



City Council
Mayor John W. Minto
Vice Mayor Ronn Hall
Council Member Laura Koval
Council Member Rob McNelis
Council Member Dustin Trotter

CITY OF SANTEE REGULAR MEETING AGENDA Santee City Council

City Manager | Marlene D. Best
City Attorney | Shawn D. Hagerty
City Clerk | Annette Fagan Ortiz

MEETING INFORMATION

Wednesday, January 26, 2022

6:30 p.m.

Council Chambers | Building 2

10601 Magnolia Ave • Santee, CA 92071

Staff

Assistant to the City Manager | Kathy Valverde
Finance Director/Treasurer | Tim McDermott
Fire & Life Safety Director/Fire Chief | John Garlow
Law Enforcement | Captain Christina Bavencoff

TO WATCH LIVE:

AT&T U-verse channel 99 (SD Market) | Cox channel 117 (SD County)

www.cityofsanteca.gov

IN-PERSON ATTENDANCE

Please be advised that current public health orders require attendees to wear face coverings while inside the Council Chambers.

LIVE PUBLIC COMMENT

Members of the public who wish to comment on matters on the City Council agenda or during Non-Agenda Public Comment may appear in person and submit a speaker slip, before the item is called. Speakers must adhere to the public health order requirement to wear a face covering. Your name will be called when it is time to speak.

PLEASE NOTE: Public Comment will be limited to 3 minutes and speaker slips will only be accepted until the item is called. The timer will begin when the participant begins speaking.



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

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

LEGISLATIVE INVOCATION: Phil Herrington – Pathways Community Church

PLEDGE OF ALLEGIANCE

RECOGNITION: Recognition of Ms. Wheelchair California 2022 Jacquelyne Yawn

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 Payment of Demands as Presented. (Finance – McDermott)**
- (3) **Approval of the Expenditure of \$70,337.83 for December 2021 Legal Services and Reimbursable Costs. (Finance – McDermott)**
- (4) **Adoption of a Resolution Finding that the Public Interest and Convenience Require the Sale of Certain Real Property, Declaring the City's Intent to Sell Such Property, and Setting a Public Hearing. (City Manager – Best)**

NON-AGENDA PUBLIC COMMENT (15 minutes):

Persons 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. This first Non-Agenda Public Comment period is limited to a total of 15 minutes. Additional Non-Agenda Public Comment is received prior to Council Reports.



PUBLIC HEARING:**THE PUBLIC HEARING ITEM NUMBER 5 WILL BEGIN PROMPTLY AT 7:00 PM.**

- (5) **Consideration of Revised City Council District Electoral Boundaries as Required by Elections Code Section 21621. (City Attorney – Hagerty)**

Recommendation:

1. Receive a report from staff and the City's redistricting consultant on the redistricting process and review draft maps to redraw district boundaries; and
2. Conduct a Public Hearing to receive public input on district boundaries.

- (6) **Public Hearing and Introduction and First Reading of an Ordinance Amending Title 13 of the Santee Municipal Code ("SMC"), "Zoning" (Case File: ZA2022-1), and Introduction and First Reading of an Ordinance Amending Title 2 of the SMC, "Administration and Personnel," Title 9 of the SMC, "Public Services" and Title 10 of the SMC, "Vehicles and Traffic". (City Attorney – Hagerty)**

Recommendation:

1. Open, conduct, and close the Public Hearing on the Ordinance Amending Title 13.
2. Introduce and Conduct the First Reading of both Ordinances, and set the Second Reading for both Ordinances for February 9, 2022.

NEW BUSINESS:

- (7) **Resolution Requesting that the Local Agency Formation Commission (LAFCO) of the County of San Diego Initiate Proceedings for the Weston Boundary Cleanup Reorganization. (Development Services – Planning)**

Recommendation:

Adopt the Resolution of Application requesting LAFCO to initiate proceedings for the proposed Weston Boundary Cleanup Reorganization.

- (8) **Resolution in Support of the County of San Diego's Application for a Reorganization to Include the Dissolution of County Service Area No. 69. (Fire – Garlow)**

Recommendation:

Adopt the Resolution in Support of the County of San Diego's Application for a Reorganization to Include the Dissolution of County Service Area No. 69.



(9) Resolution Authorizing Submittal of Applications for CalRecycle Grant and Payment Programs for Which City of Santee, California is Eligible. (Community Services)

Recommendation:

Adopt the Resolution authorizing the City’s submittal of applications for CalRecycle’s grant and payment programs and authorizing the City Manager to execute all necessary documents to implement the program and secure payment.

(10) Possible Cancellation of a Regular City Council Summer Meeting. (Mayor – Minto)

Recommendation:

Identify preferred date for meeting cancellation and direct the City Clerk to post a Notice of Meeting Cancellation at the appropriate time.

NON-AGENDA PUBLIC COMMENT (Continued):

All public comment not presented within the first Non-Agenda Public Comment period above will be heard at this time.

CITY COUNCIL REPORTS:

CITY MANAGER REPORTS:

CITY ATTORNEY REPORTS:

CLOSED SESSION:

- (11) PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
(Government Code Section 54957(b))
Title: City Manager

ADJOURNMENT:



**BOARDS, COMMISSIONS & COMMITTEES
JANUARY & FEBRUARY MEETINGS**

Jan	06	SPARC	VIRTUAL
		(SPARC MEETING MOVED TO JANUARY 13)	
Jan	10	Community Oriented Policing Committee	CANCELLED
Jan	12	Council Meeting	VIRTUAL
Jan	26	Council Meeting	Council Chamber
Feb	03	SPARC	Council Chamber
Feb	09	Council Meeting	Council Chamber
Feb	14	Community Oriented Policing Committee	Council Chamber
Feb	23	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.



MEETING DATE January 26, 2022

ITEM TITLE RECOGNITION OF MS. WHEELCHAIR CALIFORNIA 2022
JACQUELYNE YAWN

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY The Ms. Wheelchair California Leadership Institute is dedicated to improving the lives of people with disabilities. They are advocates, lifelong learners, and support each other to be their best selves. At their September 11 pageant event, Santee resident Jacquelyne Yawn won the title Ms. Wheelchair California 2022. Jacqui's platform for her reign is Disability Representation in the Media. She hopes to awaken people to the lack of representation in the media and to use positive experience and strong community support to advocate for her cause.

When Jacqui was four months old, she was in a car accident. As a result, she has a spinal cord injury at the c-6/c-7 level. She was involved in various disability programs growing up. She learned to use a powered wheelchair. And then she took up water skiing, jet skiing, tennis, basketball and soccer, just to name a few. Jacqui attended Charles A. Lindbergh-Albert E. Schweitzer Elementary until fourth grade, then Carlton Oaks Elementary and West Hills High School. She was an athlete for the Adaptive Wheelchair Sports Program in San Diego. She was on the San Diego Adult Wheelchair Soccer team. They traveled each year to various tournaments and competed nationally. Around 2008-2009 her club won a national soccer title in Atlanta and Jacqui was named MVP. Even though Jacqui couldn't participate in the sports teams, West Hills High School still allowed her to get letterman's jackets for competing in club sports and was awarded varsity patches for both soccer and basketball.

Jacqui graduated from San Diego State University in 2010 with a Bachelor's Degree in English Cum Laud with a minor in Religious Studies. In 2013 she received her Master's Cum Laud in English with a specialization in American Literature and a certificate in Adolescent Literature. At San Diego State, she noticed a lack of disability representation in literary discussions and brought more awareness to the field.

In 2018 Jacqui started work as a Court Operations Clerk for the San Diego Superior Court. She loves her job there and obtained her paralegal certificate at the UCSD Extension program. Her long-term goal is to work as a paralegal for the port or the city of San Diego.

At tonight's meeting, Mayor Minto will officially crown Jacqueline Yawn, Ms. Wheelchair California 2022.

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

N/A

ATTACHMENT

None.



MEETING DATE January 26, 2022

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, 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).

FINANCIAL STATEMENT

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.

ATTACHMENT

None



MEETING DATE January 26, 2022

ITEM TITLE PAYMENT OF DEMANDS

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

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 *TKM*

Adequate budgeted funds are available for the Payment of Demands per the attached listing.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Approve the Payment of Demands as presented.

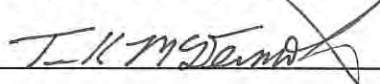
ATTACHMENT

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

Payment of Demands
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
12/29/21	Accounts Payable	\$ 8,342.18
01/03/22	Accounts Payable	308,867.36
01/03/22	Retiree Health	5,749.00
01/05/22	Accounts Payable	316,708.28
01/12/22	Accounts Payable	412,911.28
01/13/22	Accounts Payable	191,456.45
01/13/22	Payroll	461,940.61
01/14/22	Accounts Payable	<u>24,705.65</u>
	TOTAL	<u>\$1,730,680.81</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
1045	12/29/2021	10482 TRISTAR RISK MANAGEMENT	114470		LOSSES PAID 11/16-11/30	8,342.18

Total : 8,342.18

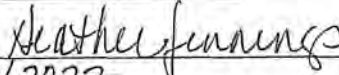
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Bank total : 8,342.18

1 Vouchers in this report

Total vouchers : 8,342.18

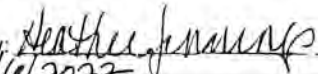
Prepared by: 
Date: 1/6/2022

Approved by: 
Date: 1/6/2022

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
1295	1/3/2022	10955 DEPARTMENT OF THE TREASURY	PPE 12/22/21		FED WITHHOLD & MEDICARE	97,009.70	
					Total :	97,009.70	
1337	1/3/2022	10956 FRANCHISE TAX BOARD	PPE 12/22/21		CA STATE TAX WITHHELD	32,193.78	
					Total :	32,193.78	
12214	1/4/2022	10353 PERS	12 21 4		RETIREMENT PAYMENT	142,248.70	
					Total :	142,248.70	
667169	1/3/2022	10959 VANTAGE TRANSFER AGENT/457	PPE 12/22/21		ICMA - 457	33,175.47	
					Total :	33,175.47	
667190	1/3/2022	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 12/22/21		RETIREE HSA	4,239.71	
					Total :	4,239.71	
5 Vouchers for bank code : ubgen						Bank total :	308,867.36
5 Vouchers in this report						Total vouchers :	308,867.36

Prepared by: 
Date: 1/6/2022

Approved by: 
Date: 1/6/2022

Voucher List
CITY OF SANTEE

Bank code : lbgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129361	1/5/2022	10412 AT&T	31059963 DEC 2021		MAST PARK- USAGE 12/20-01/19	90.95
					Total :	90.95
129362	1/5/2022	10262 AUSTIN, ROY	01012022		RETIREE HEALTH INSURANCE	1,412.10
					Total :	1,412.10
129363	1/5/2022	14306 AZTEC LANDSCAPING, INC	0037835-IN	53493	CUSTODIAL SERVICES - PARKS	4,184.71
			19863L-IN	53493	CUSTODIAL SERVICES - PARKS	199.83
			19910L-IN	53493	CUSTODIAL SERVICES - PARKS	552.16
					Total :	4,936.70
129364	1/5/2022	12951 BERRY, BONNIE F.	January 1, 2022		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
129365	1/5/2022	14342 BW RESEARCH PARTNERSHIP INC	SNTE-001-2	53581	DEI COMMUNITY SURVEY	19,700.00
					Total :	19,700.00
129366	1/5/2022	13990 C.P. RICHARDS SIGNS, INC.	59033	53690	AMBULANCE GRAPHICS	1,423.50
					Total :	1,423.50
129367	1/5/2022	10299 CARQUEST AUTO PARTS	11102-545689	53407	VEHICLE REPAIR PART	22.50
			11102-545836	53407	VEHICLE REPAIR PARTS	65.49
					Total :	87.99
129368	1/5/2022	10958 CATERPILLAR FINANCIAL SERVICES	31834802		LEASE PYMT #15-VACTOR 2110	16,305.91
					Total :	16,305.91
129369	1/5/2022	10569 CHARLENE'S DANCE N CHEER	333		INSTRUCTOR PAYMENT	7,170.00
					Total :	7,170.00
129370	1/5/2022	10032 CINTAS CORPORATION #694	4104647525	53483	UNIFORM/PARTS CLEANER RNTL	66.51
					Total :	66.51
129371	1/5/2022	14447 CITY VENTURES	RFD- GRD1310S		REFUNDABLE DEPOSITS	25,000.00
					Total :	25,000.00
129372	1/5/2022	10268 COOPER, JACKIE	January 1, 2022		RETIREE HEALTH PAYMENT	91.00

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129372	1/5/2022	10268 10268 COOPER, JACKIE	(Continued)			Total : 91.00
129373	1/5/2022	14455 COUNSELING SDC	Ref000075973		CORRECT LICENSEE	13.00 Total : 13.00
129374	1/5/2022	10608 CRISIS HOUSE	641	53674	CDBG SUBRECIPIENT	491.24 Total : 491.24
129375	1/5/2022	12356 DAVIS FARR LLP	11049	53347	FYE 20/21 ANNUAL AUDIT FEE	5,750.00 Total : 5,750.00
129376	1/5/2022	11295 DOKKEN ENGINEERING	40178	52440	CUYAMACA RIGHT TURN POCKET	1,190.00 Total : 1,190.00
129377	1/5/2022	10251 FEDERAL EXPRESS	7-592-77294 7-615-82296		SHIPPING CHARGES SHIPPING CHARGES	22.14 42.75 Total : 64.89
129378	1/5/2022	10301 HORSMAN AUTOMOTIVE	14796	53447	VEHICLE SMOG INSPECTION	49.95 Total : 49.95
129379	1/5/2022	11724 ICF JONES & STOKES INC	0159986	53609	MSCP SUBAREA PLAN	3,405.00 Total : 3,405.00
129380	1/5/2022	13335 IRON WALL SECURITY, INC	4182	53485	BREWS & BITES	1,209.38 Total : 1,209.38
129381	1/5/2022	10272 JENKINS, CARROLL	01012022		REITREE HEALTH INSURANCE	3,101.22 Total : 3,101.22
129382	1/5/2022	13247 JOHNSON, DOUGLAS	01012022		REITREE HEALTH INSURANCE	891.00 Total : 891.00
129383	1/5/2022	10204 LIFE ASSIST INC	1159341 1159818	53477 53477	EMS SUPPLIES EMS SUPPLIES	7,666.11 486.98 Total : 8,153.09
129384	1/5/2022	10720 MALL MEDIA INC	24402U		HOLIDAY LIGHTING	345.48

Bank code : ubgen

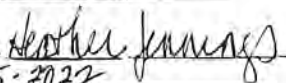
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129384	1/5/2022	10720 10720 MALL MEDIA INC	(Continued)			Total : 345.48
129385	1/5/2022	10079 MEDICO HEALTHCARE LINEN	20520571	53546	MEDICAL LINEN SERVICE	20.62
			20520573	53546	MEDICAL LINEN SERVICE	13.01
					Total :	33.63
129386	1/5/2022	10306 MOTOROLA SOLUTIONS INC	8281283005	53640	COMMUNICATION EQUIPMENT	190.24
					Total :	190.24
129387	1/5/2022	10527 MOYNEUR, KYLE	12152021		TUITION REIMBURSEMENT	2,006.00
					Total :	2,006.00
129388	1/5/2022	10083 MUNICIPAL EMERGENCY SERVICES	IN1651250	53454	SAFETY APPAREL	121.53
			IN1651272	53454	SAFETY APPAREL	440.53
			IN1654446	53454	SAFETY APPAREL	138.85
					Total :	700.91
129389	1/5/2022	10308 O'REILLY AUTO PARTS	2968-456626	53458	VEHICLE REPAIR	23.69
					Total :	23.69
129390	1/5/2022	12904 PAT DAVIS DESIGN GROUP, INC	6721	53460	GRAPHIC DESIGN WORK	3,150.00
					Total :	3,150.00
129391	1/5/2022	10241 CAROLINE SUCH	12092021		PETTY CASH REIMB - CSD	75.89
					Total :	75.89
129392	1/5/2022	12062 PURETEC INDUSTRIAL WATER	1941097	53592	DEIONIZED WATER SERVICE	109.38
					Total :	109.38
129393	1/5/2022	13592 QUADIENT LEASING USA, INC	N9161713	53571	QUADIENT MAIL MACHINE LEASE	1,057.27
					Total :	1,057.27
129394	1/5/2022	12237 RAYON, KYLE	January 1, 2022		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
129395	1/5/2022	12994 RINCON CONSULTANTS, INC	35624	53171	FANITA RANCH PHASE II CULTURAL	2,096.25
					Total :	2,096.25

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129396	1/5/2022	10097 ROMAINE ELECTRIC CORPORATION	12-055086	53413	VEHICLE REPAIR PART	107.62
Total :						107.62
129397	1/5/2022	10407 SAN DIEGO GAS & ELECTRIC	2237 358 004 2 DEC21 4394 020 550 9 DEC21 8509 742 169 4		TRAFFIC SIGNALS LMD USAGE 11/11-12/10 CITY HALL GROUP BILL-DEC 2021	5,936.45 4,233.27 8,213.60
Total :						18,383.32
129398	1/5/2022	13171 SC COMMERCIAL, LLC	2022335-IN	53480	DELIVERED FUEL	476.45
Total :						476.45
129399	1/5/2022	13554 SC FUELS	0480982-DEF 0480982-F	53488 53481	DIESEL EXHAUST FLUID (DEF) FLEET CARD FUELING	15.71 2,110.76
Total :						2,126.47
129400	1/5/2022	14284 SDI PRESENCE LLC	8024	53387	SANTEE LMS PROCUREMENT	5,337.50
Total :						5,337.50
129401	1/5/2022	10110 SECTRAN SECURITY INC	21120494	53532	FY 21/22 ARMORED CAR	141.67
Total :						141.67
129402	1/5/2022	13206 SHARP BUSINESS SYSTEMS	9003601638	53579	SHARP COPY/MAINT DEC 2021	932.80
Total :						932.80
129403	1/5/2022	10217 STAPLES ADVANTAGE	3494818948 3494957978 3495165780 3495165781	53513 53416 53513 53513	OFFICE SUPPLIES - FINANCE STAPLES BUSINESS SUPPLIES OFFICE SUPPLIES - FINANCE OFFICE SUPPLIES - FINANCE	126.74 123.08 28.44 39.78
Total :						318.04
129404	1/5/2022	10119 STEVEN SMITH LANDSCAPE INC	48390 48431 48540	53417 53417 53418	EMERGENCY FIRE BREAK BRUSH EMERGENCY FIRE BREAK BRUSH A2 LANDSCAPE SERVICES	54,075.00 29,355.00 18,652.80
Total :						102,082.80
129405	1/5/2022	10250 THE EAST COUNTY	00092344 00112567		CITIES FINANCIAL TRANSACTIONS NOFA - CDBG	308.00 122.50

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129405	1/5/2022	10250 THE EAST COUNTY	(Continued)			Total : 430.50
129406	1/5/2022	12480 UNITED SITE SERVICES	114-12673507	53419	PORTABLE TOILETS, TEMP FENCE	159.79
						Total : 159.79
129407	1/5/2022	11194 USAFACT INC	1121811		BACKGROUND CHECK	28.92
						Total : 28.92
129408	1/5/2022	14039 WESTERN EXTRACTION	1640 1640-CR	53576 53474	HOLMATRO TOOLS CREDIT ON ACCOUNT	75,551.40 -170.00
						Total : 75,381.40
129409	1/5/2022	10537 WETMORE'S	06P25423	53475	VEHICLE REPAIR PARTS	104.83
						Total : 104.83
129410	1/5/2022	12930 WILLIAMS, ROCHELLE M.	January 1, 2022		RETIREE HEALTH PAYMENT	91.00
						Total : 91.00
129411	1/5/2022	12641 WITTORFF, VICKY DENISE	January 1, 2022		RETIREE HEALTH PAYMENT	31.00
						Total : 31.00
51 Vouchers for bank code : ubgen						Bank total : 316,708.28
51 Vouchers in this report						Total vouchers : 316,708.28

