is paid for by the General Fund.

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATIONS



Receive report and provide feedback.

ATTACHMENTS

Staff Report
Regulations

Attachment A – Statistics Graph
Attachment C – Resolution 064-2019

Attachment B – Parking

STAFF REPORT

REPORT RELATED TO IMPLEMENTING ON-STREET RECREATIONAL VEHICLE PARKING REGULATIONS CITY COUNCIL MEETING

OCTOBER 9, 2019

This report will provide the City Council with an overview of topics related to implementing the 2018 Santee Municipal Code (SMC) amendments regarding on-street recreational vehicle (“RV”) parking.

A. **BACKGROUND**

On May 23, 2018 the City Council approved a number of Municipal Code amendments related to on- and off-street parking, codified in SMC Sections 10 and 13. Among them was an amendment requiring RVs, including trailers and boats, parked on public streets to be moved at least 300 feet every 72 hours. Prior, RVs were only required to move a negligible distance every 72 hours in order to remain legally parked on public streets. The code amendments added a requirement prohibiting recreational vehicles exceeding eight feet in height or width from parking within 50 feet of an intersection. The code was also amended regarding the construction of new commercial storage facilities, changing the permit process to a Minor Conditional Use Permit approved by the Director of Development Services from the previous requirement for a Conditional Use Permit approved by the City Council. Parking solutions for RVs remains a topic of discussion between the community and staff. It is appropriate to bring an update to the City Council now that the new on-street RV parking regulations have been enforced for a year. This item will provide an overview of citation statistics, compare the Santee regulations to those in neighboring jurisdictions, and seek any City Council input about code implementation.

B. **PROCESS OF ENFORCEMENT**

Citations for violations of the RV parking regulations are principally issued by the City’s Code Compliance Officers (“Officers”), rather than the Sheriff’s Department, per Council’s direction at the May 23, 2018 meeting. The Sheriff’s Department is contacted only when a vehicle needs to be towed and impounded, as discussed below. The Officers respond to on-street vehicle and RV parking complaints daily. Unless an RV appears to be abandoned, an RV parked on the street isn’t in violation of the code until it has been in the same location for more than 72 hours.

When a complaint is received an Officer will visit the site to assess the potential for a violation. The Officer will take a photo of the subject RV in order to record its location, and will place a blue courtesy notice on the windshield (note: for repeat offenses, the Officer has the discretion to issue a parking citation immediately).

The courtesy notice states the location, date, and time of the visit, and the violation that could potentially occur if the RV is not moved within 72 hours. The Officer will revisit the site daily to see if it has moved 300 feet. If the RV is found to be noncompliant after 72 hours it will be issued a parking citation. If the RV continues to be in violation, the Officer will submit a request to the Sheriff’s Department that it be towed and impounded. The impound request would include a history of notices and parking citations along with date- and time-stamped pictures for evidence. The requests are reviewed by the Sheriff Department’s staff and acted upon if determined to be valid and warranted.

Parking citations are given to violators who have parked within the public right-of-way for more than 72 consecutive hours. The 72-hour parking prohibition is codified in SMC 10.10.245. Parking citations are different from administrative citations which are established in SMC 1.14 and are used to enforce property maintenance violations on private property.

C. COMPLIANCE STATISTICS

Code compliance statistics related to implementation of the on-street parking amendments over the past 13 months can be found in Table 1. From August 2018 to August 2019, 872 complaints were received by the Code Enforcement Division. When an Officer investigates a complaint, multiple vehicles may be assessed if they are in close proximity to one another. This has resulted in a total of 3,055 vehicles being assessed for non-compliance. Based on the assessments, 1,206 citations have been delivered and 199 vehicles have been impounded. The number of complaints in any given month ranged from 46 to 100, citations from 58 to 128, and impounds from 10 to 24. This area of enforcement occupies roughly seventy five percent (75%) of the Officers’ time.

Table 1 – Code Enforcement Statistics

Month	Complaints	Citations	Vehicles Marked	Impounds
August - 2018	100	67	250	15
September	73	58	290	10
October	68	93	230	12
November	60	104	210	10
December	49	110	200	12
January - 2019	59	78	230	14
February	58	107	210	15
March	63	106	200	15
April	95	118	235	20
May	73	80	255	18
June	58	58	230	16
July	70	99	245	18
August	46	128	270	24

D. ON-STREET PARKING JURISDICTION COMPARISON

This section provides current details about on-street parking regulations in other regional jurisdictions as compared to Santee. The cities of La Mesa, El Cajon, San Diego, and Chula Vista were polled as to whether RV parking on public streets is allowed and if there are restrictions. Table 2 displays the information gathered.