Prepared by: 
Date: 1/5/2022
Approved by: 
Date: 1-5-2022

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129412	1/12/2022	12060 ACCOUNTING PRINCIPALS INC	12211356 12219194	53612 53612	TEMPORARY ACCOUNTING SPECI/ TEMPORARY ACCOUNTING SPECI/	1,592.81 1,689.02 Total : 3,281.83
129413	1/12/2022	14440 AED BRANDS LLC	120533	53697	EQUIPMENT SUPPLIES	2,278.59 Total : 2,278.59
129414	1/12/2022	11999 AMERICAN ASPHALT SOUTH INC	2 2R	53518	CITYWIDE SLURRY SEAL AND RDV RETENTION	97,800.00 -4,890.00 Total : 92,910.00
129415	1/12/2022	10299 CARQUEST AUTO PARTS	11102-545482 11102-546135 11102-546306	53407 53407 53407	VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS	37.43 20.07 278.52 Total : 336.02
129416	1/12/2022	10032 CINTAS CORPORATION #694	4103362790 4105344878	53483 53483	STATION SUPPLIES UNIFORM/PARTS CLEANER RNTL	44.39 81.53 Total : 125.92
129417	1/12/2022	10486 COUNTY OF SAN DIEGO	01052022A 01052022B		COUNTY RECORDER FEE - NOE COUNTY RECORDER FEE - NOE	50.00 50.00 Total : 100.00
129418	1/12/2022	10333 COX COMMUNICATIONS	064114701-DEC 21 112256001-DEC 2021		8115 ARLETTE ST USAGE 12/15/20; 9130 CARLTON OAKS DR 12/*20/20;	195.16 92.40 Total : 287.56
129419	1/12/2022	10046 D MAX ENGINEERING INC	6846	53372	2021 MS4 OUTFALL MONITORING	25,296.87 Total : 25,296.87
129420	1/12/2022	14446 ENTERPRISE FM TRUST	2690	53705	2022-01 FLEET LEASE PAYMENT	468.77 Total : 468.77
129421	1/12/2022	10057 ESGIL CORPORATION	11/2021		SHARE OF FEES	120,001.85 Total : 120,001.85

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129422	1/12/2022	10856 E-W TRUCK & EQUIPMENT CO INC	65690	53440	VEHICLE REPAIR	102.60
			65691	53440	VEHICLE REPAIR	102.60
			65692	53440	VEHICLE REPAIR	102.60
			65693	53440	VEHICLE REPAIR	102.60
			65694	53440	VEHICLE REPAIR	102.60
			65695	53440	VEHICLE REPAIR	102.60
			65696	53440	VEHICLE REPAIR	102.60
			65697	53440	VEHICLE REPAIR	102.60
			65698	53440	VEHICLE REPAIR	102.60
			65700	53440	VEHICLE REPAIR	102.60
			65701	53440	VEHICLE REPAIR	102.60
					Total :	1,128.60
129423	1/12/2022	14425 FEHR&PEERS	150850	53675	SANTEE SB 743 IMPLEMENTATION	4,000.00
					Total :	4,000.00
129424	1/12/2022	10065 GLOBAL POWER GROUP INC	78456	53445	ELECTRICAL REPAIRS & MAINT	1,930.00
					Total :	1,930.00
129425	1/12/2022	10066 GLOBALSTAR USA LLC	000000025006497		SATELLITE PHONE SERVICE	93.95
					Total :	93.95
129426	1/12/2022	14460 GOYOU CONSTRUCTION	21STE-PV00746		PERMIT REFUND	162.40
					Total :	162.40
129427	1/12/2022	14423 GQ BUILDERS INC	1	53699	CITY HALL TRASH ENCLOSURE MC	17,000.00
			1R		RETENTION	-850.00
					Total :	16,150.00
129428	1/12/2022	10256 HOME DEPOT CREDIT SERVICES	8160612	53410	TRAINING SUPPLIES	73.70
					Total :	73.70
129429	1/12/2022	10204 LIFE ASSIST INC	1161750	53477	EMS SUPPLIES	900.83
					Total :	900.83
129430	1/12/2022	14448 MARIO CAMACHO	121321		EMPLOYEE REIMBURSEMENT	200.00
					Total :	200.00

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129431	1/12/2022	10079 MEDICO HEALTHCARE LINEN	20224405	53546	MEDICAL LINEN SERVICE	13.01
			20524403	53546	MEDICO LINEN SERVICE	20.62
			20528163	53546	MEDICAL LINEN SERVICE	20.62
			20528165	53546	MEDICAL LINEN SERVICE	13.01
					Total :	67.26
129432	1/12/2022	10507 MITEL LEASING	903488236		MONTHLY RENTAL 122670	1,878.78
			903488261		MONTHLY RENTAL 124690	312.66
			903488304		MONTHLY RENTAL 130737	276.33
			903488307		MONTHLY RENTAL 131413	266.16
					Total :	2,733.93
129433	1/12/2022	10308 O'REILLY AUTO PARTS	2968-456899	53458	VEHICLE SUPPLIES	322.93
					Total :	322.93
129434	1/12/2022	10092 PHOENIX GROUP INFO SYSTEMS	112021031	53605	FY 21/22 PARKING CITE PROCESS	278.41
					Total :	278.41
129435	1/12/2022	10161 PRIZM JANITORIAL SERVICES INC	34232	53498	CUSTODIAL SERVICES - OFFICES	3,419.67
					Total :	3,419.67
129436	1/12/2022	12062 PURETEC INDUSTRIAL WATER	1942072	53592	DEIONIZED WATER SERVICE	109.38
					Total :	109.38
129437	1/12/2022	10097 ROMAINE ELECTRIC CORPORATION	12-051687	53413	VEHICLE REPAIR PARTS	211.21
					Total :	211.21
129438	1/12/2022	14143 SAN DIEGO COUNTY FIRE CHIEFS	FY2021-22		ANNUAL MEMBERSHIP DUES	50.00
					Total :	50.00
129439	1/12/2022	10768 SANTEE SCHOOL DISTRICT	9126	53415	USE OF SPORTS LIGHTS	210.00
					Total :	210.00
129440	1/12/2022	13171 SC COMMERCIAL, LLC	2026265-IN	53480	DELIVERED FUEL	856.18
			2028091-IN	53480	DELIVERED FUEL	563.31
					Total :	1,419.49
129441	1/12/2022	13554 SC FUELS	0486284-DEF	53488	DIESEL EXHAUST FLUID (DEF)	9.05

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129441	1/12/2022	13554 SC FUELS	(Continued) 0486284-F	53481	FLEET CARD FUELING	1,919.90
					Total :	1,928.95
129442	1/12/2022	11341 SRM CONTRACTING & PAVING	CIP 2021-02		RETENTION RELEASE	64,761.02
					Total :	64,761.02
129443	1/12/2022	10217 STAPLES ADVANTAGE	3495165778 3495265519	53466 53548	OFFICE SUPPLIES - PSD OFFICE SUPPLIES - DDS	8.63 123.14
					Total :	131.77
129444	1/12/2022	10749 STATE WATER RESOURCES	SW-0223162 SW-0226486		WATER RESOURCES PERMIT FEE SWRCB PERMIT FEE - THEATRE SI	26,498.00 808.00
					Total :	27,306.00
129445	1/12/2022	10119 STEVEN SMITH LANDSCAPE INC	48619 48737 48738	53417 53418 53502	A1 LANDSCAPE SERVICES A2 LANDSCAPE SERVICES A3 LANDSCAPE SERVICES	823.86 18,652.80 11,940.16
					Total :	31,416.82
129446	1/12/2022	10250 THE EAST COUNTY	00113219 00113331	53538	INVITATION TO BID - CH FIBEROPT NOTICE OF INTENT - ARCO GAS	882.00 315.00
					Total :	1,197.00
129447	1/12/2022	10165 TRAD AM ENTERPRISES INC	622		INSTRUCTOR PAYMENT	663.00
					Total :	663.00
129448	1/12/2022	13023 TRAFFICWARE, LLC	90103954	53702	SYNCHRO SOFTWARE UPGRADE	4,888.00
					Total :	4,888.00
129449	1/12/2022	10692 UNITED PARCEL SERVICE	000006150X511		SHIPPING CHARGES	116.66
					Total :	116.66
129450	1/12/2022	10978 US BANK	6364890		TAX ALLOCATION BONDS 2016 A/B	1,200.00
					Total :	1,200.00
129451	1/12/2022	11194 USAFACT INC	1123103		BACKGROUND CHECK	37.04

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129451	1/12/2022	11194 11194 USAFACT INC	(Continued)			Total : 37.04
129452	1/12/2022	10136 WEST COAST ARBORISTS INC	180499	53503	URBAN FORESTRY MANAGEMENT	715.85
						Total : 715.85
41	Vouchers for bank code : ubgen					Bank total : 412,911.28
41	Vouchers in this report					Total vouchers : 412,911.28

Prepared by: Isabel Sandoval
Date: 01/12/2022
Approved by: Heather Jennings
Date: 1-12-2022

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129453	1/13/2022	10334 CHLIC	2937222		HEALTH INSURANCE	187,056.91
					Total :	187,056.91
129454	1/13/2022	10785 RELIANCE STANDARD LIFE	January 22		VOLUNTARY LIFE INSURANCE	501.16
					Total :	501.16
129455	1/13/2022	10424 SANTEE FIREFIGHTERS	PPE 01/05/22		DUES/PEC/BENEVOLENT/BC EXP	3,027.49
					Total :	3,027.49
129456	1/13/2022	10776 STATE OF CALIFORNIA	PPE 01/05/22		WITHHOLDING ORDER	449.53
					Total :	449.53
129457	1/13/2022	10001 US BANK	PPE-01/05/22		PARS RETIREMENT	421.36
					Total :	421.36
5 Vouchers for bank code : ubgen						Bank total : 191,456.45
5 Vouchers in this report						Total vouchers : 191,456.45

Prepared by: Yusuf Sandaul
Date: 1/13/2022
Approved by: Heather Jennings
Date: 1-13-22

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129459	1/14/2022	10001 US BANK	00060		GF-MAT/SUP	55.00
			00093424		MEETING SUPPLIES	19.69
			00101105650250		SUPPLIES	18.92
			00201240		DEPARTMENT SUPPLIES	32.17
			002384		SUPPLIES	100.28
			003874		SENIOR LUNCHEON SUPPLIES	38.74
			010750		SENIOR PROGRAM SUPPLIES	52.52
			012369B		EMPLOYEE SOCIAL	60.00
			012751		PRO DEV - MSA MEETING	6.00
			0135		VEGETATION FIRE ON 11/25/21	315.17
			0140		FIRE ACADEMY BURN DAY	92.67
			0143		FIRE ACADEMY	92.67
			020619		GIFT CARD FOR CATERER	20.00
			021549		GROUNDS	220.00
			023062648428-9065		DEPARTMENT SUPPLIES	64.88
			02645		FIRE INSPECTOR INTERVIEWS	55.83
			0315988		GF MAT/SUP	28.00
			0369		SUPPLIES	10.98
			043460		MEETING SUPPLIES	5.19
			050699		GRAFFITI REMOVAL SUPPLIES	11.83
			0508		FIRE INSPECTOR INTERVIEWS	13.46
			053584		GIFT CARD FOR CATERERS	20.00
			059036		TEEN CENTER SUPPLIES	17.51
			06220		TEEN CENTER SUPPLIES	65.31
			067808		SENIOR LUNCHEON GIFT CARDS	40.00
			077205		SENIOR LUNCHEON SUPPLIES	55.95
			084847		SENIOR LUNCHEON SUPPLIES	53.61
			0880008000		SUPPLIES	105.51
			092093		PRO DEV - MSA MEETING	6.00
			096239		PROF DEV - MSA MEETING	6.00
			09988		TEEN CENTER SUPPLIES	25.03
			1 TAX: 1.00		DEPARTMENT SUPPLIES	104.33
			1002274968		VEHICLE REPAIR PART	1,055.90
			1008		STAFF RETIREMENT	150.00
			10105		MEETING SUPPLIES	30.04
			1023671		FLOOD CONTROL	8.20

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129459	1/14/2022	10001 US BANK	(Continued)			
			1102771		SUBSCRIPTIONS & MEMBERSHIPS	185.00
			1105661		MEMBERSHIPS	135.00
			112-0105179-7172234		EQUIPMENT SUPPLIES	30.69
			11222021		CPR/AED CARD	9.50
			112-3160725-9069027		OFFICE FURNITURE	1,408.56
			112-5704783-8513007		STATION SUPPLIES	48.46
			112-7303103-6079446		MEDIC UNIT SUPPLIES	30.32
			112-76643383-9264224		FINANCE DEPT SUPPLIES	27.50
			113-4046932-9513034		OFFICE SUPPLIES	32.29
			113-4496421-9093817		EQUIPMENT SUPPLIES	77.48
			1139089		CPRS AWARD SUBMISSION FEE	70.00
			114-5444026-5729847		SAFETY APPAREL	386.81
			1193470		VEHICLE SUPPLIES	49.14
			1208619156		ONLINE MEETING SOFTWARE	129.35
			1208622931		ONLINE MEETING SOFTWARE	129.35
			12202021		EQUIPMENT SUPPLIES	10.49
			1221145		PLAQUE AND ENGRAVED PENS	171.82
			122221-A		MISC SUPPLIES	19.38
			122221-B		MISC. SUPPLIES	31.12
			122221-C		MISC. SUPPLIES	15.07
			1239435		MEETING SUPPLIES	9.46
			138-787 A		WEARING APPAREL	30.00
			166373		EXCEL TRAINING COURSE	255.00
			1748175		SPROUTS WELLNESS PROGRAM	93.90
			18634097		DEPARTMENT SUPPLIES	126.70
			202000381706-7265135		CONFERENCE REGISTRATION	745.00
			20220114tm		PRIOR MONTH BALANCE ADJ	0.04
			20343		SANTEETV MATERIALS & SUPPLIE	22.08
			2108195		GF-MATERIAL AND SUPPLIES	70.25
			2200542B		FIDO FEST	41.85
			22026357		FLASH DRIVE FOR ISCS CONFERE	339.90
			224757B		HOLIDAY LIGHTING	472.11
			2366666		VIDEO EQUIPMENT	490.57
			2366666cr		CREDIT	-462.59
			2373344		GF-SMALL TOOLS	20.93
			243214		VEHICLE LIGHTING	814.61

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129459	1/14/2022	10001 US BANK	(Continued)			
			2513367		GF-MAT/SUP	41.49
			27933256001		SUPPLIES	14.00
			3065828		WEBCAMS	193.90
			31583		POSTAGE	0.50
			35601		WEARING APPAREL	62.45
			35952		GF-MATERIAL AND SUPPLIES	56.00
			370		HOLIDAY LIGHTING	50.00
			37N3YGWLF5D		PRO DEV MSA	40.00
			3926609		WEBCAM	107.73
			3IPTBG-a		CREDIT - LEAGUE OF CA CITIES	-292.48
			3RQMKL		ICSC CONVENTION	20.00
			3WJ3WD		ICSC CONVENTION	20.00
			3WJ3WD-a		ICSC CONVENTION	284.79
			40320545205		FIRE ACADEMY BURN DAY	32.99
			40395224		FIRE ACADEMY	47.98
			4091977002		ONLINE MEETING SERVICE	88.67
			42318		SENIOR LUNCHEON MEAL	1,603.09
			43574		GT-SMALL TOOLS	178.74
			4427-0		GF MAT/SUP	199.93
			47670304		SUBSCRIPTION AND MEMBERSHIP	495.00
			48373279US3-a		REFUND-LEAGUE OF CA CITIES	-258.87
			48373279US3-b		CREDIT - LEAGUE OF CITIES	-50.00
			4864225		PASSPORT SUPPLIES	140.06
			503039958783		WELLNESS - LUNCH AND LEARN	227.13
			50766		LMD FOUNTAIN SUPPLIES	214.40
			50767		LMD FOUNTAIN PARTS	37.70
			51279		PRINTING SERVICES - ACFR 2021	38.79
			5786658		SUPPLIES	152.95
			5922		TEEN CENTER SUPPLIES	19.15
			6013210208		ONLINE MEETING SERVICES	30.00
			6050		PRINTING	467.62
			60562		GROUNDS	51.03
			61877133		APA MEMBERSHIP	409.00
			6458610		COMPUTER EQUIPMENT	322.38
			65488		GROUNDS	33.76
			71384		BUNNY TRAIL	1,201.89

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129459	1/14/2022	10001 US BANK	(Continued)			
			7958		SPECIAL EVENT LUNCH	39.41
			7XNTN9TBLR5		PROF DEV MSA	40.00
			806543111765A		SANTEETV EQUIPMENT	1,465.38
			806543111765B		SANTEETV EQUIPMENT	26.92
			80956		GRAFFITI ABATEMENT	59.61
			83982		LMD FOUNTAIN MOTOR PARTS	89.59
			84624997864830219		OFFICE SUPPLIES	65.84
			846455151436921		PRINTING	74.18
			85753		GF -MAT/SUP	232.58
			904		SENIOR PROGRAM SUPPLIES	30.37
			9090154B		HOLIDAY LIGHTING	40.00
			92877194		FLOOD CONTROL	657.82
			BGNCGTZBT5V		PROF DEV MSA	40.00
			BKB20541		SAFETY APPAREL	287.96
			CR241360		VEHICLE LIGHTING	-693.98
			DM4956299		SANTEE DISCOVERY DAY	742.94
			E42318-B		SENIOR LUNCHEON CATERING	1,603.09
			E42382B		EMPLOYEE SOCIAL	1,937.09
			FFNHSKHWS3N		PROF DEV MSA	40.00
			GSPI-0000104822		SOFTWARE	99.95
			LLN29M7W3N4		PROF DEV MSA	40.00
			MPNQSXM6VDL		PROF DEV MSA	40.00
			PKK5S695H94		PRO DEV MSA	40.00
			SENIOR PROGRAM		TARGET GIFT CARD FOR SENIOR I	20.00
			TAX: 3.44		DEPARTMENT SUPPLIES	89.18
			TAX: 4.41		DEPARTMENT SUPPLIES	110.41
			TJNPV4VHBX9		PRO DEV MSA	40.00
			VLNCCYKQXB7		PROF DEV MSA	40.00
			W29030		PUB ED SUPPLIES	1,885.63
			WB1627673898		STATION EQUIPMENT	35.38
			X8NYZTH8BZM		PROF DEV MSA	40.00
			YWNMCLPTQZJ		PROF DEV MSA	40.00
					Total :	24,705.65
					Bank total :	24,705.65

1 Vouchers for bank code : ubgen

Bank code : ubqen

Voucher	Date	Ven dbr	Invoice	PO #	Description/Account	Amount	
1	Vouchers in this report					Total vouchers :	24,705.65

Prepared by: Isabel Sanchez
Date: 1/14/2022
Approved by: [Signature]
Date: 1/14/22

MEETING DATE January 26, 2022

ITEM TITLE APPROVAL OF THE EXPENDITURE OF \$70,337.83 FOR DECEMBER 2021 LEGAL SERVICES AND REIMBURSABLE COSTS

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

SUMMARY

Legal services invoices proposed for payment for the month of December 2021 total \$70,337.83 as follows:

1) General Retainer Services	\$ 15,743.00
2) Labor & Employment	5,088.15
3) Litigation & Claims	10,510.02
4) Special Projects - General Fund	28,776.06
5) Special Projects – Other Funds	682.50
6) Third-Party Reimbursable Projects	<u>9,538.10</u>
Total	<u>\$ 70,337.83</u>

FINANCIAL STATEMENT *TKM*

	<u>AMOUNT</u>	<u>BALANCE</u>
General Fund:		
Adopted Budget	\$ 796,920.00	
Revised Budget	\$ 796,920.00	
Prior Expenditures	(279,556.13)	
Current Request	(60,117.23)	\$ 457,246.64
Other Funds (excluding third-party reimbursable items):		
Adopted Budget	\$ 85,000.00	
Revised Budget	\$ 85,000.00	
Prior Expenditures	(28,082.36)	
Current Request	(682.50)	\$ 56,235.14

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *TKM/B*

Approve the expenditure of \$70,337.83 for December 2021 legal services and reimbursable costs.