Of the four jurisdictions contacted, three required a permit to park an RV on a public street; El Cajon, San Diego, and Chula Vista. All of those jurisdictions restricted parking to 24 hours, and within a varying distance of the residence where the owner lives. La Mesa does not have a permitting system, but allows RV parking for up to 72 hours on public streets, at which time they are required to be moved at least 200 feet. Citation fees ranged from \$42.00 in La Mesa to \$104.50 in El Cajon. The citation fee in Santee is established by Resolution No. 064-2019 (Attachment C). The fine is \$62.50 for violations to SMC 10.10.245 and 10.10.230.

Unlike administrative citations, parking citation penalties are not incrementally increased with each additional violation; the fee for each subsequent parking citation given for the same violation remains at a constant \$62.50. Establishing a higher fee could create more of an incentive for RV owners to park off of the street, but could result in more RVs being stored in front yard areas, with more front yard pavement. California Vehicle Code section 40203.5 requires agencies that issue parking penalties to standardize penalties within a county to the extent possible.

Table 2 – Other Cities Regulations

Jurisdiction	Permit Requirement	Regulations	Citation Amount
Santee			
	N	No longer than 72 hours, must be moved 300'.	\$62.50
La Mesa			
	N	No longer than 72 hours, must be moved 200'	\$42.00
El Cajon			
	Y	Permit valid for 24 hours, maximum of 52 per year per applicant, no fee.	\$104.50
San Diego			
	Y	Permit valid for 24 hours, maximum of 72 per residence per year, must be parked on same block, \$1 fee	\$100.00
Chula Vista			
	Y	Permit valid for 24 hours, maximum of 72 per residence per year, must be parked on same block, \$2 fee	\$100.00

E. **EFFECTS OF ENFORCEMENT**

In order to avoid moving an RV every 72 hours on a public street to stay compliant with the SMC, an RV can be parked on private property indefinitely. As a result of ordinance enforcement, more RV owners are parking RVs, trailers, boats, and camper shells on their properties. Complaints have been received about the potential for neighborhood deterioration if there are no checks and balances in place to limit the number of such vehicles and how they may be parked on private property.

Another effect of enforcement may be the promotion of RV storage facilities. Given the current unavailability of spaces at storage facilities in Santee, El Cajon, and nearby Lakeside, it may be that Santee residents have utilized these facilities in order to avoid the inconvenience of moving recreational vehicles 300 feet every 72 hours. There is an inventory of nearly 1,100 RV spaces at local storage facilities, but only nine available spaces based on a recent poll. Table 3 on the next page shows the location of storage facilities in Santee and nearby jurisdictions, the total and available parking spaces at each facility, and the monthly fee charged to store RVs.

In anticipation of the potential shortfall, the City Council, as part of the package of parking amendments approved in 2018, eliminated the requirement for a Conditional Use Permit subject to City Council approval to construct new commercial storage facilities. Instead, the Director of Development Services has the authority to approve a Minor Conditional Use Permit for such facilities. No new proposals to develop storage facilities have been received since the code change.

Impounds have risen slightly on an average three-month period beginning with August 2018 (See Attachment A). The increase is correlated with the increase in citations in similar three-month periods. The impound fees for an RV range from \$275 - \$325 depending on the size and location the RV is towed to. Daily impound rates apply as well as any previously unpaid citations or Department of Motor Vehicle registration fees.

Table 3 – Local Storage Facilities

Facility	Location	Total Spaces	Available Spaces	Monthly Fee
Santee				
Santee Lakes	9310 Fanita Pkwy.	304	0 (wait list of 200)	\$99 - \$159
Rockvill Self Storage	10775 Rockvill St.	90	1	\$250 - \$309
Santee Mini Storage	10835 Woodside Ave.	75	0	\$100 - \$139
J's RV Rental	8837 Magnolia Ave.	5	3	\$250
East County Feed & Supply	10845 Woodside Ave.	13	0	\$100
Lakeside				
Willowbrook RV Storage	11949 Riverside Dr.	237	0	Unknown
Elm Garden RV Storage	12374 Mapleview St.	238	Unknown	Unknown
Lock and Hold Storage	13670 Hwy. 8 Business	12	0	\$75
El Cajon				
El Cajon Mini Storage	512 Raleigh Ave.	8	0	Unknown
Vacationer RV	1581 E. Main St.	35	1	\$200
Public Storage	1047 N. Johnson Ave.	Unknown	3	\$727
La Mesa				
A-1 Self Storage	4981 Spring St.	6	0	\$150 - \$250
A-1 Self Storage	8328 Center St.	9	0	\$150 - \$250
Poway				
Poway Road Mini Storage	14141 Poway Rd.	15	0	\$175 - \$230
Poway Garden Road Self Storage	14260 Garden Rd.	32	1	\$150 - \$250
Scripps Poway Self Storage	12380 Stowe Dr.	Unknown	0	\$339
Total		1,079	9	

F. OFF-STREET PARKING JURISDICTIONAL COMPARISON

In addition to on-street RV parking regulations, some regional jurisdictions also have off-street parking performance standards that provide parameters for parking an RV at single family residential properties. The purpose of these regulations is to protect the property rights of neighboring property owners by ensuring minimum separation between stored RVs and adjacent structures, and that views are not obstructed such as those that are necessary to exit a driveway.

Table 4 contains off-street RV parking regulations from five regional jurisdictions. Three jurisdictions only allow an RV to be located in a side or rear yard area, with some allowance for front yard parking with an administrative permit. Two jurisdictions require that the RV be located at least ten feet from doorways and windows of neighboring residences, and ten feet from the sidewalk or curb. Screening an RV from public and neighboring view was also either implied or explicitly stated in each of the jurisdictional standards except La Mesa.

As a comparison, the off-street parking regulations in Santee only require an RV to be on a paved surface or within a garage. The SMC defines a paved surface as being of cement, cement pavers, asphalt, or gravel (SMC §13.10.060). The maximum allowable paved area within the 20-foot front yard area is 50%. There are no restrictions on the amount of paved area allowed behind the 20-foot front yard setback. Relative to other regional jurisdictions Santee has a limited number of regulations with regards to parking an RV in the front yard area or anywhere else on a residential property (refer to Attachment B).

Table 4 – Regional Off-Street RV Parking Regulations

City	Regulations
Carlsbad	<p>Permitted inside of a structure or in side or rear yard.</p> <p>Parking in front yard may be provided with a permit if:</p> <ol style="list-style-type: none"> 1. Access to side or rear yard is not feasible because a structure, significant landscaping is blocking the pathway, extensive grading would be needed, or lot configuration doesn't allow access. 2. It would not interfere with visibility to or from any street and would not encroach onto the sidewalk or any easements. <p>Neighboring property owners can appeal the decision to issue a permit.</p>
Coronado	<p>Only permitted in the rear yard area, defined as between the main residence and the rear property line.</p>
Escondido	<p>Permitted in rear yard if:</p> <ol style="list-style-type: none"> 1. There is 3' of separation to any habitable structure. 2. It is screened with a wall that is a minimum of 5' tall. <p>Permitted in side yard if:</p> <ol style="list-style-type: none"> 1. There is 3' of separation between property line and on-site structures. 2. It is screened by a wall that is a minimum of 5' tall. <p>Permitted in front yard if:</p> <ol style="list-style-type: none"> 1. There is 10' of separation from doorways and windows of neighboring residence. 2. There is 10' of separation from sidewalk. 3. It is parked perpendicular to street, and is on a paved surface.
La Mesa	<p>Permitted if:</p> <ol style="list-style-type: none"> 1. There is 10' separation from the curb. 2. There is 10' of separation from doorways and windows of neighboring residence. 3. It does not block a garage entrance. 4. Is not located over an easement. 5. Is perpendicular to the street.
Vista	<p>Permitted if located behind the front of the house and screened with a solid fence or wall at least 6' tall.</p>
Santee	<p>Must be parked on a paved surface (cement, pavers, asphalt, or gravel). The maximum allowable paved area within the 20-foot front yard area is 50%.</p>