ATTACHMENTS

1. Legal Services Billing Summary December 2021
2. Legal Services Billing Recap FY 2021-22



**LEGAL SERVICES BILLING SUMMARY
DECEMBER 2021**

Attachment 1

DESCRIPTION	CURRENT AMOUNT	INVOICE NUMBER	NOTES
Retainer 1001.00.1201.51020	\$ 15,743.00 <u>15,743.00</u>	924583	
Labor & Employment: Labor & Employment Employee Benefits 1001.00.1201.51020	4,033.80 1,054.35 <u>5,088.15</u>	924606 924599	
Litigation & Claims: Litigation & Claims Affordable Housing Coalition of San Diego County Climate Action Plan (CAP) Litigation Parcel 4 Litigation Brooks Receivership Sky Ranch Potential Homeowner/HOA Litigation 1001.00.1201.51020	2,211.50 1,277.98 145.80 4,981.24 1,387.40 506.10 <u>10,510.02</u>	924607 924596 924586 924587 924590 924593	
Special Projects (General Fund): Community Oriented Policing Municipal Code Update Climate Action Plan CEQA Special Advice Entertainment District Parcel 4 Hotel Housing Element Cannabis 1001.00.1201.51020	1,312.20 10,842.66 801.90 1,944.00 170.10 97.20 850.50 12,368.70 <u>28,387.26</u>	924584 924591 924597 924603 924601 924602 924585 924592	
Special Projects - CSA 69 (General Fund) CSA 69 Dissolution 1001.03.2203.51020	<u>388.80</u>	924594	
Special Projects (Other Funds): Cuyamaca Street Right-of-Way Acquisition	682.50 <u>682.50</u>	924589	cip71402.30.05
Third-Party Reimbursable: Castlerock (Weston) MSCP Subarea Plan HomeFed Project HomeFed Project Tyler St. Subdivision	1,068.60 263.90 1,608.10 188.50 6,409.00 <u>9,538.10</u>	924595 924598 924600 924600 924604	spp0801a.10.05 spp2101a.91.05 spp1704a.10.05 ehp2101a.10.05 tm17001a.10.05
Total	<u>\$ 70,337.83</u>		

**LEGAL SERVICES BILLING RECAP
FY 2021-22**

<u>Category</u>	<u>Adopted Budget</u>	<u>Revised Budget</u>	<u>Previously Spent Year to Date</u>	<u>Available Balance</u>	<u>Current Request Mo/Yr</u>	<u>Amount</u>
General Fund:						
General / Retainer	\$ 190,920.00	\$ 190,920.00	\$ 78,733.12	\$ 112,186.88	Dec-21	\$ 15,743.00
Labor & Employment	60,000.00	60,000.00	12,344.40	47,655.60	Dec-21	5,088.15
Litigation & Claims	275,000.00	275,000.00	54,550.27	220,449.73	Dec-21	10,510.02
Special Projects	271,000.00	271,000.00	133,928.34	137,071.66	Dec-21	28,776.06
Total	\$ 796,920.00	\$ 796,920.00	\$ 279,556.13	\$ 517,363.87		\$ 60,117.23
Other City Funds:						
MHFP Commission	\$ 5,000.00	\$ 5,000.00	\$ 8,869.50	\$ (3,869.50)		\$ -
Capital Projects	75,000.00	75,000.00	18,410.96	56,589.04	Dec-21	682.50
Highway 52 Coalition	5,000.00	5,000.00	801.90	4,198.10		-
Total	\$ 85,000.00	\$ 85,000.00	\$ 28,082.36	\$ 56,917.64		\$ 682.50
Third-Party Reimbursable:						
Total			\$ 45,991.28		Dec-21	\$ 9,538.10

Total Previously Spent to Date FY 2021-22	
General Fund	\$ 279,556.13
Other City Funds	28,082.36
Applicant Deposits or Grants	45,991.28
Total	\$ 353,629.77

Total Proposed for Payment	
General Fund	\$ 60,117.23
Other City Funds	682.50
Applicant Deposits or Grants	9,538.10
Total	\$ 70,337.83

MEETING DATE January 26, 2022

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, FINDING THAT THE PUBLIC INTEREST AND CONVENIENCE REQUIRE THE SALE OF CERTAIN REAL PROPERTY, DECLARING ITS INTENT TO SELL SUCH PROPERTY, AND SETTING A PUBLIC HEARING

DIRECTOR/DEPARTMENT Marlene D. Best, City Manager

SUMMARY

The City recently reacquired a vacant parcel of real property located in Trolley Square in Santee identified as Parcel 4 of Parcel Map 18857 ("Property"), which was previously considered as a potential site for a public library. On August 14, 2019, the City Council determined that the Property was not appropriate for a public library. City staff recommends the sale of the Property for the following reasons: (1) the City has no economically viable use for the Property at this time; (2) the sale of the Property will increase revenue for the City's General Fund and bring a needed use to the City; and (3) the sale will result in the development of an underutilized property, creating jobs within the City and spurring additional economic growth in the area. The City and Excel Acquisitions, LLC ("Excel") have nearly completed the negotiations of the terms of a Disposition and Development Agreement ("Agreement"), pursuant to which the City would sell the Property to Excel to be developed as a four-story hotel including a breakfast seating area and a pool with a deck.

California Government Code section 37421 provides that when the City Council finds that the public interest and convenience require the sale of sites dedicated to public use, it may adopt a resolution of its finding and intention to sell such property. The City must also schedule a public hearing at which the Council will hear any protests to the sale. This item requests that the Council adopt the attached Resolution declaring the City's intent to sell the Property pursuant to the terms of the Agreement, fixing a date and time for the hearing of any protests to the sale, providing for publication of the notice of the hearing, and fixing the time for final action on the sale of the Property and approval of the Agreement.

ENVIRONMENTAL REVIEW

This action is not a project subject to CEQA review under State CEQA Guidelines section 15378. The proposed hotel project subject to the Agreement was previously analyzed under CEQA in the Supplemental Environmental Checklist for the Arts and Entertainment Overlay District adopted by the City on December 11, 2019. No approval action is being proposed with respect to the hotel project, however, as the Agreement would still need to be considered by the City Council for approval. The City has made no legal commitment to the hotel.

FINANCIAL STATEMENT There is no fiscal impact from this action. The proposed sale of the Property which would be considered at the February 9, 2022 public hearing would be at a fair market price.





CITY OF SANTEE
COUNCIL AGENDA STATEMENT

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Adopt the Resolution finding that the public interest and convenience require the sale of certain real property, declaring the City's intent to sell such property, and setting a public hearing.

ATTACHMENT

Resolution



RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, FINDING THAT THE PUBLIC INTEREST AND CONVENIENCE REQUIRE THE SALE OF CERTAIN REAL PROPERTY, DECLARING ITS INTENT TO SELL SUCH PROPERTY, AND SETTING A PUBLIC HEARING

WHEREAS, California Government Code Section 37421 provides that when the legislative body of a city finds that the public interest and convenience require the sale of public buildings and sites dedicated to public use, it may adopt a resolution of its finding and intention to sell such property; and

WHEREAS, the City of Santee ("City") recently reacquired (pursuant to the Quitclaim Deed filed in the San Diego County Recorder's Office, recorded January 11, 2022, as Document No. 2022-0014763) a vacant parcel of real property located in Trolley Square in Santee identified as Parcel 4 of Parcel Map 18857, and legally described in Exhibit "A" attached to this Resolution and incorporated by reference herein (the "Property"); and

WHEREAS, the Property was previously considered as a potential site for a public library, but on August 14, 2019, the City Council determined that the Property was not appropriate for use as a public library; and

WHEREAS, the City hereby finds that the City has no economically viable use for the Property at this time, and that the sale of the Property will increase revenue for the City's General Fund, result in the development of an underutilized property and bring a needed use to the City; and

WHEREAS, the City and Excel Acquisitions, LLC, a California limited liability company ("Potential Buyer"), have nearly completed negotiations of the terms of a Disposition and Development Agreement in connection with the sale of the Property from City to Potential Buyer ("Agreement");

WHEREAS, pursuant to Government Code section 65402, the proposed sale of the Property shall be presented to the City Council, and such sale shall be contingent on a finding by the City Council that the sale of the Property from City to Potential Buyer is in conformance with the City's general plan; and

WHEREAS, the City wishes to declare its intent to sell the Property pursuant to the terms of the Agreement, fix a time for the hearing of any protests to the sale, provide for publication of the notice of said hearing, and fix the time for final action on the sale of the Property and approval of the Agreement.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTEE
RESOLVES AS FOLLOWS:**

SECTION 1. The City Council of the City hereby finds and determines that public convenience and necessity require the sale of the Property. The factors demonstrating

RESOLUTION NO.

that the public convenience and necessity require the sale of the Property include, but are not limited to the following:

1. The City has no economically viable use for the Property at this time;
2. The sale of the Property will increase revenue for the City's General Fund and bring a needed use to the City; and
3. The sale will result in the development of an underutilized property, creating jobs within the City and spurring additional economic growth in the area.

SECTION 2. The City Council of the City hereby declares its intent to sell the Property and fixes February 9, 2022 at 6:30 p.m. at Santee City Hall Council Chamber, 10601 Magnolia Avenue, Santee, California, as the date, time and location for hearing any protests to the proposed sale of the Property, approval of the Agreement, and as the final action date.

SECTION 3. The City Council of the City hereby directs City staff to publish this resolution at least once in a daily newspaper prior to February 9, 2022 and to post this Resolution for not less than ten (10) days in at least three (3) conspicuous places upon the Property prior to February 9, 2022.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 26th day of January, 2022, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

RESOLUTION NO.

**EXHIBIT "A"
to
Resolution No.**

**THE PROPERTY
Parcel 4 of Parcel Map 18857**

The land referred to herein is situated in the State of California, County of San Diego, City of Santee, and described as follows:

All of Parcel 4, according to Parcel Map 18857, filed in the Office of the County Recorder of San Diego, recorded December 10, 2001, as File No. 2001-0904572.

SEE ATTACHED PARCEL MAP NO. 18857

MEETING DATE January 26, 2022

ITEM TITLE CONSIDERATION OF REVISED CITY COUNCIL DISTRICT
ELECTORAL BOUNDARIES AS REQUIRED BY ELECTIONS CODE SECTION 21621

DIRECTOR/DEPARTMENT Shawn Hagerty, City Attorney

SUMMARY

Pursuant to Election Code section 21621, cities with by-district election systems are required to redraw their district boundary maps to ensure compliance with the California and federal Voting Rights Acts. The process to complete the redistricting requires a minimum of four public hearings and dedicated public outreach to ensure minority populations and communities of interest are aware of the redistricting effort and are provided with options to participate. The first public hearing was held on October 13, 2021 and the second public hearing was held on November 10, 2021.

The third public hearing was originally scheduled for January 12, 2022, but was continued to tonight's meeting to provide additional time to draw maps. The deadline for Santee to complete the redistricting process is April 17, 2022.

FINANCIAL STATEMENT *m*

There is no fiscal impact associated with the recommended action.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

1. Receive a report from staff and the City's redistricting consultant on the redistricting process and review draft maps to redraw district boundaries; and
2. Conduct a public hearing to receive public input on district boundaries.

ATTACHMENT

Staff Report
Proposed Maps and Demographic Analysis

STAFF REPORT

CONSIDERATION OF REVISED CITY COUNCIL DISTRICT ELECTORAL BOUNDARIES AS REQUIRED BY ELECTIONS CODE SECTION 21621

January 26, 2022 Council Meeting

BACKGROUND

Pursuant to Election Code section 21621, charter cities with by-district election systems are required to redraw their district boundary maps to ensure compliance with the California and federal Voting Rights Acts. The process to complete the redistricting requires a minimum of four public hearings and dedicated public outreach to ensure minority populations and communities of interest are aware of the redistricting effort and are provided with options to participate. The City held its first public hearing on October 13, 2021 and its second public hearing on November 10, 2021. The third public hearing was originally scheduled for January 12, 2022, but was continued to tonight's meeting. The deadline for Santee to complete the redistricting process is April 17, 2022.

DISCUSSION

The City adopted its current district boundaries in 2018, following the transition to district-based elections and based on 2010 census data as required by law. The districts must now be redrawn using the 2020 census data and in compliance with the FAIR MAPS Act, which was adopted by the California legislature as AB 849 and took effect January 1, 2020.

Under the Act, the City Council shall draw and adopt boundaries using the following criteria in the listed order of priority (Elections Code 21621(c)):

1. Comply with the federal requirements of equal population and the Voting Rights Act
2. Be geographically contiguous
3. Undivided neighborhoods and "communities of interest" (socio-economic geographic areas that should be kept together)
4. Display easily identifiable boundaries
5. Be compact (do not bypass one group of people to get to a more distant group of people)
6. Shall not favor or discriminate against a political party

Once the prioritized criteria are met, other traditional districting principles can be considered, such as:

1. Minimize the number of voters delayed from voting in 2022 to 2024
2. Respect voters' choices/continuity in office
3. Future population growth

By law, the City must hold at least four public hearings that enable community members to provide input on the drawing of district maps:

1. At least one hearing must occur before the city or county draws draft maps
2. At least two hearings must happen after the drawing of draft maps
3. The fourth hearing can happen either before or after the drawing of draft maps
4. City or county staff or consultants may hold a public workshop instead of one of the required public redistricting hearings

To increase the accessibility of these hearings, cities and counties must take the following steps:

1. At least one hearing must occur on a Saturday, Sunday, or after 6:00 p.m. on a weekday
2. If a redistricting hearing is consolidated with another local government meeting, the redistricting hearing must begin at a pre-designated time
3. Local public redistricting hearings must be made accessible with people with disabilities

Analysis of the City's current district boundaries, adjusted for the 2020 Census data, shows the districts remain population-balanced. The City's population is 60,162. The ideal district population is one-fourth of that number, or 15,040.

Determining population balance is done by measuring the spread, or deviation, between the least populated district and the greatest populated district. Deviations of 10% or less are generally considered acceptable under U.S. Supreme Court rulings on equal protection.

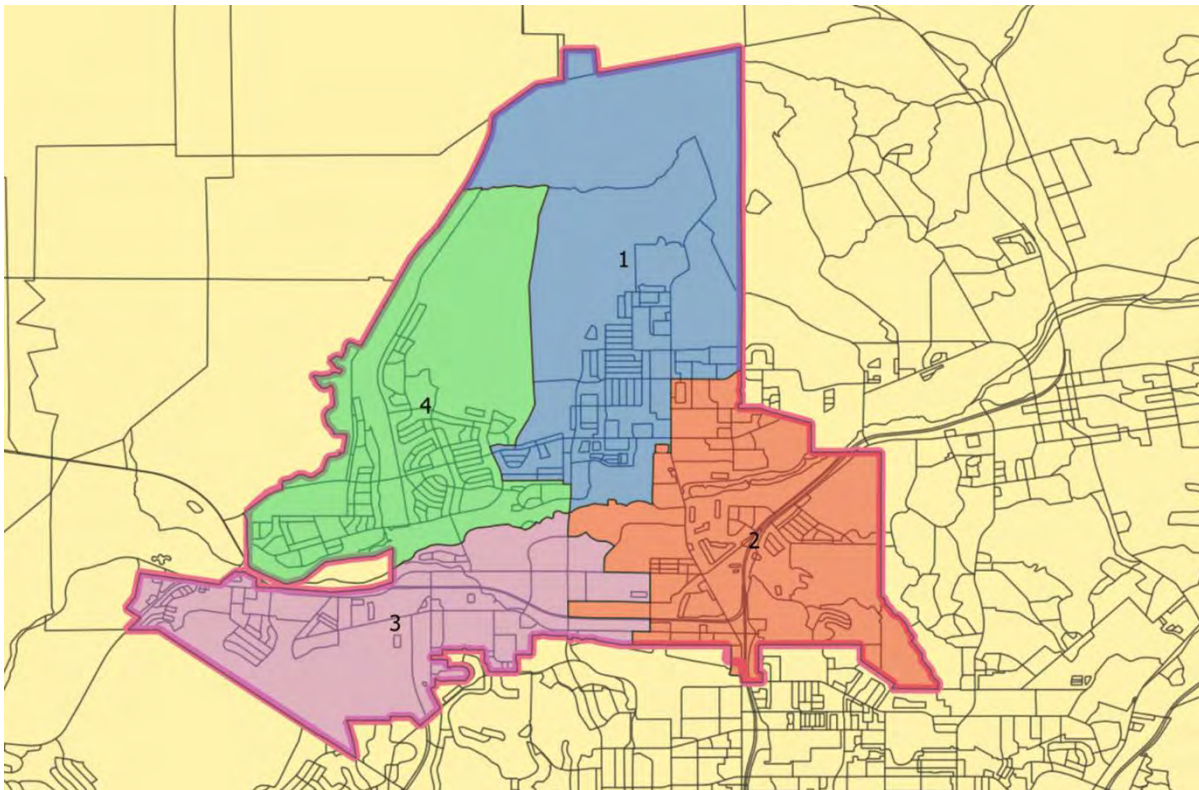
The current population of District 1 is under the ideal at -3.46% while District 2 is over the ideal at 4.05%. Combined, those deviations bring the City's current total deviation to 7.51%. As such, the district boundaries do not need be adjusted to achieve a population balance with less than a 10% deviation. While the City Council may choose to revise district boundaries to achieve a lower population deviation or to consider specific communities of interest, it is not required to revise the districts under the constitutional requirements for equal protection.

Another consideration is the distribution of minority voters throughout the City, and whether there is a possibility of creating a majority/minority voting district as required under the federal Voting Rights Act. This analysis involves reviewing the ethnicity demographics from the census data, specifically citizens of voting age populations (CVAP). Upon review of the City's CVAP data, creation of a majority/minority voting district (a district in which an identified minority comprises the majority of voting age population) is likely *not* possible while remaining in compliance with regard to the other mapping requirements noted above. The City's total combined minority CVAP population is low, 27%, and the dispersed nature of all minorities makes it difficult to create a majority/minority voting district. A complete demographic breakdown of the existing districts is attached to this report.

The purpose of this public hearing is to review draft maps, to inform the public about the districting process, and to hear from the community on factors that must be taken into consideration for district boundaries. The public is requested to provide input regarding communities of interest and other local factors that should be considered for district maps. A community of interest under the relevant Elections Code for cities (Section 21621(c)) is, “a population that shares common social or economic interests that should be included within a single district for purposes of its effective and fair representation.” Possible features defining community of interest might include, but are not limited to:

1. School attendance areas;
2. Natural dividing lines such as major roads, hills, or highways;
3. Areas around parks and other neighborhood landmarks;
4. Common issues, neighborhood activities, or legislative/election concerns; and
5. Shared demographic characteristics, such as:
 - Similar levels of income, education, or linguistic insolation;
 - Languages spoken at home; and
 - Single-family and multi-family housing unit areas.