G. SUMMARY

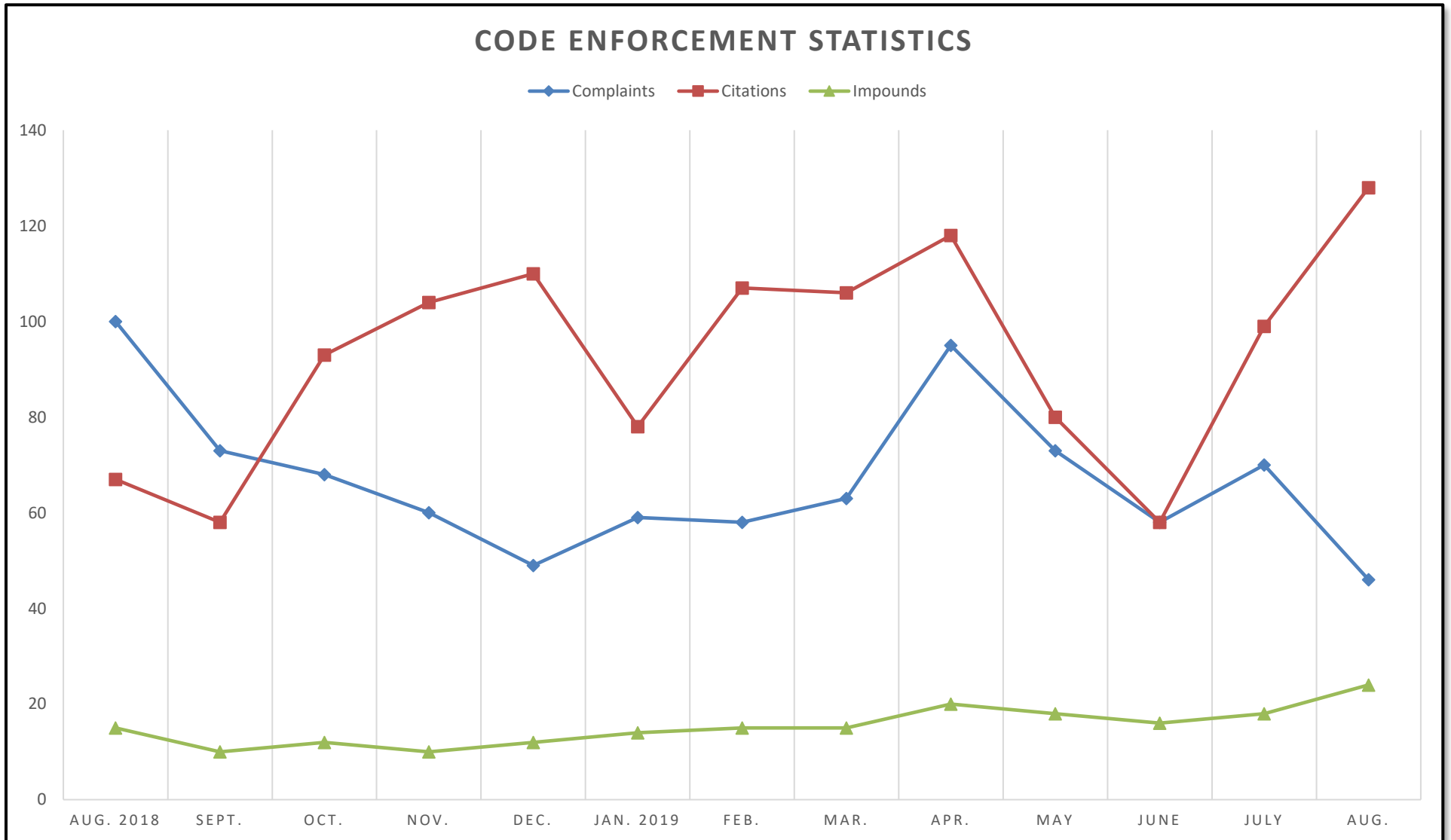
With the implementation of the parking amendments, there has been an objectively-perceived reduction in the number of RVs parked on city streets. As shown in the graph found in Attachment A, the number of monthly complaints is trending down. Citations remain nearly constant over most 3-month periods, but are also impacted by street parking restrictions put in place by the Traffic Division. With further education and

enforcement, it is believed that complaints will continue to decline as the regulations become more familiar to residents. Monthly citations and impounds will still likely spike with new street parking restrictions posted on public streets by the Traffic Division. The development of new RV storage facilities was incentivized with the 2018 amendments, but no applications have been received. The Santee Municipal Code sections regulating on- and off-street RV parking can be found in Attachment B.

H. **STAFF RECOMMENDATION**

Receive report and provide feedback about current on-street parking enforcement and potential off-street parking regulations.

Attachment A
Code Enforcement Statistics Graph



Attachment B
On- and Off-Street RV Parking Regulations
City of Santee SMC 10.10.230, 10.10.245, & 13.10.060

10.10.230 Stopping, standing or parking prohibited.

A. Except as provided in subsection B, it is unlawful for any person to stop, stand, or park a vehicle in any of the following places when signs or markings indicate prohibition of stopping, standing or parking:

1. At any place within 20 feet of a point on the curb or edge of the roadway immediately opposite the mid-block end of a safety zone;
2. At any place within 25 feet of an intersection or within the curb return of an intersection, whichever is greater;
3. Within 25 feet of the approach to any traffic signal, stop sign, or official electric flashing device;
4. Adjacent to either side of a crosswalk or driveway entrance so as to block access to such crosswalk or driveway;
5. For a distance of 50 feet along the curb or edge of the roadway at the driveway of any hospital;
6. For a distance of 50 feet along the curb or edge of the roadway immediately in front of the main driveway to any substation office of the Sheriff;
7. For a distance of 50 feet along the curb or edge of the roadway immediately in front of the main driveway to any fire station housing motor vehicle fire-fighting equipment;
8. At any other place where the City Traffic Engineer determines that it is necessary in order to eliminate a dangerous traffic hazard.

B. Subsection A does not prohibit buses from stopping to receive or discharge passengers at such places when appropriately signed or marked as bus loading zones.

C. It is unlawful for any person to stop, stand, or park a recreational vehicle or any vehicle exceeding eight feet in height (at any point) or eight feet in width (at any point) within 50 feet of an intersection or a marked crosswalk when signs at all gateway entrances to the City, as those gateway entrances are identified in the General Plan, indicate such prohibition.

10.10.245 Use of streets for storage prohibited.

A. It is unlawful for any person who owns or has possession, custody or control of any vehicle to park that vehicle on any street or alley for more than 72 consecutive hours.

B. It is unlawful for any person who owns or has possession, custody or control of a recreational vehicle to park that vehicle on any public street in the same location, defined as within 300 feet of the original or previously documented location, for more than 72 consecutive hours.

C. It is unlawful for any person to leave any object on any street or alley so as to obstruct traffic flow or parking without a permit per Chapter 8.02 provided, however, that trash and recycling containers complying with a temporary use permit are not subject to this prohibition.

13.10.060 General provisions.

A. Property Maintenance. All buildings, structures, yards and other improvements shall be maintained in a manner which does not detract from the appearance of the immediate neighborhood. The following conditions are prohibited:

1. Dilapidated or deteriorating structures, including, but not limited to, fences, roofs, doors, walls, and windows.
2. Accumulation of scrap lumber, junk, trash, debris, or inoperative vehicles is prohibited.
3. Parking of vehicles on an unpaved surface.
4. Repair of automobiles or other vehicles shall be limited to incidental work on personal vehicles legally owned by the resident only pursuant to the provisions contained in subsection B of this section.
5. Swimming pools that are not properly treated with chemicals as well as pools, with or without water, that are not properly fenced to prohibit access, thereby creating a threat to the public health and safety.

B. Vehicle and Equipment Repair and Storage. The following provisions shall apply to any vehicle, motor vehicle, camper, camper trailer, trailer, unmounted camper, trailer coach, motorcycle, boat or similar conveyance in all residential districts, and to all sites in any other district used for residential occupancy:

1. Off-street parking, driveways, and storage of the above conveyances shall be conducted on an approved surface only, including cement, cement pavers, asphalt, and gravel. The entire area beneath the conveyance must be covered with an approved surface. Such conveyances shall be prohibited to be parked or stored on unpaved surfaces, such as lawns or dirt surface, subject to the following:

a. Paved areas shall not exceed 50% of the required front yard area including all areas used for parking of vehicles and the area providing access to such parking areas. This section shall not prohibit the paving of a standard width driveway (20 feet) to a required off-street parking area on a cul-de-sac lot, or other similar narrow lot as determined by the Director.

b. Approval of more than 50% pavement coverage with the exception of a cul-de-sac lot or other similar narrow lot described above is subject to a minor exception permit pursuant to Section 13.06.050 of this title.