The City’s current district boundary map (Map Option A) is illustrated below:

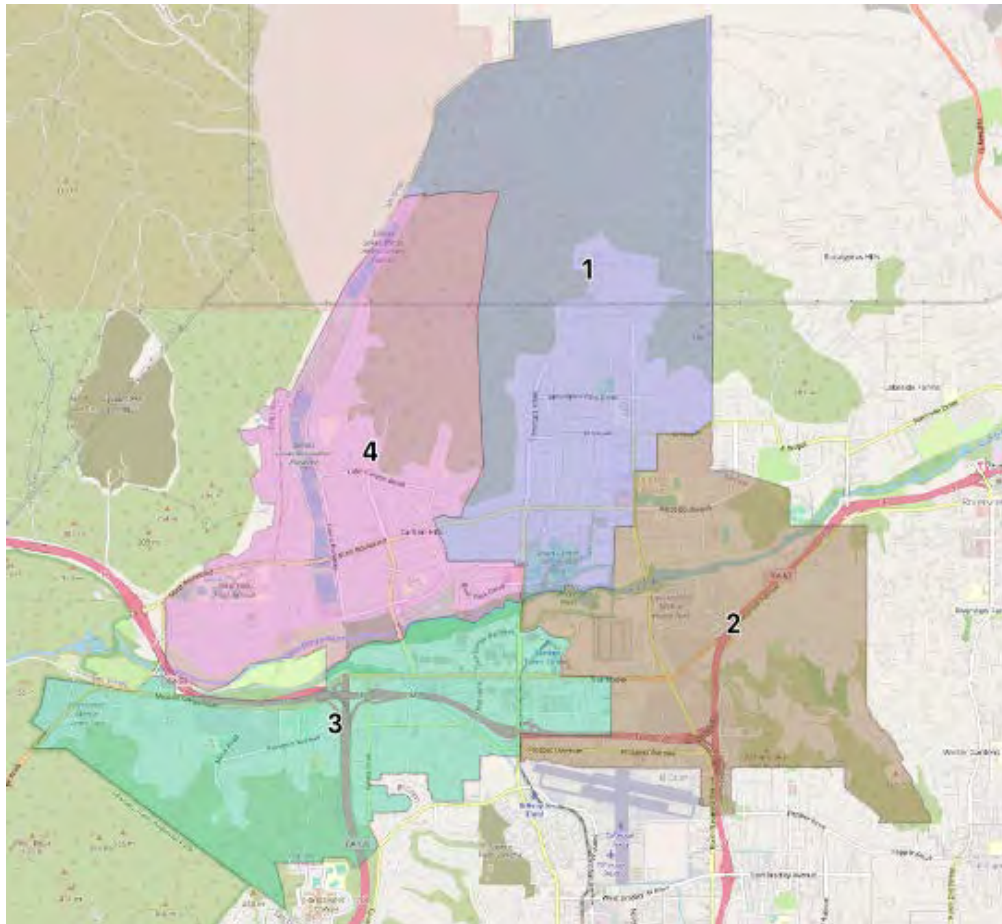


Given that the City’s existing Council district boundaries are in compliance with state and federal law governing district-based elections, the City’s Redistricting consultant has

prepared one additional draft map option for Council's consideration. The map is summarized below, and accompanying demographic information may be found attached to this report (Attachment). Further, an online tool for closely examining the boundaries, with zoom and search capabilities, may be found here:

<https://www.google.com/maps/d/u/0/viewer?mid=13GX4WpEGkJXBAVg17oY-J0yOC5dYdX2p&ll=32.85919150786184%2C-116.98819700000001&z=13>

Map Option B



Map Option B is a relatively minor population balance adjustment that closely resembles the current boundary map, particularly with regard to the intersection of all four districts and the relative compact shape of the districts, taking into consideration the unique geography of the City's boundaries. Option B does not create a majority/minority voting district, as the City's minority population does not rise to the level where creation of such a district is possible. Option B exhibits a deviation of 4.86%, as compared to the current deviation of 7.51%. The map preserves the core of existing districts and complies with the requirements of the Fair Maps Act as outlined above. A complete demographic analysis is attached to this report.

NEXT STEPS

Following tonight's hearing and continued demographic review of the recently released 2020 Census data, the City's redistricting consultant will revise any maps as directed by the Council, as well as evaluate any maps submitted by the public. The City has launched an online mapping tool which allows the public to draw and submit their own district maps for consideration. Any maps submitted by the public by February 14th will be evaluated and included with any revised maps considered at the fourth public hearing.

If at tonight's hearing the Council requests additional revisions, those revisions will be presented at the fourth public hearing, scheduled for February 23, 2022. The Council may, at tonight's hearing, narrow their focus and identify a preferred map. In that instance, staff will also include introduction of an Ordinance approving a final map at the fourth public hearing. Should additional public hearings be necessary to identify and select a preferred map, they will be scheduled accordingly. As stated above, the deadline for the City of Santee to complete the redistricting process is April 17, 2022.

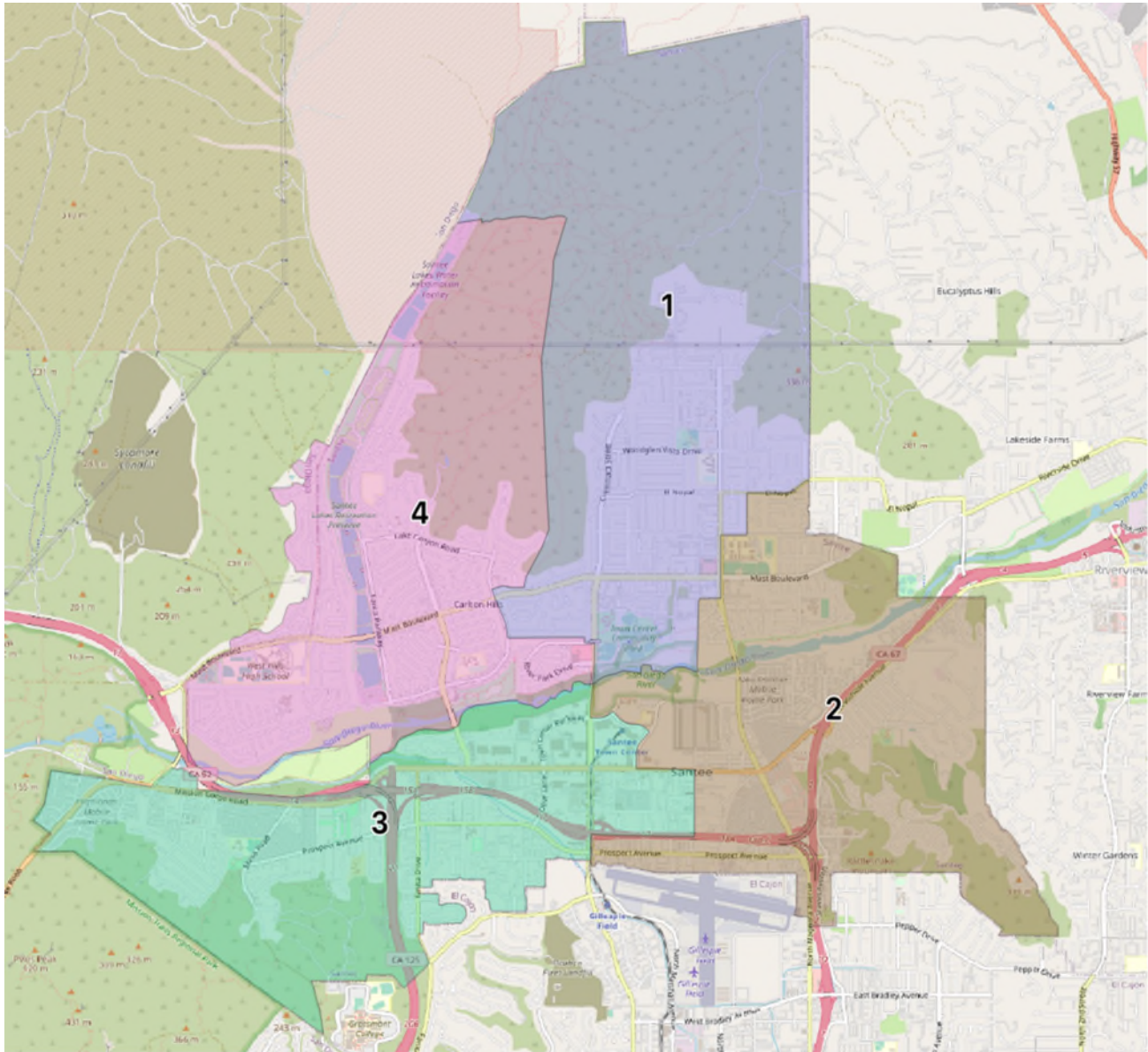
RECOMMENDATION

1. Receive a report from staff and the City's redistricting consultant on the redistricting process and review draft maps to redraw district boundaries; and
2. Conduct a public hearing to receive public input on district boundaries.

Attachment

Proposed Map and Demographic Analysis

Map Option B



District	Total Population	Raw Deviation	% Deviation	NL* White Alone	Latino	CVAP**19 Total	CVAP19 NL White	CVAP19 NL Black	CVAP Hispanic	CVAP19 Not Hispanic	CVAP19 NL AIAN***	CVAP19 NL ASIAN	CVAP19 NL Hawaiian	CVAP19 NL Other
1	15,006	(35)	-0.23%	10,022	2,754	10,692	8,006	313	1,458	9,296	35	450	44	127
2	15,167	127	0.84%	8,992	3,786	11,925	8,387	440	1,817	10,050	126	802	49	66
3	15,360	320	2.12%	9,245	3,301	10,954	7,961	205	1,689	9,270	97	569	28	69
4	14,629	(412)	-2.74%	9,583	2,706	10,455	7,842	109	1,420	9,015	37	587	3	100
Total	60,162													
Ideal	15,041													
Deviation	4.86%													
*NL =	Non-Latino													
**CVAP =	Citizen Voting Age Population													
***AIAN=	American Indian Alaskan Native													

MEETING DATE January 26, 2022

ITEM TITLE PUBLIC HEARING AND INTRODUCTION AND FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING TITLE 13 OF THE SANTEE MUNICIPAL CODE (“SMC”), “ZONING” (CASE FILE: ZA2022-1), AND INTRODUCTION AND FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AMENDING TITLE 2 OF THE SMC, “ADMINISTRATION AND PERSONNEL,” TITLE 9 OF THE SMC, “PUBLIC SERVICES” AND TITLE 10 OF THE SMC, “VEHICLES AND TRAFFIC”

DIRECTOR/DEPARTMENT Shawn Hagerty, City Attorney

SUMMARY In 2019, the City Council approved a comprehensive update of the Santee Municipal Code. In order to ensure that the Municipal Code remains consistent with current law and City practice, we plan to present a Municipal Code update each year. This item is the second of these annual updates, and seeks to amend portions of Titles 2, 9, 10 and 13 of the Municipal Code. Each proposed change is discussed in detail in the attached Staff Report.

The proposed changes to Titles 2 and 9 are relatively minor. The proposed change to Title 10 relates to recreational vehicles parked on public streets. The proposed changes to Title 13 update regulations for day care homes in accordance with SB 234, which prohibits the City from regulating large day care homes differently from small day care homes. Other updates to Title 13 clarify the applicability of height limitations for commercial and industrial buildings located close to residential districts; revise the definitions for heights of buildings and heights of non-building structures; revise the types of projects requiring development review; add requirements for visibility clearances on lots adjacent to streets, alleys, and driveways; add renewable energy storage facilities as a conditional use in industrial districts; add minimum widths for one-way access driveways; revise parking requirements to accommodate electric vehicle charging stations in compliance with state law; revise regulations for flags; and make other minor clerical revisions.

Government Code section 65854 requires the planning commission to hold a public hearing on certain proposed amendments to a zoning ordinance, including regulations relating to the use of buildings, structures, and land; regulation of building heights; and regulation of signs. Where there is no independent planning commission, as in the City, the City Council carries out the functions of the planning commission. For that reason, the Council must conduct a public hearing on the Ordinance Amending Title 13. The other proposed Ordinance does not require a public hearing.

ENVIRONMENTAL REVIEW The amendment of various titles of the Santee Municipal Code, as set forth in the attached Ordinances, is exempt from environmental review under the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines, sections 15061(b)(3) and 15378(b)(5). The Ordinances do not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment, and represents an administrative activity. Moreover, approval of the Ordinances constitutes an administrative activity of the City and is additionally exempt from CEQA on that basis. (State CEQA Guidelines, § 15378(b)(5).)

FINANCIAL STATEMENT *jm*

There is no material direct fiscal impact to the City from this action.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATIONS *MSB*

1. Open, conduct, and close the Public Hearing on the Ordinance Amending Title 13.
2. Introduce and Conduct the First Reading of both Ordinances, and set the Second Reading for both Ordinances for February 9, 2022.

ATTACHMENTS

Staff Report
Ordinance Amending Titles 2, and 9, 10
Ordinance Amending Title 13
Redline (strikeout/underline) of the text, indicating all proposed revisions

STAFF REPORT

PUBLIC HEARING AND INTRODUCTION AND FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING TITLE 13 OF THE SANTEE MUNICIPAL CODE (“SMC”), “ZONING” (CASE FILE: ZA2022-1), AND INTRODUCTION AND FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AMENDING TITLE 2 OF THE SMC, “ADMINISTRATION AND PERSONNEL,” TITLE 9 OF THE SMC, “PUBLIC SERVICES” AND TITLE 10 OF THE SMC, “VEHICLES AND TRAFFIC”

CITY COUNCIL MEETING January 26, 2022

INTRODUCTION

In 2019, the City Council approved a comprehensive update of the Santee Municipal Code. In order to ensure the Municipal Code remains consistent with current law and City practice, we plan to conduct annual Municipal Code updates to ensure any necessary revisions are completed in a timely manner. This agenda item is the second of these annual updates, and seeks to amend portions of Titles 2, 9, 10, and 13 of the Municipal Code.

The proposed revision to Title 2 clarifies that the requirement for the City Manager to furnish a corporate surety bond may be fulfilled through the City’s insurance policy, which is allowed by state law and is the City’s current practice.

The proposed changes to Title 9 update the City’s construction and demolition ordinance to state that the requirements apply to demolition permits for demolition of any structure, including remodels and tenant improvements, whether residential or commercial.

The proposed change to Title 10 revises the requirements related to recreational vehicle (RV) parking on City streets, clarifying that RVs that have been parked in one location for more than 72 hours are prohibited from returning to their original parked location for an additional 72 consecutive hours. Code Enforcement staff have requested this clarification in order to address the concern that an individual might attempt to circumvent the 72-hour rule by temporarily moving the RV only to return shortly thereafter.

The proposed changes to Title 13 update regulations for day care homes in accordance with SB 234, which prohibits the City from regulating large day care homes differently from small day care homes. Other updates to Title 13 clarify the applicability of height limitations for commercial and industrial buildings located close to residential districts; revise the definitions for heights of buildings and heights of non-building structures; revise the types of projects requiring development review; add requirements for visibility

clearances on lots adjacent to streets, alleys, and driveways; add renewable energy storage facilities as a conditional use in industrial districts; add minimum widths for one-way access driveways; revise parking requirements to accommodate electric vehicle charging stations in compliance with state law; revise regulations for flags; and make other minor clerical revisions.

Public Hearing for Title 13

Government Code section 65854 requires the planning commission to hold a public hearing on certain proposed amendments to a zoning ordinance, including regulations relating to the use of buildings, structures, and land; regulation of building heights; and regulation of signs. Where there is no independent planning commission, as in the City, the City Council carries out the functions of the planning commission. For that reason, the Council must conduct a public hearing on the Ordinance amending Title 13. The Notice of Public Hearing for the Ordinance Amending Title 13 was published in the *East County Californian* on January 14, 2022, in compliance with state law. The other Ordinance does not require a public hearing.

SUMMARY OF PROPOSED REVISIONS

Below is a summary of the revisions to be made to Titles 2, 9, 10, and 13 by the adoption of the Ordinances. A full strikeout and underlined “redline” version of the text, which indicates all of the proposed changes, is attached to the Council Agenda Statement.

TITLE 2 ADMINISTRATION AND PERSONNEL

The proposed substantive revision to Title 2 is generally as follows:

Chapter 2.04 City Manager

Section 2.04.030 Bond. Revised section to clarify that the requirement for the City Manager to furnish a corporate surety bond may be fulfilled through the City’s insurance policy in accordance with applicable law and current City practice.

TITLE 9 PUBLIC SERVICES

The proposed revision to Title 9 is generally as follows:

Chapter 9.04 Construction and Demolition Debris Recycling

Section 9.04.040 Covered Projects. This Section was revised to provide that the requirements of Chapter 9.04 apply to demolition permits for any demolition of a structure, including remodels and tenant improvements, whether residential or commercial. Previously, this section did not reference remodels, and this section only provided that permits for tenant improvements

involving demolition in commercial/industrial projects were subject to the requirements of Chapter 9.04.

TITLE 10 VEHICLES AND TRAFFIC

The proposed revision to Title 10 is generally as follows:

Chapter 10.10 Stopping, Standing and Parking

Section 10.10.245(B) Prohibitions of Use of Streets for Storage. This section requires a person who owns an RV, or who has possession, custody, or control of an RV, to move the RV every 72 hours when the RV is parked on a public street. This section has been revised, at the request of the Code Enforcement Department, to clarify that a person who owns an RV, or who has possession, custody, or control of an RV, that is parked on a public street for more than 72 consecutive hours may not return the RV to the previous parked location for an additional 72 consecutive hours.

TITLE 13 ZONING

The proposed revisions to Title 13 are generally as follows:

Chapter 13.04 Administration

Section 13.04.110(D) Alterations and Additions to Nonconforming Uses and Structures. Minor clerical revisions were made to this Section to correct two references to Subsection (F) of 13.04.110, that should reference Subsection (G) of Section 13.04.110 instead.

Section 13.04.140(B) Definitions. This Section was revised to clarify differences between “building height” and “height” for non-building structures, where “building height” is measured from the “finished floor level” as the base, and “height” for non-building structures is measured from the finished grade as the base. A definition for “finished floor level” was also added for the purposes of determining “building height.”

This Section was also revised to remove distinctions between large and small family day care homes. This revision is in accordance with SB 234, which amended State law governing how cities treat family day care homes. Previously, cities were allowed to distinguish between small day care homes (8 or fewer kids) and large day care homes (9-14 kids) – small day

care homes previously had to be treated as residential property uses for all local zoning and permitting ordinances, but large day care homes could be required to obtain certain permits or meet specific standards before operating. Now, cities must treat small and large day care homes identically and can no longer require large day care homes to obtain any kind of use permit if they are operating in a residential zone; nor can cities require the day care home owners to pay additional permit, licensing, or other fees. Any day care home must be treated as a residential use. Day care homes are still subject to State licensing and permit requirements.

Lastly, this Section was revised to add a definition for “renewable energy storage facility,” which is a structure incorporating machinery or equipment designed to store renewable energy (production of renewable energy is not allowed).

Chapter 13.08 Development Review

Section 13.08.020(A) Projects Requiring Development Review. This Section was revised to provide that an application for development review is required for structural additions or new buildings only if they involve commercial, industrial, institutional, or multiple family residential uses with over 2,500 square feet of total floor area. Previously, this Section required a development review application for structural additions or new buildings involving commercial, industrial, institutional, or residential (including single family) uses with over 1,200 square feet of total floor area.

Section 13.08.020(D) Projects Requiring Development Review. Revised to remove the Director’s ability to waive the requirement for approval of a development review plan if the purposes and criteria are met by a site plan, as a site plan does not contain the appropriate criteria.

Chapter 13.10 Residential Districts

Table 13.10.030A Residential Use Regulations, Use Regulations for Residential Districts. This Table was revised to remove the distinction between large and small family day care homes in accordance with SB 234. See discussion regarding Section 13.04.140(B) above.

Table 13.10.040E Site Development Criteria, Development Standards for Residential Lots Within a Planned Residential Development.

This Table was revised to clarify that a minimum 10-foot setback is required along all property lines.

Section 13.10.050(E) Special Development Criteria, Fences, Walls and Hedges. Revised to clarify that visibility clearance areas are required on lots adjacent to an alley, driveway or street, and that the visibility clearance areas shall consist of triangular areas bounding the alley, driveway or street as depicted in the accompanying Visibility Area diagram. Previously, this Section only required a visibility clearance area on corner lots.

Chapter 13.12 Commercial/Office Districts

Table 13.12.040A Site Development Criteria, Site Dimensions and Height Limitations. This Table was revised to clarify that certain height limitations set forth apply to buildings, not property lines, within 50 feet of a residential district.

Table 13.12.040B Site Development Criteria, Setbacks. Note 2 to Table 13.12.040B was revised to provide that the five-foot rear property line and interior property line setbacks adjacent to commercial or industrial zones may be waived by the Director on two adjacent developments that share a common wall on the property line between the two lots *only if* a five-foot easement from the adjoining property owner has been acquired. Previously, this Note had allowed the waiver if the developments shared a common wall on the property line *or* a five-foot easement from the adjoining property owner had been acquired.

Chapter 13.14 Industrial Districts

Table 13.14.030A Industrial Use Regulations, Use Regulations for Industrial Districts. Section A, Industrial Uses, was revised to add Renewable Energy Storage Facilities as a conditional use subject to the provisions of new Section 13.14.030(L). Section C, Services, was revised to clarify that automotive repairs are a permitted use in IL and IG zones when conducted entirely indoors.

Section 13.14.030(L) Industrial Use Regulations, Renewable Energy Storage Facility. Section 13.14.030 was revised to add Subsection (L) to establish standards for Renewable Energy Storage Facilities. Standards include locating all equipment and storage areas in an enclosed building, minimizing building visibility, incorporating architectural elements that enhance surrounding developments, buffering service areas with

setbacks and landscaping, and complying with the performance standards in Section 13.30.030.

Table 13.14.040A Site Development Criteria, Site Dimensions and Height Limitations. This Table was revised to clarify that certain height limitations apply to buildings, not property lines, within 50 feet of a residential zone.

Table 13.14.040B Site Development Criteria, Setbacks. A clerical revision was made to this Table to move the existing requirements for setbacks down a row in the Table to achieve proper alignment with each type of yard setback. Note 2 to Table 13.14.040B was revised to provide that the five-foot rear property line and interior property line setbacks adjacent to commercial or industrial zones may be waived by the Director on two adjacent developments that share a common wall on the property line between the two lots *only if* a five-foot easement from the adjoining property owner has been acquired. Previously, this Note had allowed the waiver if the developments shared a common wall on the property line *or* a five-foot easement from the adjoining property owner had been acquired.

Chapter 13.16 Park/Open Space District

Table 13.16.020A Park/Open Space Use Regulations, Use Regulations. Revised to remove distinction between large and small family day care homes in accordance with SB 234. See discussion regarding Section 13.04.140(B) above.

Chapter 13.19 Planned Development District

Table 13.19.030A Use Regulations and General Requirements, Use Regulations for Planned Development District. This Table was revised to remove distinction between large and small family day care homes in accordance with SB 234. See discussion regarding Section 13.04.140(B) above.

Chapter 13.21 Residential Business District

Table 13.21.030A Use Regulations, Use Regulations for Residential Business District. This Table was revised to clarify that all uses allowed in the R-2 base district pursuant to Table 13.10.030A are allowed in the R-B district, consistent with the first sentence of Section 13.21.030.

Chapter 13.24 Parking Regulations

Section 13.24.030(C) Design Standards, Commercial, Industrial, Institutional, Community Facilities. A revision was made to the design standards for widths of access driveways for commercial, institutional, and community facility uses to provide that one-way access driveways for these uses must be at least 16 feet wide, unless otherwise approved by the Director. Two-way access driveways for these uses must still be at least 26 feet wide, unless otherwise approved by the Director.

Section 13.24.040(E) Parking Requirements, Electric Vehicles. This Section was revised to add language providing that if electric vehicle charging stations and associated equipment interfere with or impact the required parking spaces for existing uses, the number of required parking spaces for the existing uses shall be reduced by the amount necessary to accommodate electric vehicle charging stations and associated equipment. Recently-adopted bill AB 970 requires the City to reduce parking requirements in this manner beginning no later than January 1, 2023.

Chapter 13.30 General Development and Performance Standards

Section 13.30.020(D) General Development Standards, Auxiliary Structures. This Section was revised to increase the existing height limit of 16 feet to a height limit of 25 feet for carports in the commercial or industrial zones and to clarify that carports must comply with the building setback requirements for main buildings. This revision is intended to facilitate the installation of solar panels on carports.

Section 13.30.020(H) General Development Standards, Family Day Care Homes. This Section was revised to remove distinctions between small and large family day care homes in accordance with SB 234. See discussion regarding Section 13.04.140(B) above.

Chapter 13.32 Signs

Section 13.32.040(B) General Provisions, Signs Exempt From Permitting Requirements. Revised language regarding flags to provide that flags must be maintained in good condition and worn flags must be replaced or removed.

RECOMMENDATION

Staff requests that the City Council:

1. Open and conduct the public hearing on the Ordinance amending Title 13, and introduce and conduct the first reading of that Ordinance;
2. Introduce and conduct the first reading of the proposed Ordinance amending Titles 2, 9 and 10; and
3. Set the second reading for both Ordinances for February 9, 2022.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE AMENDING TITLE 2, “ADMINISTRATION AND PERSONNEL,” TITLE 9 “PUBLIC SERVICES,” AND TITLE 10 “VEHICLES AND TRAFFIC” OF THE SANTEE MUNICIPAL CODE

WHEREAS, pursuant to article XI, section 5 of the California Constitution and Government Code section 37100, the legislative body of a city may pass ordinances not in conflict with the Constitution and laws of the State or the United States;

WHEREAS, in 2019, the City completed a comprehensive update to the Santee Municipal Code (“Code”); and

WHEREAS, the City desires to conduct annual updates to ensure the Code remains consistent with current law and City practice; and

WHEREAS, City staff and the City Attorney have determined that certain updates to Titles 2, 9 and 10 of the Code are required; and

WHEREAS, the proposed revision to Section 2.04.030 is intended to clarify that the requirement for the City Manager to furnish a corporate surety bond may be fulfilled through the City’s insurance policy in accordance with applicable law and current City practice; and

WHEREAS, the proposed revision to Section 9.04.040 provides that the requirements of Chapter 9.04 apply to demolition permits for any demolition of a structure, including remodels and tenant improvements, whether residential or commercial; and

WHEREAS, existing Section 10.10.245 of the Code requires a person who owns a recreational vehicle (RV), or who has possession, custody, or control of an RV, to move the RV at least 300 feet every 72 hours when the RV is parked on a public street; and

WHEREAS, the Code Enforcement Department has requested the proposed revision to Section 10.10.245 to clarify that a person who owns an RV, or who has possession, custody, or control of an RV, that is parked on a public street for more than 72 consecutive hours may not return the RV to the previous parked location for an additional 72 consecutive hours, in order to address the concern that an individual might attempt to circumvent the 72-hour rule by temporarily moving the RV only to return shortly thereafter; and

WHEREAS, City staff recommends the revision in order to facilitate more effective enforcement of the existing RV parking requirements, which further the health, safety, and welfare of the public by preventing blight caused by the long-term storage of RVs on public streets; and

WHEREAS, the proposed revisions to Titles 2, 9, and 10 are detailed in the Staff Report and indicated in the redline document provided to the City Council.

ORDINANCE NO. _____

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 into this Ordinance.

SECTION 2. Amendment of Title 2. The amendment of Title 2 of the Santee Municipal Code (“Code”) is set forth below.

Section 2.04.030 of the Code is amended to read as follows:

2.04.030 Bond.

The City Manager and acting City Manager must furnish a corporate surety bond to be approved by the City Council in such sum as may be determined by the City Council, and must be conditioned upon the faithful performance of the duties imposed on the City Manager and acting City Manager as herein prescribed. Any premium for the bond is a proper charge against the City. This bond requirement may be fulfilled through the City’s insurance policy in accordance with Government Code section 1463.

SECTION 3. Amendment of Title 9. The amendment of Title 9 of the Code is set forth below.

Section 9.04.040 of the Code is amended to read as follows:

The requirements set forth in this chapter apply to all construction and demolition permits issued for any project types set forth in subsections A through D.

A. Demolition. Any demolition of a structure including remodels and tenant improvements.

B. Residential.

1. The construction of new residential structures, including accessory dwelling units, single-family, multifamily, and condo conversions, regardless of the square footage of the floor area.

2. Additions or accessory structures to existing residential structures where the addition or alteration increases the building’s conditioned area, volume or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

C. Commercial/Industrial.

1. The construction of all new commercial/industrial buildings.

ORDINANCE NO. _____

2. Additions or accessory structures to existing commercial or industrial structures that involve 1,000 square feet or more of floor area.

3. Alterations to existing commercial or industrial structures with a permit valuation of \$200,000.00 or more.

D. City-Sponsored Projects. City-sponsored projects for which the City provides funding in excess of \$100,000.00, or which fall within one of the above categories.

SECTION 4. Amendment of Title 10. The amendment of Title 10 of the Code is set forth below.

Section 10.10.245(B) of the Code is amended to read as follows:

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. A vehicle that has been parked in the same location for 72 consecutive hours may not return to the same location for at least 72 consecutive hours. A location may be documented by marking the vehicle, taking a photograph of the vehicle, or by other method deemed appropriate by the City.

SECTION 5. CEQA. Based upon the whole of the administrative record before it, the City Council hereby finds that the amendment of the Santee Municipal Code as set forth in this Ordinance is exempt from environmental review under the California Environmental Quality Act ("CEQA") (Pub. Res. Code, § 21000 et seq.) pursuant to State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) sections 15061(b)(3) and 15378(b)(5). An activity is subject to CEQA only if that activity has "the potential for causing a significant effect on the environment." (State CEQA Guidelines, § 15061(b)(3).) An activity is thus exempt from CEQA "[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." (*Ibid.*) Here, the amendment of the Santee Municipal Code as set forth in this Ordinance does not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment. (State CEQA Guidelines, § 15061(b)(3).) Moreover, approval of the Ordinance constitutes an administrative activity of the City and is additionally exempt from CEQA on that basis. (State CEQA Guidelines, § 15378(b)(5).) Staff is hereby directed to prepare, execute and file with the San Diego County Clerk a CEQA Notice of Exemption within five (5) working days after the adoption of this Ordinance.

SECTION 6. Codification. The City has adopted the "City of Santee Municipal Code Editorial Guidelines," and, except as otherwise provided herein, authorizes Quality Code Publishing to make technical, non-substantive changes to conform the codified Ordinance to the guidelines. In the event a substantive conflict arises on the basis of the

ORDINANCE NO. _____

changes authorized by this Section, the language adopted by this Ordinance prevails. The City Clerk is authorized to provide certified copies and notice of this Ordinance or any part of this Ordinance required or advised by the law or any regulation.

SECTION 7. 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 8. Effective Date. This Ordinance shall become effective thirty (30) days after its adoption.

SECTION 9. Publication. The City Clerk is hereby directed to certify the adoption of this Ordinance and cause a summary or 1/4 page advertisement of the same to be published as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 26th day of January 2022, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on this 9th day of February 2022, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED

JOHN MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE AMENDING
TITLE 13 OF THE SANTEE MUNICIPAL CODE, "ZONING"**

WHEREAS, pursuant to article XI, section 5 of the California Constitution and Government Code section 37100, the legislative body of a city may pass ordinances not in conflict with the Constitution and laws of the State or the United States;

WHEREAS, in 2019, the City completed a comprehensive update to the Santee Municipal Code ("Code"); and

WHEREAS, the City desires to conduct annual updates to ensure the Code remains consistent with current law and City practice; and

WHEREAS, City staff and the City Attorney have reviewed the Code and have determined that certain updates to the Code are required; and

WHEREAS, the proposed revisions are detailed in the Staff Report and indicated in the redline document provided to the City Council.

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 into this Ordinance.

SECTION 2. Amendments. Section 13.04.110(D), Section 13.04.140(B), Section 13.08.020(A), Section 13.08.020(D), Table 13.10.030A, Table 13.10.040E, Section 13.10.050(E), Table 13.12.040A, Table 13.12.040B, Table 13.14.030A, Section 13.14.030(L), Table 13.14.040A, Table 13.14.040B, Table 13.16.020A, Table 13.19.030A, Table 13.21.030A, Section 13.24.030(C), Section 13.24.040(E), Section 13.30.020(D), Section 13.30.020(H), and Section 13.32.040(B) are revised or added as set forth in Exhibit A, attached to this Ordinance and incorporated herein.

SECTION 3. CEQA. Based upon the whole of the administrative record before it, the City Council hereby finds that the amendments to the Code as set forth in this Ordinance are exempt from environmental review under the California Environmental Quality Act ("CEQA") (Pub. Res. Code, § 21000 et seq.) pursuant to State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) sections 15061(b)(3) and 15378(b)(5). An activity is subject to CEQA only if that activity has "the potential for causing a significant effect on the environment." (State CEQA Guidelines, § 15061(b)(3).) An activity is thus exempt from CEQA "[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." (*Ibid.*) Here, the amendments of the Code as set forth in this Ordinance do not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment. (State CEQA Guidelines, § 15061(b)(3).) Moreover, approval of the Ordinance constitutes an administrative activity of the City and is additionally exempt from CEQA on that basis. (State CEQA Guidelines, § 15378(b)(5).) Staff is hereby directed to

ORDINANCE NO. _____

prepare, execute and file with the San Diego County Clerk a CEQA Notice of Exemption within five (5) working days after the adoption of this Ordinance.

SECTION 4. Codification. The City has adopted the “City of Santee Municipal Code Editorial Guidelines,” and, except as otherwise provided herein, authorizes Quality Code Publishing to make technical, non-substantive changes to conform the codified Ordinance to the guidelines. In the event a substantive conflict arises on the basis of the changes authorized by this Section, the language adopted by this Ordinance prevails. The City Clerk is authorized to provide certified copies and notice of this Ordinance or any part of this Ordinance required or advised by the law or any regulation.

SECTION 5. 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 6. Effective Date. This Ordinance shall become effective thirty (30) days after its adoption.

SECTION 7. Publication. The City Clerk is hereby directed to certify the adoption of this Ordinance and cause a summary or 1/4 page advertisement of the same to be published as required by law.

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 26th day of January 2022, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on this 9th day of February 2022, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Exhibit A – Revisions to Title 13 of the Santee Municipal Code

ORDINANCE NO. _____

Exhibit A

Revisions to Title 13 of the Santee Municipal Code

[attached behind this cover page]

EXHIBIT A

REVISIONS TO TITLE 13 OF THE SANTEE MUNICIPAL CODE

Section 13.04.110 is revised to read as follows:

13.04.110 Nonconforming uses and structures.

- A. Purpose. This section is intended to limit the number and extent on nonconforming uses by regulating their enlargement, their reestablishment after abandonment, and the alteration or restoration after destruction of the structures they occupy. In addition, this section is intended to limit the number and extent of nonconforming structures by prohibiting their being moved, altered, or enlarged in a manner that would increase the discrepancy between existing conditions and the standards prescribed in this code.
- B. Determination. The Director is authorized to determine, based on evidence the Director deems sufficient, whether any use is nonconforming within the requirements of this section. Any person affected by a decision of the Director may request a public hearing on the determination in accordance with Section 13.04.100.
- C. Continuation and Maintenance.
1. A use lawfully occupying a structure or a site, that does not conform with the use regulations or the site area regulations for the district in which the use is located shall be deemed to be a nonconforming use and may be continued, except as otherwise limited in this section.
 2. A structure, lawfully occupying a site, that does not conform with the standards for front, side or rear yard setbacks, height of structures, lot coverage, distances between structures, and parking facilities for the district in which the structure is located, shall be deemed to be a nonconforming structure and may be used and maintained, except as otherwise limited in this section.
 3. Maintenance and repairs may be performed on a nonconforming use or structure.
- D. Alterations and Additions to Nonconforming Uses and Structures.
1. No nonconforming use shall be enlarged or extended in such a way as to occupy any part of the structure or site or any other structure or site which it did not occupy at the time it became a nonconforming use occupying a structure or site, except as permitted in subsection G of this section.
 2. No nonconforming structure shall be altered or reconstructed so as to increase the discrepancy between existing conditions and the standards for front, side, or rear setbacks, height of structures, lot coverage, distances between structures and parking facilities as prescribed in the regulations for the district in which the structure is located, except as permitted in subsection G of this section.
- E. Discontinuation of Nonconforming Use. Whenever a nonconforming use has been changed to a conforming use or has been discontinued for a continuous period of 180 days or more, the nonconforming use shall not be reestablished, and the use of the structure or site thereafter shall be

in conformity with the regulations for the district in which it is located. Discontinuation shall include termination of a use regardless of intent to resume the use.

F. Restoration of a Damaged Structure.

1. Whenever a structure which does not comply with the standards for front, side, or rear setbacks, height of structures, lot coverage, distances between structures and parking facilities as prescribed in the regulations for the district in which the structure is located, or the use of which does not conform with the regulations for the district in which it is located, is destroyed by fire or other calamity, to the extent of 50% or less, the structure may be restored and the nonconforming use may be resumed, provided that restoration is started within one year and diligently pursued to completion. When the destruction exceeds 50% or the structure is voluntarily razed or is required by law to be razed, the structure shall not be restored except in full conformity with the regulations for the district in which it is located and the nonconforming use shall not be resumed, except as permitted in this section.

2. The extent of damage or partial destruction shall be based upon the ratio of the estimated cost of restoring the structure to its condition prior to such damage or partial destruction to the estimated cost of duplicating the entire structure as it existed prior thereto. Estimates for this purpose shall be made by or shall be reviewed and approved by the building official and shall be based on the minimum cost of construction in compliance with the building code.

G. Expansion or Restoration of Nonconforming Uses and Structures. Minor building additions to a nonconforming single-family residence that cumulatively do not exceed 50% of the square footage of the existing residence, and do not exceed the maximum permitted lot coverage of 40%, are allowed by right. A request for expansion or restoration of a nonconforming use or structure other than a single-family residence may be granted subject to the approval of a minor conditional use permit by the Director. The approval authority may grant the request, grant the request with modification, or deny the request. The approval authority may require as a condition of a use permit that a specific termination date be set for the use and/or structure which is being expanded or restored. Before granting a conditional use permit for the expansion or restoration of a nonconforming use or structure, the approval authority shall make the following findings:

1. That strict or literal interpretation and enforcement of the specified regulations within this section would result in practical difficulty or unnecessary hardship.
2. That the granting of the conditional use permit or minor conditional use permit will not significantly extend the expected life of the use or structure.
3. That the granting of the conditional use permit or minor conditional use permit will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. (Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

Section 13.04.140 is revised to read as follows:

13.04.140 Definitions.

A. Purposes. The purpose of this section is to promote consistency and precision in application and interpretation of the development regulations of this title. The meaning and construction of words and phrases defined in this section shall apply throughout this title, except where the context and usage of

such words or phrases clearly indicates a different meaning or construction intended in that particular case.

B. Definitions.

“Abutting” means having lot lines or zone boundaries in common.

“Accessory dwelling unit” or “ADU” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:

1. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
2. A manufactured home, as defined by Section 18007 of the California Health and Safety Code.

“Acreage, gross” means total land area of a parcel, or parcels, at time of applications for development.

“Acreage, net” means total land area of parcel or parcels minus land area which will be required for public dedication at time of application for development.

“Addition” means any construction, which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

“Agent” means any person showing written verification that he or she is acting for, and with the knowledge and consent of, a property owner.

“Agricultural Employee Housing” means employee housing as defined by Sections 17008, 17021.5, and 17021.6 of the Health and Safety Code.

“Agriculture” means the use of land for farming, including dairy farms and grazing of large animals, horticulture, floriculture, viticulture, apiaries, animal and poultry husbandry, and including accessory activities but not limited to storage, harvesting, feeding, or maintenance of equipment, excluding stockyards, slaughtering or commercial food processing.

“Alley” means a public thoroughfare, not exceeding 30 feet in width for the use of pedestrians and/or vehicles, producing only a secondary means of access to the abutting property.

“Alteration” means any constructions or physical change in the internal arrangement of rooms or the supporting members of a building or structure, or change in the appearance of any building or structure.

“Ambulance services” means provision of emergency medical care or transportation, including incidental storage and maintenance of vehicles.

“Amusement device” means any machine, device, or apparatus of which the operation or use is permitted, controlled, allowed or made possible by the deposit or placing of any coin, plate, disk, slug or key into any slot, crevice or other opening or by the payment of any fee or fees, for the use as a game, contest or amusement of any description, or which may be used for any such game, contest or amusement, and the use or possession of which is not prohibited by any law of the State of California. This definition shall not include jukeboxes, telephone devices or machines that sell merchandise.

“Animal” is defined as follows:

1. “Exotic or wild animal” means any animal not normally domesticated in the U.S. such as, but not limited to, a reptile, fox, raccoon or similar animal, including predatory or poisonous animals.

2. “Fowl” includes chickens, hens, turkeys, ducks, geese, game birds, and other animals similar in size, weight, or appearance.
3. “Household pet” means any animal customarily permitted and kept in a dwelling and kept only for the company or pleasure provided to the occupants of the dwelling, to include dogs, cats, parakeets, tropical fish, and hamsters or other similar domesticated animal.
4. “Large animal” means any equine or bovine animal, or other animal similar in size, weight, or appearance, including, but not limited to, a horse, pony, mule, donkey, cow, or ox.
5. “Small animal” means a miniature potbelly pig, a goat or lamb, or other animal similar in size, weight, or appearance.
6. “Rodent” includes rabbits and chinchillas and other animals similar in size, weight, or appearance.

“Animal care facility” means a use providing grooming, housing, medical care, or other services to animals, including veterinary services, animal hospitals, overnight or short-term boarding ancillary to veterinary care, indoor or outdoor kennels, grooming and similar services.

“Antique” means any collectible, object of art, bric-a-brac, curio, household furniture or furnishing offered for sale upon the basis, express or implied, that the value of the property, in whole or substantial part, is derived from its age or from its historical associations.