2. Servicing, repairing, assembling, disassembling, wrecking, modifying, restoring, or otherwise working on any of the above conveyances shall be prohibited unless conducted within a garage or accessory building.

3. Storing, placing or parking any of the above conveyances, or any part thereof, which is disabled, unlicensed, unregistered, inoperative, or from which an essential or legally required operating part is removed, shall be prohibited unless conducted within a garage or accessory building.

4. Notwithstanding the provisions of subdivisions 1 and 2 above, emergency or minor repairs and short-term or temporary parking of any of the above conveyances, when owned by a person residing on the lot, may be conducted for an aggregate period of up to 24 hours in any continuous period of 48 hours exclusive of the screening requirements.

5. For the purpose of this section, references to types of conveyances shall have the same meaning as defined in the Vehicle Code of the State of California, where such definitions are available.

C. Unless otherwise specified within this code or by conditional use permit, all activities, work and storage of materials within residential districts shall entirely be within an enclosed building.

Attachment C

RESOLUTION NO. 064-2019

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
ADOPTING A SCHEDULE OF PENALTIES FOR PARKING VIOLATIONS**

WHEREAS, Section 10.10.360, "Citation penalty" of Title 10 of the Santee Municipal Code adopted by Ordinance 563 authorizes the City to issue a citation for any violation of Chapter 10.10 of the Santee Municipal Code or any violation of the California Vehicle Code; and

WHEREAS, Vehicle Code section 40203.5 requires agencies that issue parking penalties to standardize penalties within a county to the extent possible; and

WHEREAS, the City of Santee wishes to establish fees for parking citations consistent with the fee amounts for similar citations within San Diego County.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California that the City of Santee Parking Violation Fee Schedule attached to this Resolution as Attachment 1 is hereby adopted.

BE IT FURTHER RESOLVED that the parking penalty amounts set forth in the City of Santee Parking Violation Fee Schedule become effective on the effective date of Ordinance No. 563.

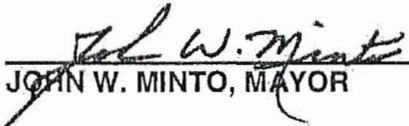
ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 26th day of June, 2019, by the following roll call vote to wit:

AYES: HALL, HOULAHAN, KOVAL, MCNELIS, MINTO

NOES: NONE


ABSENT: NONE

APPROVED:



JOHN W. MINTO, MAYOR

ATTEST:



ANNETTE ORTIZ, MBA, CMC, CITY CLERK

Attachment 1: City of Santee - Parking Violation Fee Schedule

Attachment C

CITY OF SANTEE - PARKING VIOLATION FEE SCHEDULE

SMC SEC	DESCRIPTION	BAIL AMT
10.10.210	PARK IN MEDIAN STRIP	62.50
10.10.215.A	ONE WAY ST – 18"	62.50
10.10.215.B	ONE WAY – TWO OR MORE SEPARATED ROADWAYS	62.50
10.10.215.C	ONE WAY – WRONG WAY	62.50
10.10.220	PARKING ON NARROW ST	62.50
10.10.225	PARKING ADJACENT TO SCHOOLS POSTED	62.50
10.10.230.A	POSTED (SPECIFIC CIRCUMSTANCES)	62.50
10.10.235	BLOCKING HIGHWAY	62.50
10.10.230.C	RV – POSTED	62.50
10.10.240	OBSTRUCT PUBLIC WAYS	62.50
10.10.245.A	72 HOUR PARKING	62.50
10.10.260	EMERGENCY VEH. ONLY	62.50
10.10.270	COMMERCIAL VEHICLE OVER 10,000 LBS	62.50
10.10.275	SLEEPING IN VEHICLE	37.50
10.10.300.A	RED/YELLOW/GREEN/WHITE CURB VIOLATIONS	62.50
10.10.300.C	ALLEY PARKING	62.50
10.10.305	ANGLE PARKING - 1'	62.50
10.10.310.B	CITY PROPERTY – POSTED	62.50
10.10.310.C	TIME LIMITED PARKING	62.50
10.10.310.D	DRIVEWAY, EXIT, AISLE PARKING	62.50
VEHICLE CODE	DESCRIPTION	BAIL AMT
21113(a)	PARK ON PUBLIC PROP OR SCHOOL	47.50
21211(b)	PARKING IN BIKE LANE	47.50
21718(a)	PARKING ON FREEWAY	47.50
22500(a)	PARKING IN INTERSECTION	47.50
22500(b)	PARKING ON CROSS WALK	47.50
22500(c)	PARKING IN SAFETY ZONE	47.50
22500(d)	PARKING IN FIRE STATION DRIVEWAY	47.50
22500(e)	PARKING BLOCKING DRIVEWAY	47.50
22500(f)	PARKING ON SIDEWALK	47.50
22500(g)	PARKING BLOCKING EXCAVATION	47.50
22500(h)	DOUBLE PARKED	47.50
22500(i)	PARKING IN BUS ZONE	262.50
22500(j)	PARKING IN TUBE/TUNNEL	47.50
22500(k)	PARKING ON BRIDGE	47.50
22500(l)	PARKING IN CURB CUT / DISABLED ACCESS	342.50
22500.1	PARKING IN FIRE LANE	47.50
22502(a)	RIGHT WHEELS 18" FROM CURB – WRONG WAY	47.50
22502(e)	ONE WAY STREET – LEFT WHEELS 18"	47.50
22505(b)	ST/HWY RESTRICTED PARKING	47.50
22507.8(A)-(C)	DISABLED PARKING SPACE / ACCESS AREA / LOADING AREA	342.50
22514	PARKING WITHIN 15' OF FIRE HYDRANT	47.50
22515(a)	EFFECTIVE -- SET BRAKES / STOP MOTOR	47.50
22516	LOCKED VEH. / PERSON INSIDE	47.50
22517	OPENING DOOR ON TRAFFIC SIDE	47.50
22518	RIDE SHARE PARKING VIOLATION	47.50
22520.5	SELL / VEND 500' OF ON/OFF RAMP	47.50
22520.6	REST STOP PARKING VIOLATION	47.50
22520	NON-EMERGENCY STOP / PARK ON FWY	47.50
22521	PARKED W/IN 7-1/2' OF RR TRACKS	47.50
22522	SIDEWALK ACCESS RAMP 3' AWAY	342.50
22526(a), (b)	BLOCK INTERSECTION / GRIDLOCK	62.50
25250	UNLAWFUL FLASHING LIGHTS	42.50
25251(b)	FLASHING LIGHTS REQUIRED	42.50
25300(e)	WARNING DEVICE REQ. DISABLED VEHICLE	42.50
4000(a)	EXPIRED REGISTRATION	62.50
4457	MUTILATED / ILLEGIBLE PLATE / TAB	37.50
4462(b)	WRONG PLATE ON VEHICLE	37.50
5200	LICENSE PLATES LOCATION / NUM.	37.50
5201	IMPROPER DISPLAY OF LICENSE PLATES	37.50
5204(a)	NO CURRENT REGISTRATION STICKER	37.50
24401	PARKED VEHICLE W/HIGH BEAMS ON	37.50
24602	FOG LIGHT VIOLATION	37.50
24603(e)	BROKEN TAIL LIGHT	37.50
24604	LAMP / FLAG ON PROJECTIONS	37.50
24607	REFLECTORS REQUIRED ON REAR	37.50
24608	REFLECTORS / FRONT / SIDE OF TRUCKS	37.50
26100C	TINTED COVERS ON HEADLIGHTS	47.50
26707	WINDSHIELD WIPERS / BAD CONDITIONS	37.50
26708(a)	TINTED SIDE / FRONT WINDOWS	37.50
26708.5	TRANSPARENT MATERIAL ON WINDOW	37.50
26709	RIGHT / LEFT MIRRORS REQ	37.50
26710	DEFECTIVE WINDSHIELD	37.50
27155	NON-COMBUST GAS CAP REQUIRED	37.50
27465(b)	BALD TIRE	37.50
28071	PASSENGER CAR BUMPERS REQUIRED	87.50