“Antique shop” means any place of business engaged in the business of buying and selling, trading or accepting for sale on consignment antiques.

“Apartment, community” means community apartment as defined in Section 4105 of the Civil Code.

“Applicant” means a person who requests in writing the approval of a lease, permit, license, certificate, or other entitlement for use from one or more public agencies.

“Application” means the form and information submitted by an applicant. The form and information is to be used to determine whether to approve or deny permits or other entitlement for use.

“Approval” means the issuance or commitment of issuance by a public agency of each lease, permit, license, certificate, or other entitlement for which an application was accepted as complete. The exact date of approval of any development project is determined by each public agency according to its rules, regulations, and ordinances, consistent with this code.

“Arcade” means any establishment containing more than five amusement devices. This definition shall not apply to businesses with amusement devices that are accessory to the principal use of the site or commercial recreational premises such as bowling alleys, billiard parlors, skating rinks or similar recreational uses, where an arcade is part of the primary use.

“Art and craft shows and exhibits (outdoor)” means the temporary outdoor sale or display of artwork or items assembled by hand allowed pursuant to Section 13.06.070(C)(2) of this title.

“Automatic controller” means a mechanical or solid state timer, capable of operating valve stations to set the days and length of time of a water application.

“Automobile repair, major” means general repair, rebuilding or reconditioning of engines, motor vehicles or trailers; collision service, including body, frame, or fender repair and overall painting.

“Automobile repair, minor” means upholstering, replacement of parts and motor service to passenger cars and trucks not exceeding one and one-half tons of capacity but not including other operations named under “automobile repair, major.”

“Automobile wrecking” means the dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts. The presence on any lot or parcel of land of five or more motor vehicles which for a period exceeding 30 days have not been capable of operating under their own power, and from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard.

“Basement” means a portion of a building partly or wholly underground and having more than one-half of its height below the average level of the adjoining ground.

“Best management practices (BMPs)” means schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollution to surface and groundwater. BMPs include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage. In the case of municipal stormwater permits, BMPs are typically used in place of numeric effluent limits.

“Billboard” means a permanent structure sign used for the display of off-site commercial messages, commonly called outdoor advertising.

“Biological habitat preserve” means any area which is designated and accepted by a Federal, State or local agency as a permanent or temporary sanctuary, reserve or protected area for biological species of any kind.

“Block” means the area of land bounded by streets, highways or railroad rights-of-way, except alleys.

“Boarding house” means a residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under one or more separate rental agreements, leases or subleases, either written or oral, whether or not an owner, agent or rental manager is in residence. For purposes of this definition, a boarding house is a business or commercial endeavor which does not constitute a single household unit as defined in this section. Boarding house shall not include a congregate care facility or a group care facility as defined in this section.

“Body piercing” means the creation of an opening in the body of a human being for the purpose of inserting jewelry or other decoration. This includes, but is not limited to, the piercing of a lip, tongue, nose or eyebrow. Body piercing does not include the piercing of an ear.

“Building” means any structure built for the support, shelter or enclosure of persons, animals, fowl, chattels or personal property of any kind.

“Building, completely enclosed” means a building enclosed by a permanent roof and by solid exterior walls pierced only by windows and customary entrances and exit doors.

“Building height” means the vertical distance, excluding foundations or understructures or basements, between the elevation of the finished floor level and the highest point of the structure, excluding architectural features and appurtenances such as, but not limited to, chimneys, antennas, elevator, solar equipment structures, and similar mechanical equipment.

“Building, historic” means a building listed individually on the National Register of Historic Places, or by a State or County agency charged with the recognition or preservation of historic structures, or by resolution of the City Council as having significant local or regional historical importance and value to the community.

“Building, main” means a building within which is conducted the principal use permitted on the lot, as provided by this title.

“Building official” means the head of the building division of the City and shall include his or her deputies.

“Building site” means a lot, or contiguous lots of land in single, multiple, or joint ownership (exclusive of all rights-of-way and all easements, except open space easements, that prohibit the surface use of the property by its owner, which provides the area and open spaces required by this title for construction of a building or buildings, and which abuts a public or private street or alley, or easement determined by the Director to be adequate for the purpose of access).

“Caretaker’s residence” means a dwelling unit accessory to a principal use on a site and intended for occupancy on the same site, as a caretaker, security guard, servant, or similar position generally requiring residence on the site.

“Carport” means a permanent roofed structure used or intended to be used for automobile shelter and storage.

“Catering establishment” means a place for the preparation and delivery of food and beverages for off-site consumption without provision for on-site pickup or consumption. Excluded from this definition is mobile catering trucks (see “Fleet storage”).

“Cemetery” means land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematoriums, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

“Check or anti-drain valve” means a valve located under a sprinkler head to hold water in the system so it minimizes drainage from the lower elevation sprinkler head.

“Church” means a use located in a permanent building and providing regular or organized religious worship and religious education incidental thereto, but excluding a private educational facility. A property tax exemption obtained pursuant to the Constitution of the State of California and of the Revenue of Taxation Code of the State of California shall constitute prima facie evidence that such use is a church as defined herein.

“City” means the City of Santee.

“Club” means a nonprofit association of persons, whether incorporated or unincorporated, organized to pursue common goals, interests or activities, but not including a group organized solely or primarily to render a service customarily carried on as a business.

“Columbarium” means a sepulchral chamber with niches for holding cinerary urns.

“Commission” means the Planning Commission of the City.

“Composting” has the same meaning as that term is defined in Division 30, Part 1 of the Public Resources Code.

“Conceptual development plan” means a site plan which indicates conceptual ideas for such things as, but not limited to, building placement, circulation/access, drainage/grading, buffers, stormwater facilities, and landscaping.

“Condominiums” means condominiums as defined in Section 4125 of the Civil Code: An estate of real property consisting of an undivided interest in common areas, together with a separate right of ownership in space.

“Congregate care facility” means a residential development serving seven or more persons, whether related or unrelated, licensed by the State Department of Social Services which is comprehensively planned, designed and managed, to include facilities and common space that maximize the residents’ potential for independent living. The facility may be occupied by the elderly or handicapped persons or households as defined in Health and Safety Code Sections 50067 and 50072 or successor statute. Services that are provided or made available shall relate to the medical, nutritional, social, recreational, housekeeping and personal needs of the residents and shall be provided or made available at a level necessary to assist the residents to function independently. “Direct services” means medical care, meals, housekeeping services, transportation services and planned recreational and social activities which shall be provided to the residents directly by the management of the congregate housing. “Support services” are social services, daycare services and in-home services which the management of the congregate housing shall assist the residents in obtaining, at the residents’ request.

“Contractor” means establishments or places of business primarily engaged in construction activities with only incidental storage of materials, indoors only, and incidental parking of vehicles as an accessory use to a permitted use on the same premises. Excluded are building materials yards, equipment sales/rental yards and contractors yards.

“Contractor’s yard” means a use providing for the outdoor storage, sales, rental or distribution of vehicles, equipment or supplies or for the dispatching of service vehicles used in construction activities. Typical uses include building contractor’s yard, heavy equipment sales or rental yard or similar use.

“Convalescent facility” means a use providing bed care and in-patient services for persons requiring regular medical attention, and persons aged or infirm unable to care for themselves, excluding surgical or emergency medical services.

“Convenience market” means a place for the retail sales of food, beverage and small convenience items typically found in establishments with long or late hours of operation. This definition excludes delicatessens and other specialty food shops having a sizeable assortment of fresh fruits and vegetables, and fresh-cut meat.

“Conversion” means the creation of separate ownership of existing real property together with a separate interest in space of residential, industrial, or commercial buildings thereon.

“Council” means the City Council of Santee.

“County” means the County of San Diego.

“Court” means an open, unoccupied space, other than a yard, unobstructed from ground to sky on the same lot with a building or buildings and which is bounded on two or more sides by the walls of a building.

“Crematorium” means a mortuary where corpses are cremated.

“Dairy” means any premises where milk is produced for sale or distribution and where three or more cows or goats are in lactation.

“Dance floor” means a defined floor area located within a business establishment designed for the purpose of dancing by patrons of the establishment.

“Dance hall” means any room, place, or space, except a private residence or home, where dancing is carried on or permitted.

“Day care center” means a private establishment for day time care of children where tuition, fees, or other forms of compensation for the care of the children is charged, including nursery schools, preschools and similar facilities. Excluded from this definition are family day care homes.

“Day care, home, family” means regularly provided care, protection and supervision of 14 or fewer children, in the provider’s own home, for periods of less than 24 hours per day, while the parents or guardians are away.

“Decibel,” abbreviated to “dB,” means a unit for describing the amplitude of sound.

“Dedication, offered” means that portion of land which is irrevocably offered to the City for future public rights-of-way which has no prospective future date for construction to City standards, and/or notice of completion.

“Density” means the number of dwelling units per gross acre.

“Department” means the Department of Development Services.

“Design” means: (a) street alignments, grades and widths; (b) drainage and sanitary facilities and utilities, including alignments and grades thereof; (c) location and size of all required easements and rights-of-way; (d) fire roads and fire breaks; (e) lot size and configuration; (f) traffic access; (g) grading; (h) land to be dedicated for park or recreational purposes; and (i) such other specific requirements in the plan and configuration of the entire project as may be necessary or convenient to insure conformity to or implementation of the General Plan or any adopted specific plan.

“Detention facilities” means publicly owned and operated facilities providing housing, care, and supervision for persons confined by law.

“Development” means any physical development including, but not limited to, residences, commercial or industrial facilities, civic buildings, hospitals, schools, airports or similar facilities.

“Development, multifamily residential” means a development where the number of dwelling units on one lot is more than one or where dwelling units are attached. Such development includes condominiums, townhomes, apartments and similar types of development.

“Development project” means new development or redevelopment with land disturbing activities, structural development, including construction or installation of a building or structure, the creation of impervious surfaces, public agency projects, and land subdivision.

“Development, single-family residential” means a development where each dwelling unit is situated on a separate lot and where each dwelling is detached. Some areas of the development may be held in common by all the residents, however, in no case is clustering of units permitted.

“Director” means the Director of Development Services of the City and includes his or her deputies.

“Distribution” means a use engaged primarily in distribution of manufactured products, supplies, and equipment, including incidental storage and sales activities, but excluding bulk storage of materials which are flammable or explosive.

“District, base” means a specifically delineated district in the City within which regulations and requirements uniformly govern the use, placement, spacing and size of land and building.

“District, dual” means when there exists two base districts on a single parcel.

“Driveway” means a permanently surfaced area providing direct access for vehicles between a street and a permitted off-street parking or loading area.

“Dwelling, attached” means a dwelling unit attached to two or more dwelling units by common vertical walls.

“Dwelling, detached” means a dwelling, which is not attached to any other dwellings, by any means.

“Dwelling, multiple family” means a building designed and used as a residence for two or more families living independently of each other.

“Dwelling, semidetached” means a dwelling, which is only partially attached to one or more single-family dwellings.

“Dwelling, single-family” means a building designed and used to house not more than one family including all domestic employees of such family.

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

“Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons.

“Easement” means a grant of one or more of the property rights by the property owner for the use by the public, a corporation or another person or entity.

“Eave” means the projecting lower edges of a roof overhanging the wall of a building.

“Educational facility” means a school, offering instruction in the several branches of learning and study required to be taught by the Education Code of the State. This definition includes elementary and high schools, as well as colleges and universities.

“Effective precipitation or usable rainfall” means the portion of total precipitation that is used by the plants. Precipitation is not a reliable source of water, but can contribute to some degree towards the water needs of the landscape.

“Elevation” means:

1. A vertical distance above or below a fixed reference level.
2. A flat scale drawing of the front, rear, or side of a building or structure.

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

“Enclosed” means a covered space fully surrounded by walls, including windows, doors, and similar openings or architectural features.

“Energy system, alternative” means application of any technology, the conservation of energy, or the use of solar, biomass, wind, geothermal, hydroelectricity under 25 megawatts, or any other source of energy, the efficient use of which will reduce the use of fossil and nuclear fuels.

“Engineer, City” means the City Engineer of the City and shall include his or her deputies.

“Environmental impact report (EIR)” means a detailed statement setting forth the environmental effects and considerations pertaining to a project as specified in Section 21100 of the California Environmental Quality Act, and may mean either a draft or a final EIR.

“Equipment sales/rental yard” means the sale, primarily retail, and/or rental from the premises of light equipment such as lawnmowers, forklifts, rototillers and similar small equipment.

“Façade” means the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

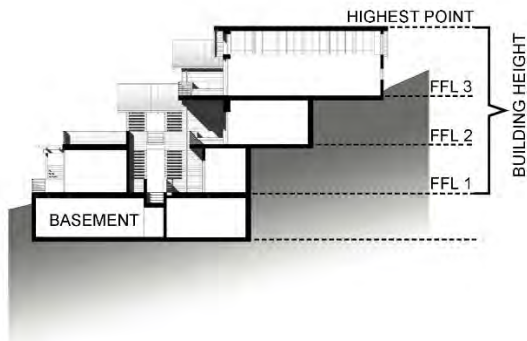
“Family” means one or more individuals living together as a single household unit. The term family shall include “group care facilities, limited” for six or fewer mentally disabled, mentally disordered or otherwise handicapped persons regardless of whether they are living together as a single household unit, but shall not include any other living group that is not living together as a single household unit.

“Farmer’s market” means the outdoor display and sale of produce and other agricultural products such as, but not limited to, fruits, vegetables, nuts, honey, eggs, herbs, flowers, and plants.

“Fence” means an artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

“Financial service” means a use providing financial services to individuals, firms, or other entities. The term financial service includes banks, savings and loan institutions, loan and lending activities and similar services.

“Finished floor level” means the uppermost surface of a floor without any applied finishes, typically the screed finish of a concrete slab or foundation. Multiple finished floor levels (FFL) may exist within a building or complex of buildings on a site depending on topographical conditions, however the building height calculation for zoning district height limitations consistency shall be based on the maximum length between a finished floor level of a building and the highest point of that building (see diagram below).



“Fleet storage” means storage or parking of one or more vehicles used regularly in business operations where the parking of vehicles constitutes the principal use on the site. Examples of fleet vehicles include, but are not limited to, limousine fleets, taxi fleets, mobile catering trucks, moving van fleets or delivery truck fleets. Excluded are sales/rentals of vehicles.

“Floor area, gross” means the sum of the gross horizontal areas of average floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking space, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six feet.

“Floor area, net” means the total of all floor areas of a building, excluding stair wells and elevator shafts, equipment rooms, interior vehicular parking or loading; and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public.

“Frontage” means the side of a lot abutting a street, the front lot line, except the side of a corner lot.

“Garage, private” means an accessory building or an accessory portion of the main building designed and/or used for the shelter or storage of vehicles of the occupants of the main building.

“Garage, public” means a building, or portion thereof, other than a private customer and employee garage or private residential garage, used primarily for the parking and storage of vehicles and available to the general public.

“Garbage” means animal and vegetable waste resulting from the handling, storage, sale, preparation, cooking and serving of foods.

“Glare” means the effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

“Grade” means:

1. The lowest horizontal elevation of the finished surface of the ground, paving, or sidewalk at a point where height is to be measured;
2. The degree of rise or descent of a sloping surface.

“Grade, finished” means the final elevation of the ground surface after development.

“Grade, natural” means the elevation of the ground surface in its natural state, before man-made alterations.

“Grading” means any stripping, cutting, filling, stockpiling of earth or land, including the land in its cut or filled condition.

“Grading, contour” means a grading concept designed to result in earthforms and contours which resemble natural terrain characteristics, with generally curving, nonlinear slope banks having variations in the slope ratios of the horizontal and vertical curves.

“Greenbelt” means an open area which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

“Group care facility, general” means shared living quarters (without separate kitchen or bathroom facilities for each room or unit) for seven or more persons with physical or mental impairments that substantially limit one or more of such person’s major life activities when such persons are not living

together as a single household unit. This classification includes, but is not limited to, group homes, sober living environments, recovery facilities, and establishments providing nonmedical care for persons in need of personal services, supervision, protection or assistance essential for sustaining the activities of daily living facility, including resident services for persons handicapped or disabled, undergoing rehabilitation, or otherwise in need of care and supervision. This definition shall not include State-licensed residential care facilities, as that term is defined in this section, whether accessory or nonaccessory, emergency shelters, transitional housing, lodging units or boardinghouses.

“Group care facility, limited” means shared living quarters (without separate kitchen and bathroom facilities for each room or unit) for six or fewer persons with physical or mental impairments that substantially limit one or more of such person’s major life activities. This classification also includes, but is not limited to, group homes, sober living environments, recovery facilities, and establishments providing nonmedical care for persons in need of personal services, supervision, protection or assistance essential for sustaining the activities of daily living, but shall not include State-licensed residential care facilities, as that term is defined in this section, whether accessory or nonaccessory, emergency shelters, transitional housing, lodging units or boardinghouses.

“Guest room” means a room which is designed and/or used by one or more guests for sleeping purposes, but in which no provisions are made for cooking.

“Hazardous waste treatment facility” means all contiguous land and structures, other appurtenances, and improvements on the land, used for handling, treating, storing or disposing of hazardous waste. Does not include household hazardous waste collection facilities.

“Height” means the vertical distance of a non-building structure, such as telecommunication towers, freestanding signs, poles, and fences measured from the finished grade to the highest point of the structure. For buildings, see “Building height” definition.

“Heliport” means pads and facilities enabling takeoffs and landings by helicopter.

“Hertz” means a unit of measurement of frequency, numerically equal to cycles per second.

“Home improvement center” means a retail service engaged in providing retail sale, rental, service, or related repair and installation of home improvement products, including building materials, paint and wallpaper, carpeting and floor covering, decorating, heating, air conditioning, electrical, plumbing, and mechanical equipment, roofing supplies, yard and garden supplies, home appliances and similar home improvement products.

“Home occupation” means any occupation or profession conducted or carried on entirely within a dwelling by the occupants thereof which is clearly incidental and secondary to the use of the structure for dwelling purposes and which does not change the character thereof and does not adversely affect other uses in the zone of which it is a part. Home occupations shall be evaluated in accordance with the provisions and criterion contained in Section 13.06.060 of this title.

“Homeowners association” means a private organization composed of residents within a project who own in common certain property and shall be responsible for the maintenance and management of certain commonly owned property.

“Hospital” means a facility providing medical, psychiatric, or surgical service for sick or injured persons primarily on an inpatient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees or visitors.

“Hotel” means any structure, or portion of any structure, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes, including any hotel, inn, tourist home or house, motel, studio hotel, lodging house, rooming house, apartment house, dormitory, mobile home, motor home, travel trailer or house trailer at a fixed location, or other similar structure or portion thereof.

Household Pet. See “Animal.”

“Impermeable surface” means a surface that cannot be penetrated by water and includes, but is not limited to, impervious materials such as concrete or asphalt.

“Improvement” means any item which becomes part of, placed upon, or is affixed to real estate.

“Infiltration rate” means the rate of water entry into the soil expressed as a depth of water per unit of time in inches per hour.

“Junior accessory dwelling unit” or “JADU” means a residential unit that:

1. Is no more than 500 square feet in size,
2. Is contained entirely within an existing or proposed primary single-family residence,
3. Includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family residence, and
4. Includes an efficiency kitchen, as defined in Section 13.10.045.

“Junk” means any combustible or noncombustible non-putrescible waste, including, but not limited to trash, refuse, paper, glass, cans, bottles, rags, fabrics, bedding, ashes, trimmings from lawns, shrubbery or trees, except when used for mulch or like agricultural purposes, household refuse other than garbage, lumber, metal, plumbing fixtures, bricks, building stones, plaster, wire or like materials from the demolition, alteration or construction of buildings or structures, tires or inner tubes, auto aircraft or boat parts, plastic or metal parts or scraps, damaged or defective machinery, whether or not repairable, and damaged or defective toys, recreational equipment or household appliances or furnishings, whether or not repairable.

“Junkyard” means any area, lot, land, parcel, building or structure or part thereof used for the storage, collection, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or discarded goods, materials, machinery or two or more unregistered, inoperable motor vehicles or other type of junk.

“Kennel” means a facility, whether or not operated for profit, that keeps or maintains five or more dogs, cats, or other domesticated animals at least four months old. It includes a facility owned or operated by an animal welfare agency, but does not include an animal shelter operated or established by the City, an agency contracted by the City to provide animal control services, or to a veterinary hospital operated by a veterinarian licensed by the State. A kennel also includes a facility with the requisite five dogs that also keeps or maintains other animals. As used in this definition a “facility” means any combination of adjacent buildings, structures, enclosures or lots under common ownership or operated as one unit, to keep or maintain dogs or cats.

“Kitchen” means any room, all or any part of which is designed and/or used for cooking and the preparation of food.

“Landscaping” means an area devoted to or developed and maintained predominately with native or exotic plant materials including lawn, ground cover, trees, shrubs, and other plant materials; and also including accessory decorative outdoor landscape elements such as pools, fountains, paved or decorated surface (excluding driveways, parking, loading, or storage areas, and sculptural elements).

“Landscaping, drought tolerant” means plant materials whose water requirements are well suited to the climate of the region and which require minimal water once they are established.

“Land use” means a description of how land (real estate) is occupied or utilized.

“Large collection facility” means a center for the acceptance by donation, redemption or purchase of recyclable materials from the public which may occupy an area of more than 500 square feet and may include permanent structures. This definition does not include solid waste recycling conducted in conjunction with a solid waste transfer facility.

“Liquor store” means any store designed and operated for the selling of alcoholic beverages with the selling of any other merchandise being accessory to the primary operation of selling liquor.

“Loading space” means an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

“Lodging unit” means a room or group of rooms used or intended for use by overnight occupants as a single unit, whether on a transient or residential occupancy basis, located in a motel or dwelling unit providing lodging, whether or not meals are provided to such persons. Where designed or used for occupancy by more than two persons, each two persons capacity shall be deemed a separate lodging unit. For the purpose of determining residential density, each two lodging units shall be considered the equivalent of one dwelling unit.

“Lot” means any parcel of real property approved by a record of survey, plat, parcel map, subdivision map, or certificate of compliance, or any parcel legally created or established pursuant to the applicable zoning or subdivision regulations in effect prior to the effective date of application of this code to such parcel.

“Lot, corner” means a lot or parcel of land abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.

“Lot coverage” means the amount (typically expressed in a percentage) of the area of a lot covered by buildings. Lot coverage calculations do not include open carports, porches, open patio covers, or other similar open structures.

“Lot, cul-de-sac” means a lot located on the turning end of a dead-end street.

“Lot depth” means the horizontal distance between the midpoint of the front lot line and the midpoint of the rear lot line.

“Lot, flag” means a lot having access to a street by means of a private driveway, access easement, or parcel of land not meeting the requirements of this code for lot width.

“Lot, interior” means a lot other than a corner lot.

“Lot, key” means the first interior lot to the rear of a reversed corner lot, the front line of which is a continuation of the side line of the reversed corner lot, exclusive of the width of an alley, and fronting on the street which intersects or intercepts the street upon which the corner lot fronts.

“Lot, reversed corner” means a corner lot having a side lot line which is substantially a continuation of the front lot line of a lot to its rear.

“Lot, substandard” means any lot which does not meet the minimum dimensions; the area of any easement which restricts the normal usage of the lot may be excluded.

“Lot, through” means a lot other than a corner lot abutting more than one street.

“Lot line” means a line bounding a lot.

“Lot line, front” means a lot line paralleling the street. On a corner lot, the shorter lot line abutting a street or the line designated as the front lot line by a subdivision or parcel map.

“Lot line, rear” means a lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line. In the case of an irregularly shaped lot or a lot bounded by only three lot lines, a line within the lot having a length of 10 feet, parallel to and most distant from the front lot line shall be interpreted as the rear lot line for the purpose of determining required yards, setbacks, and other provisions of this ordinance.

“Lot line, side” means a lot line not a front or rear lot line.

“Lot line, street” means a lot line abutting a street.

“Lot width” means the horizontal distance between side lot lines, measured at the front setback line.

“Lounge, cocktail” means a use providing preparation and retail sale of alcoholic beverages, on a licensed “on sale” basis, for consumption on the premises, including taverns, bars, and similar uses.

“Low impact development (LID)” means a stormwater management and land development strategy that emphasizes conservation and the use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely reflect pre-development hydrologic functions.

“Manufacturing” means a use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packing of such products, the incidental processing of extracted or raw materials, processes utilizing flammable or explosive materials (i.e., materials which ignite easily under normal manufacturing conditions), and processes which create hazardous or commonly recognized offensive conditions.

“Map Act” means the Subdivision Map Act of the State.

“Map, contour” means a map that displays land elevations in graphic form.

“Mausoleum” means a large tomb, usually above ground.

“Maximum Extent Practicable (MEP).” As used in Titles 9 and 13 of the Santee Municipal Code, MEP means implementation of all Best Management Practices (BMPs) that are technically feasible (i.e., are likely to be effective), are not cost prohibitive, and adequately reduce pollutant discharges from the MS4. MEP will generally require a combination of source control and treatment control BMPs that emphasizes pollution prevention and source control BMPs as the first line of defense, and utilizes treatment control BMPs as a second line of defense.

“Medical office” means a use providing consultation, diagnosis, therapeutic, preventative, or corrective personal treatment services by doctors, dentists, medical and dental laboratories, and similar practitioners of medical and healing arts for humans licensed for such practice by the State.

“Merger” means the joining of two or more contiguous parcels of land under one ownership into one parcel.

“Micro-brewery” means a small-scale brewery operation that produces less than 15,000 barrels of beer per year, with on-site and/or off-site consumption, and with or without a pub or restaurant, as licensed by the California Department of Alcoholic Beverage Control.

“Mobilehome” means a moveable or transportable vehicle having no foundation other than jacks, piers, wheels, or skirting, designed as a permanent structure intended for occupancy and designed for subsequent or repeated relocation.

“Mobilehome park” means a residential facility arranged or equipped for the accommodation of two or more mobilehomes, with spaces for such mobilehomes available for rent, lease, or purchase, and providing utility services and other facilities either separately or in common to mobilehome space therein.

“Mobilehome space” means a plot of ground within a mobile home park designed for the accommodation of one mobile home.

“Mortuary” means a place where dead bodies are kept for burial or cremation and excludes crematoriums.

“Motel” means a commercial facility containing lodging units and dwelling units intended primarily for temporary occupancy, with not more than 10% of the units having kitchen facilities and meeting the definition of a dwelling unit. The term “motel” shall include a hotel, motor hotel, tourist court, or similar use, but shall not include a mobilehome park.

“Mulch” means any material such as leaves, bark, straw or other materials left loose and applied to the soil surface to reduce evapotranspiration.

“Neighborhood center” means a shopping center which clusters essential retail goods and services to residents in the immediate vicinity of the center.

“Nightclub” means a place of entertainment, other than adult related, with or without accessory food and/or liquor sales, having a floor show and/or providing music and space for dancing. This definition shall also include dance halls.

“Nightclub, teenage” means a place, premises or establishment where entertainment, music and dancing, other than adult related, are available to persons between the ages of 17 and 21 years of age in a supervised nightclub setting and includes the provision of food or nonalcoholic beverages as an accessory use.

“Noise” means any undesirable audible sound.

“Noise, ambient” means the all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.

“Noise, basic level” means the acceptable noise level within a given district.

“Noise, impulsive” means a noise characterized by brief excursions of sound pressures whose peak levels are very much greater than the ambient noise level, such as might be produced by the impact of a pile driver, punch press or drop hammer, typically with one second or less duration.

“Noise, intrusive” means that alleged offensive noise which intrudes over and above the existing ambient noise at the receptor property.

“Noise, mobile source” means any noise source other than a fixed noise source.

“Noise, simple tone” or A pure tone noise means a noise characterized by the presence of a predominant frequency or frequencies such as might be produced by whistle or hum.

“Noise, zone” means any defined area or region of a generally consistent land use.

“Nonconforming” means a building, structure or portion thereof, or use of a building or land which does not conform to the regulations of this code and which lawfully existed at the time the regulations became effective through adoption, revision or amendment.

“Nonconforming lot” means a lot, the area, dimensions or location of which was lawful prior to the adoption, revision or amendment of this code, but which fails by reason of such adoption, revision, or amendment, to conform to the present requirements of the district.

“Nonconforming structure or building” means a structure or building the size, dimensions or location of which was lawful prior to the adoption, revision or amendment to this code, but which fails by reason of such adoption, revision or amendment, to conform to the present requirements of the district.

“Nonconforming use” means a use or activity which was lawful prior to the adoption, revision or amendment of this code, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the district.

“Nursery, landscape” means a retail service providing propagation and sale of plants, shrubs, trees, and similar products, related materials and services associated with installation, maintenance, and improvements of yards, gardens, landscaped areas, outdoor living and recreation areas, and similar facilities.

“Office professional” means a use providing professional or consulting services in the fields of law, architecture, design, engineering, accounting, and similar facilities.

“Open space, common” means open space within a project owned, designed, and set aside for use by all occupants of the project or by occupants of a designated portion of the project. Common open space is not dedicated to the public and is owned and maintained by a private organization made up of the open space users. Common open space includes common recreation facilities, open landscaped areas, and greenbelts, but excludes pavement or driveway areas, or parkway landscaping within public right-of-way.

“Open space, private” means that open space directly adjoining the units or building, which is intended for the private enjoyment of the occupants of the unit or building. Private open space shall in some manner be defined such that its boundaries are evident. Private open space includes private patios or balconies, and front, rear, or side yards on a lot designed for single family detached or attached housing.

“Open space, usable” means outdoor or unenclosed area on the ground, or on a roof, balcony, deck, porch, or terrace, designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, but excluding parking facilities, driveways, utility or service areas.

“Outdoor recreation facility” means recreation in which the activity is principally conducted outdoors. This term includes golf courses, race tracks, archery ranges, outdoor concert and performance entertainment, and similar uses. This does not include pools and recreation areas that are accessory to other permitted principal uses.

“Overhang” means:

1. The part of a roof or wall which extends beyond the façade of a lower wall;
2. The portion of a vehicle extending beyond the wheel stops or curb.

“Overlay district” means a district established by this title, which may be applied to a lot or portion thereof only in combination with a base district.

“Overspray” means the water, which is delivered beyond the landscaped area, wetting pavements, walks, structures or other non-landscaped areas.

“Pad, building” means that area of a lot graded relatively flat, or to a minimum slope, for the purpose of accommodating a building and related outdoor space.

“Parapet” means the extension of the main walls of a building above the roof level.

“Parcel” means a lot or tract of land.

“Park and recreation facilities” means noncommercial parks, playgrounds, recreation facilities, and open spaces.

“Parking area” means any public or private land area designed and used for parking motor vehicles including parking lots, garages, private driveways and legally designated areas of public streets.

“Parking area, private” means a parking area for the private use of the owners or occupants of the lot on which the parking area is located.

“Parking area, public” means a parking area available to the public, with or without compensation, or used to accommodate clients, customers or employees.

“Parking lot” means an off-street, ground level area, usually surfaced and improved, for the temporary storage of motor vehicles.

“Parking space” means a space for the parking of a motor vehicle within a public or private parking area.

“Pawnshop” means any place engaged in the business of loaning money to any person, upon any personal property, personal security or purchasing personal property and reselling or agreeing to resell such articles to the vendor or other assignees at prices previously agreed upon.

“Performance standards” means a set of criteria or limits relating to nuisance elements which a particular use or process may not exceed.

“Perimeter” means the boundaries or borders of a lot, tract, or parcel of land.

“Permeable surface” means a surface that can be penetrated by water and includes, but is not limited to, pervious concrete, porous asphalt, unit pavers, granular materials, landscaping, or other similar material approved by the Director.

“Permit” means written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

“Permitted use” means any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

“Phase” means any contiguous part or portion of a project which is developed as a unit in the same time period.

“Plan, general” means the General Plan of the City of Santee, including all maps, reports, and related plan elements adopted by the City Council.

“Planned residential development” means planned development as defined in Chapter 1, Part 5, Division 4 of the Civil Code.

“Pony” means a horse measuring 14 hands two inches or less at the withers.

“Pre-district” means the act of designating, in advance of annexation, the district to be applicable to a site upon subsequent annexation of that site to the City.

“Pre-fabricated structure” means any previously manufactured structure inspected and approved by the California State Housing and Community Development Department. Said structures must have a State identification tag, which specifies date of inspection and occupant load.

“Priority development project” means new development and significant redevelopment project categories listed in Section 13.19.030 of this code.

“Project” means the total development within the boundaries as defined on the development plan.

“Public buildings and facilities” means any building, office, site or other development operated by and under the control of any public agency, public utility, or special district.

“Quarry” means a place where rock, ore, stone and similar materials are excavated for sale or for off-tract use.

“Queue line” means an area for temporary parking and lining of motor vehicles while waiting a service or other activity.

“Reclaimed water” means treated or recycled waste water of a quality suitable for nonpotable uses such as landscape irrigation as determined by the Padre Dam Municipal Water District. Not intended for human consumption.

“Recreation, commercial” means a use providing facilities for recreation; including indoor recreation uses such as theaters, bowling alleys, billiard parlors, skating arenas, and similar services, and outdoor uses such as golf, tennis, basketball, baseball, and similar services, operated on a private or for-profit basis, but excluding arcades.

“Recycling” means the process by which waste products are reduced to raw materials and transformed into new and often different products, including automobile recycling.

“Religious institution” means a seminary, retreat, monastery, conference center, or similar use for the conduct of religious activities, including accessory housing incidental thereto, but excluding a private educational facility.

“Renewable energy storage facility” means a structure incorporating machinery or equipment, designed to store renewable energy.

“Repair” means the reconstruction or renewal of any part of an existing building for the purpose of its maintenance.

“Research and development” means a use engaged in study, testing, design, analysis, and experimental development of products, processes, or services, including incidental manufacturing of products or provision of services to others.

“Residential care facility, accessory” means 24-hour nonmedical care of six or fewer persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living. This classification includes only those services and facilities licensed by the State of California.

“Residential care facility, nonaccessory” means 24-hour nonmedical care for seven or more persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living. This classification includes only those services and facilities licensed by the State of California.

“Restaurant” means a use providing preparation and retail sale of food and beverages, including sandwich shops, ice cream parlors, and similar uses.

“Right-of-way” means a strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other similar uses.

“Room, recreation” means a single room in a main building or in an accessory building designed and/or used exclusively for recreational purposes by the occupants or guests of the premises.

“Rubbish” means all nonreusable waste or debris such as paper, cardboard, grass, tree or shrub trimmings, rugs, straw, clothing, wood or wood products, crockery, glass, rubber, metal, plastic, construction waste and debris, and other similar materials.

“Run off” means water which is not absorbed by the soil or landscape to which it is applied and flows from the area.

“Run with the land” means a covenant restriction to the use of land contained in a deed and binding on the present and all future owners of the property.

“San Diego County Municipal Stormwater Permit” means the current permit for operation of the City’s municipal separate storm sewer system issued by the San Diego Regional Water Quality Control Board.

“School, business or trade” means a use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, educational facility, or commercial school.

“School, commercial” means a use providing facilities for instructional services in photography, fine arts, crafts, gymnastics, karate, dance, music, tutoring or other similar activity.

“Screened” means shielded, concealed, and effectively hidden from view by a person standing at ground level on an abutting site, or outside the area or subject to screening, by a fence, wall, hedge, berm, or similar architectural or landscape feature.

“Secondhand property” means personal property of which prior use has been made, including antiques.

“Secondhand store or thrift shop” means any place engaged in the business of buying and selling, trading or accepting for sale on consignment secondhand property.

“Service, automotive” means a use engaged in sale, rental, service, or major repair of new or used automobiles, trucks, trailers, boats, motorcycles, mopeds, recreational vehicles, or other similar vehicles, including tire recapping, painting, body and fender repair, and engine, transmission, air conditioning, and glass repair and replacement, and similar services.

“Service station” means an establishment offering the sale of gasoline, oil, minor automotive accessories, and minor repair services for the operation of motor vehicles, but not including painting, body work, steam cleaning, or major repairs.

“Service, takeout” means a feature or characteristic of eating and drinking services which encourage or allow, on a regular basis, consumption of food and beverages outside of a building, such as in outdoor seating areas where regular table service is not provided, in vehicles parked on the premises, or off the site.

“Setback” means a required, specified distance between a building or structure and a lot line or lines.

“Setback line” means a line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of structures and uses on the lot.

“Shopping center” means a group of commercial establishments, which includes 10 or more tenant spaces, planned, developed, owned, or managed as a unit, with off-street parking provided on the site.

“Single household unit” means an interactive group of persons jointly occupying a single dwelling unit including the joint use of common areas and sharing household activities and responsibilities such as meals, chores, and expenses. A boarding house is not a single household unit unless the Director determines that sufficient evidence has been provided that the boarding house meets the definition of a single household unit set forth herein. For purposes of the definition of “Group care facilities, limited,” a single household unit’s members shall also be a nontransient group.

“Site area” means the net horizontal area included within the boundary lines of a site, not including the area within the established right-of-way of a public street, future public street, or railroad, or any other area dedicated or to be dedicated for a public use.

“Site plan” means a plan, prepared to scale, showing accurately and with complete dimensioning, all of the buildings, structures and uses and the exact manner of development proposed for a specific parcel of land.

“Slope” means the degree of deviation of a surface from the horizontal, usually expressed in percent or degrees.

“Small collection facility” means a center for the acceptance by donation, redemption or purchase of recyclable materials from the public which does not exceed 500 square feet in area and can include: mobile units, bulk reverse vending machines and unattended containers placed for the donation of recyclable materials.

“Solar access” means a property owners’ right to have sunlight shine on his or her property. “Sprinkler head” means a device, which sprays water through a nozzle.

“Stable, commercial” means a stable for horses, mules or ponies, which are rented, used or boarded on a commercial basis for compensation.

“Stable, private” means an accessory building for the keeping of horses, mules, or ponies owned by the occupants of the premises and not rented, used or boarded on a commercial basis for compensation.

“Story” means that portion of a building included between the upper surface of any floor and the upper surface of any floor next above it, or if there be no floor above it, then the space between such floor and ceiling next above it.

“Story, half” means a story with at least two of its opposite sides meeting a sloping roof, not more than two feet above the floor of such story.

“Street” means any public or private thoroughfare with a width of 20 feet or more, which affords a primary means of access to abutting property.

“Street line” means the boundary line between a street and abutting property.

“Street, peripheral” means an existing street whose right-of-way is contiguous to the exterior boundary of the subdivision.

“Street, private” means a street in private ownership, not dedicated as public street, which provides the principal means of vehicular access to a property and not to be construed to mean driveways, alleys, or parking areas.

“Street, public” means a street owned and maintained by the City, the County, or the State. The term includes streets offered for dedication which have been improved, or for which a bonded improvement agreement is in effect.

“Structural alterations” means any change in the supporting members of a structure such as the bearing walls or partitions, columns, beams or girders.

“Structure, attached residential accessory” means a subordinate, nonhabitable structure that is incidental and attached to the main dwelling on the same lot. Attached residential accessory structures would include, but not be limited to, garages, carports, unenclosed covered patios, pergolas, workshops, and storage structures.

“Structure, auxiliary” means a subordinate building or structure which is incidental and not attached to the main building or use on the same lot. If an auxiliary building is attached to the main building or if the roof is a continuation of the main building roof, the auxiliary building shall be considered an addition to the main building.

“Structure, detached residential accessory” means a subordinate, nonhabitable structure that is incidental and not attached to the main dwelling on the same lot. Detached residential accessory structures would include, but not be limited to, garages, carports, unenclosed covered patios, pergolas, workshops, sheds, gazebos, cabanas, and storage structures.

“Structure, habitable” means a structure for living, sleeping, and/or cooking.

“Structure, nonhabitable” means a structure not for living, sleeping, and/or cooking. Nonhabitable structures would include, but not be limited to, garages, carports, unenclosed covered patios, pergolas, workshops, sheds, gazebos, cabanas, and storage structures.

“Structure, temporary” means a structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

“Subdivider” means a person, firm, corporation, partnership, or associate who proposes to divide, divides, or causes to be divided real property into a subdivision for him or herself or for others; except that employees and consultants of such persons or entities, acting in such capacity, are not “Subdividers.”

“Subdivision” means the division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

“Subdivision, custom lot” means a subdivision which creates parcels to be sold in an undeveloped state to individual owners for development of not more than four units per owner.

“Subdivision, tract” means a subdivision which creates five or more parcels to be developed as a whole by an owner or builder.

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

“Tattoo parlor” means any place of business that engages in tattooing persons by any method of placing designs, letters, scrolls, figures, symbols or any other marks upon or under the skin with ink or colors, by the aid of needles or instruments.

“Tobacco paraphernalia business” means an establishment that devotes more than a two-foot by four-foot (two feet in depth maximum) section of shelf space for equipment, products, and materials of any kind (excluding lighters and matches) which are intended or designed for the use of or with tobacco, and includes, but is not limited to, the following:

1. Kits intended for use or designed for use in planting, propagating, cultivating, growing or harvesting of any species of tobacco plant.
2. Kits intended for use or designed for use in manufacturing, compounding, converting, producing, processing, or preparing tobacco.
3. Isomerization devices intended for use or designed for use in increasing the potency of any species of tobacco plant.
4. Testing equipment intended for use or designed for use in identifying, or in analyzing the strength, effectiveness or purity of tobacco.
5. Scales and balances intended for use or designed for use in weighing or measuring tobacco.
6. Separation gins and sifters intended for use or designed for use in removing twigs, stems, seeds, or other foreign material form, or in otherwise cleaning or refining, tobacco.
7. Blenders, bowls, containers, spoons, and mixing devices intended for use or designed for use in compounding tobacco substances or substances containing tobacco.
8. Envelopes, pouches, capsules, balloons, and other containers intended for use or designed for use in packaging small quantities of tobacco.
9. Containers and other objects intended for use or designed for use in storing or concealing tobacco.

10. Objects intended for use or designed for use in ingesting, inhaling, or otherwise introducing tobacco into the human body, such as the following:

11. Metal, wooden, acrylic, glass, stone, plastic, or ceramic pipes with or without screens, permanent screens, or punctured metal bowls.

12. Water pipes.

13. Carburetion tubes and devices.

14. Smoking and carburetion masks.

15. Clips or other devices intended to hold burning material, such as a cigarette, that has become too small or too short to be held in the hand.

16. Chamber pipes.

17. Carburetor pipes.

18. Electric pipes.

19. Air-driven pipes.

20. Chillums.

21. Bongs.

22. Ice pipes or chillers.

Nothing in the definition of tobacco paraphernalia business is intended to nor shall be interpreted as legalizing or applying to any use otherwise prohibited by State or Federal law, including, without limitation, California Penal Code Section 308 and Health and Safety Code Sections 11014.5, 11364, 11364.5 and 11364.7.

“Tot lot” means an improved and equipped play area for small children usually up to elementary school age.

“Townhouse” means a building subdivided into individual units such that each owner owns the structure and the land upon which the unit is located, plus a common interest in the land upon which the building is located.

“Transitional area” means an area which acts as a buffer between two land uses of different intensity.

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

“Travel trailer” means a vehicle which is designed or used for human habitation and for travel or recreational purposes which does not at any time exceed eight feet in width and 40 feet in length and which may be moved upon a public highway without a special permit or chauffeur’s license or both without violating any provisions of the California Vehicle Code.

“Truck terminal” means a lot, lot area or parcel of land used, designed or maintained for the purpose of storing, parking, refueling, repairing, dispatching, servicing or keeping motor trucks and associated equipment together with those facilities necessary to service, dispatch, store or maintain the aforementioned vehicles, their cargoes and crews.

“Turf” means a surface layer of earth containing mowed grass with its roots. Annual bluegrass, Kentucky bluegrass, perennial ryegrass, red fescue and tall fescue are cool season grasses. Bermuda grass, Kikuyu grass, seashore paspalum, St. Augustine grass, Zoysia grass and buffalo grass are warm season grasses.

“University” or “college” means an educational institution of higher learning which offers general academic instruction as determined by the State Board of Education.

“Use” means the conduct of an activity, or the performance of a function or operation, on a site or in a building or facility.

“Use, accessory” means a use which is incidental to, and customarily associated with, a specified principal use, and which meets the applicable conditions set forth in this title.

“Use, change of” means the replacement of an existing use by a new use, or a change in the nature of an existing use, but not including a change of ownership, tenancy, name, or management where the previous nature of the use, line of business, or other function is substantially unchanged.

“Use, conditional” means a use, listed by the regulations of any particular district as a conditional use within that district and allowable therein, solely on a discretionary and conditional basis, subject to a conditional use permit or minor conditional use permit, and to all other regulations established by this code.

“Use, discontinued” means to cease or discontinue a use or activity, excluding temporary or short-term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving a facility.

“Use, drive-in” means an establishment which by design, physical facilities, service, or by packaging procedures encourages or permits customers to receive services, obtain goods, or be entertained while remaining in the motor vehicles.

“Use, permitted” means a use listed by the regulation of any particular district as a permitted use within that district, and permitted therein as a matter of right when conducted in accord with the regulations established by this title.

“Use, principal” means a use which fulfills a primary function of household, establishment, institution, or other entity.

“Use, single-family” means the use of a site for only one dwelling unit.

“Use, temporary” means a use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

“Use, transitional” means a land use of an intermediate intensity between a more intensive and less intensive use.

“Value” or “valuation” means the estimated cost to replace a structure in kind, based on current replacement costs.

“Valve” means a device used to control the flow of water in the irrigation system.

“Variance” means permission to depart from the literal development requirements of the zoning ordinance.

“Vehicle” means a self-propelled device by which persons or property may be moved upon a highway, excepting a device moved by human power or used exclusively upon stationary rails or tracks.

“Vehicle, inoperable” means a vehicle that is unregistered, wrecked, burned, dismantled, lacks a motor, transmission, or wheels, is on blocks, or is otherwise incapable of being driven upon the highways in conformity with the requirements of the Vehicle Code.

“Vehicle, operable” means a vehicle that is currently registered and able to be driven upon the highways in conformity with the requirements of the Vehicle Code.

“Vehicle, recreational” means a vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle and designed or used for temporary dwelling, recreational or sporting purposes. The term recreational vehicle shall include but shall not be limited to, travel trailers, pick-up campers, camping trailers, motor coach homes, converted trucks and buses, and boats and boat trailers.

“Vehicle storage/impound facility” means any lot, lot area, or parcel of land used, designed, or maintained for the specific purpose of storing, impounding, or keeping motor vehicles, but not including dismantling or wrecking activities.

“Wall, front” means the nearest wall of a building or other structure to the street upon which the building faces, but excluding cornices, canopies, eaves or any other architectural embellishments.

“Warehousing” means the use of a building or buildings primarily for the storage of goods of any type, but excluding bulk storage of materials which are flammable or explosive or which create hazardous or commonly recognized offensive conditions.

“Wholesaling” means the use engaged primarily in the selling of any type of goods for purpose of resale, including incidental storage and distribution.

“Yard” means an open space that lies between the principal or accessory building or buildings and the nearest lot line.

“Yard, corner side” means a side yard which faces a public street on a corner lot and extends from the front yard to the rear yard.

“Yard, exterior side” means a side yard which faces a public street on a corner lot and extends from the front yard to the rear yard.

“Yard, front” means a yard extending the full width of the lot between the front lot line and a line parallel thereto and passing through the nearest point of the building; provided that, if a future street right-of-way has been established, such measurement shall be from the future street right-of-way line.

“Yard, rear” means a yard extending the full width of the lot between the rear lot line and a line parallel thereto. For through lots, if a future street right-of-way has been established, such measurement shall be from the future street right-of-way line.

“Yard, side” means a yard between the side lot line and a line parallel thereto and extending from the front yard to the rear yard.

“Zero lot line” means the location of a building on a lot in such a manner that one or more of the building’s sides rest directly on a lot line.

“Zoning Administrator” means the Director of the City and shall include his or her deputies. (Ord. 591 § 2, 2021; Ord. 572 § 2, 2020; Ord. 566 § 3, 2019)

Section 13.08.020 is revised to read as follows:

13.08.020 Projects requiring development review.

- A. An application for development review is required and the Director is authorized to grant a development review permit involving the issuance of a building permit for construction or reconstruction of a structure which meets any of the following criteria:
 - 1. New commercial, industrial, institutional, or residential construction on vacant property.
 - 2. One or more structural additions or new buildings involving commercial, industrial, institutional, or multiple family residential uses, with a total floor area of 2,500 square feet or more.
 - 3. Reconstruction or alteration of existing commercial, industrial, institutional, or residential buildings on sites when the alteration significantly affects the exterior appearance of the building or traffic circulation of the site. Exceptions are maintenance or improvement of landscaping, parking, exterior re-painting or other common building and property maintenance activities.
- B. For detached single-family development, the following shall apply:
 - 1. Development review for detached single-family development shall be required for all major subdivision maps and for development of all property within the hillside overlay district.
- C. The Director must set a public hearing for any application for a development review permit for any of the following:
 - 1. Multifamily residential project;
 - 2. Single-family resident project requiring a tentative parcel or tentative subdivision map;
 - 3. A commercial or industrial project containing more than 50,000 square feet of building floor area;
 - 4. The conversion of residential, commercial or industrial buildings to condominiums.
- D. The requirement for approval of a development review plan may be waived by the Director if the purposes and criteria of these procedures are met by a conditional use permit. A decision on a request for waiver may be appealed as provided by the appeal procedure commencing at Section 13.04.070. (Ord. 572 § 3, 2020; Ord. 568 § 3, 2019; Ord. 566 § 3, 2019)

Table 13.10.030A is revised to read as follows:

13.10.030 Residential use regulations.

Uses listed in Table 13.10.030A shall be allowable in one or more of the residential districts as indicated in the columns beneath each residential district heading. Where indicated with the letter “P,” the use shall be a permitted use in that district. Where indicated with the letter “C,” the use shall be a conditional use subject to a conditional use permit in that district. Where indicated with the letters “MC,” the use shall be a conditional use subject to a minor conditional use permit in that district. Where indicated with a dash

“—,” or if a use is not specifically listed in Table 13.10.030A and is not subject to the use determination procedure contained in Section 13.04.040, the use shall not be permitted in that district. This section shall not be construed to supersede more restrictive use regulations contained in the conditions, covenants, and restrictions of any property or dwelling units. However, in no case shall uses be permitted beyond those allowable in this section. In the event a given use cannot be categorized in one of the districts by the Director, the use determination procedure outlined in Section 13.04.040 shall be followed.

**Table 13.10.030A
Use Regulations for Residential Districts**

Use	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
A. Residential Uses								
1. Single-family dwellings	P	P	P	P	P	—	—	—
2. Multifamily dwellings (townhomes and detached condominiums)	—	—	—	—	P	P	P	P
3. Planned residential developments (“PRD”)					P	P		
4. Mobilehome parks (subject to provisions in Section 13.22.030)	C	C	C	C	C	C	C	—
5. Day care home, family	P	P	P	P	P	P	P	P
6. Residential care facility								
Accessory—6 or less	P	P	P	P	P	P	P	P
Nonaccessory—7 or more	—	—	—	C	C	C	C	C
7. Boarding house	—	—	—	C	C	C	C	C
8. Congregate care facilities	—	—	—	—	C	C	C	C
B. Public and Semipublic Uses								
1. Biological habitat preserve	P	P	P	P	P	P	P	P
2. Cemetery	C	C	C	C	C	C	C	—
3. Church	C	C	C	C	C	C	C	C
4. Club, lodge, fraternity and sorority	C	C	C	C	C	C	C	—
5. Convalescent facility	—	—	—	—	C	C	C	C
6. Day care center	C	C	C	C	C	C	C	C
7. Educational facility (private), excluding business and trade schools and commercial schools	C	C	C	C	C	C	C	C
8. Dormitory (if accessory to college or school)	C	C	C	C	C	C	C	C
9. Hospital	—	—	—	C	C	C	C	—

Use	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
10. Mining, only in conjunction with an approved development or grading project	C	C	C	C	C	C	C	C
11. Outdoor recreation facility	C	C	C	C	C	C	C	—
12. Public buildings and facilities	C	C	C	C	C	C	C	C
13. Public park	C	C	C	C	C	C	C	C
14. Animal kennels, training schools, and breeding facilities	C	C	C	C	—	—	—	—
C. Agricultural Uses (on Lots of Two and One-Half Acres or More)								
1. Animal care facility	C	C	C					
2. Apiary (subject to Section 13.10.030(F))	P	P	P	P	P	P	P	—
3. Farms for orchards, trees, field crops, truck gardening, flowering gardening, and other similar enterprises carried on in the general field of agriculture. Includes accessory retail sale of products raised on property, excluding retail nursery	P	P	P	P	P	P	P	—
4. Raising, grazing, breeding, boarding or training of large or small animals: except concentrated lot feeding and commercial poultry and rabbit raising enterprises, subject to provisions of Table 13.10.030(B)	P	P	P	P	P	P	P	—
5. Wholesale distributor and processing of nursery plant stock and retail nursery where incidental and contiguous to nursery stock propagation and/or wholesale distributor. Outdoor storage and display prohibited except for nursery plant stock	C	C	C	C	C	C	C	—
6. Stable, commercial	C	C						
D. Accessory Uses in Conjunction With a Permitted Principal Use on the Same Site								
1. Animal keeping, accessory to a permitted use (Section 13.10.030(F)(2))								
a. Dogs and cats over four months old (not exceeding four cats and/or dogs combined)	P	P	P	P	P	P	P	P
b. Exotic or wild animals	C	C	C	C	C	C	C	—
c. Other pets (pursuant to Table 13.10.030(B))	P	P	P	P	P	P	P	P
2. Antenna (pursuant to Section 13.34.070)	P	P	P	P	P	P	P	P

Use	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
3. Accessory structure (see special requirements per Section 13.10.050)								
a. Multifamily residential	—	—	—	—	P	P	P	P
b. Single-family residential								
i. Maximum 50% of living area of primary residence	P	P	P	P	P	C	C	—
ii. Greater than 50% of living area of primary residence	MC	MC	MC	MC	MC	MC	MC	—
4. Historic structures, uses in	C	C	C	C	C	C	C	C
5. Home occupation (see Section 13.06.060)	P	P	P	P	P	P	P	P
6. Other accessory uses, as determined by the Director	P	P	P	P	P	P	P	P
7. Private garage	P	P	P	P	P	P	P	P
8. Private swimming pool, tennis court and similar recreation facilities	P	P	P	P	P	P	P	P
9. Accessory dwelling unit and junior accessory dwelling unit (subject to Section 13.10.045)	P	P	P	P	P	P	P	P
10. Stable, private (subject to Section 13.10.030(F))	P	P	P					
E. Temporary Uses								
1. Temporary uses as prescribed in Section 13.06.070 and subject to those provisions	P	P	P	P	P	P	P	P
2. Temporary trailers for use in conjunction with institutional and agricultural uses for a specified interim period	MC	MC	MC	MC	MC	MC	MC	MC

Table 13.10.040E is revised to read as follows:

13.10.040 Site development criteria.

E. Planned Residential Developments. Planned Residential Developments are created by approval of a tentative map or tentative parcel map and are subject to all development requirements of the applicable zone, except as modified in Table 13.10.040E.

Table 13.10.040E

Development Standards for Residential Lots Within a Planned Residential Development

	R-7	R-14
1. Minimum Net Lot Area ¹ (in square feet)	none	none
2. Minimum Lot Dimensions (width/depth) (feet)	none	none
3. Maximum Lot Coverage	55%	60%
4. Minimum Setbacks ² (in feet)		
Front	10	10
Exterior side yard	5	5
Interior side yard	5	5
Rear	10	10

Notes:

- 1 Flag lots are prohibited within a planned residential development.
- 2 For new PRDs, a minimum 10-foot setback shall apply along all property lines.

Section 13.10.050 is revised to read as follows:

13.10.050 Special development criteria.

The special development criteria set forth in this section are intended to provide minimum standards for residential development.

A. Attached and Detached Residential Accessory Structures.

1. Attached and detached residential accessory structures which require a building permit (including, but not limited to, unenclosed patio covers, cabanas, garages, carports, and storage buildings) may encroach in a required interior side yard or rear yard, except as required in Table 13.10.040A, subject to the following limitations:

- a. Height. The maximum height for accessory structures is 16 feet (one story).
- b. Rear Yard Setback. Attached and detached residential accessory structures or additions may be located four feet from the rear property line, excluding eave overhang.
- c. Side Yard Setback. Attached or detached residential accessory structures may be located four feet from the side interior property line, excluding eave overhang. Attached and detached residential accessory structures may not encroach into required exterior side yard setbacks.
- d. Front Yard and Corner Side Yard. No detached residential accessory structure shall be placed in front of the main structure.
- e. Size. The maximum allowable gross floor area for all detached residential accessory structures in conjunction with an existing single-family residence shall not exceed 50% of the living area of the primary residence. A 400-square-foot detached garage is permitted in all cases if a garage does not currently exist on site.

f. Additional Standards for Accessory Structures. The following items may be allowed in an accessory structure, such as a garage, workshop, cabana, or similar structure, with recording of a City-approved deed restriction:

- i. Wet bar/kitchen.
- ii. Wash basin (sink and drain).
- iii. Bathroom.

2. Sea cargo containers are prohibited.

B. Projections into Yards.

1. Eaves, roof projections, awnings, and similar architectural features may project into required yards a maximum distance of two feet, provided such appendages are supported only at, or behind, the building setback line.

2. Fireplace chimneys, bay windows, balconies, fire escapes, exterior stairs and landings and similar architectural features and equipment for pools and air conditioning may project into required yards a maximum distance of two feet, provided such features shall be at least three feet from a property line. Equipment must be screened with materials and colors that blend with the building design.

3. Uncovered decks, platforms, uncovered porches, and landing places which do not extend above the first floor level of the main building and are not at any point more than 32 inches above grade, may project into any front or corner side yard a maximum distance of 10 feet, and project into any rear or interior side yard up to the property line. Where not extending above the first floor level but where greater than 32 inches above grade, must be at least five feet from all side property lines and 10 feet from the rear and front property lines.

4. Projections Over a Slope. If a structure is constructed such that it projects over a slope, and the structure is visible from a public street, the underside of the structure shall either be enclosed or landscaping shall be provided to screen the structure from public view to the satisfaction of the Director.

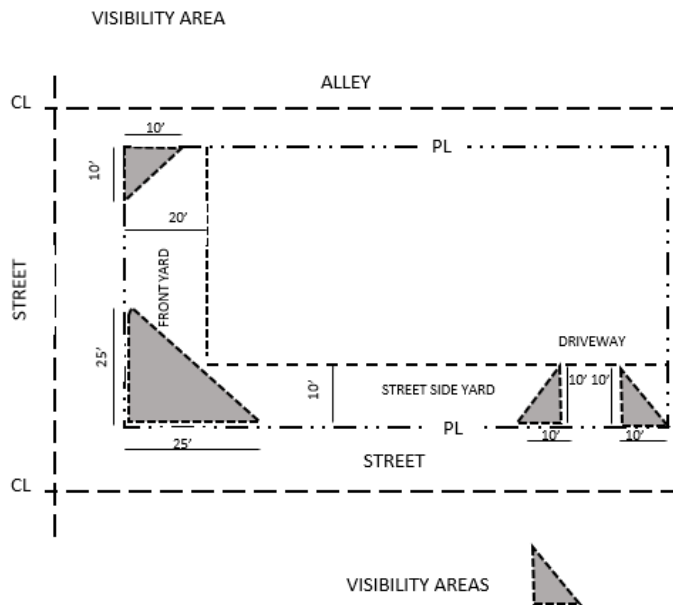
5. Two-story additions may encroach a maximum of five feet into the required rear yard setback if the Director determines that the encroachment is necessary for a continuation and extension of the architectural design, style, and function of the structure.

C. Projections Above Height Limits. Except as provided for in Chapter 13.34, flues, chimneys, antennas, elevators, other mechanical equipment, utility, and mechanical features may exceed the height limit of the base district in Table 13.10.040A by no more than 15 feet, provided such feature shall not be used for habitable space and appropriate screening is provided as determined by the Director. Architectural appurtenances to churches and other religious institutions involving a steeple, or cross combination thereof, and clock towers, may exceed the maximum height of the base district if it is determined through the development review permit or conditional use permit process that architectural compatibility and appropriate building scale are achieved and maintained.

D. Variable Front Yard Provisions. Front setbacks required by the base district may be averaged on the interior lots within a new single-family detached or detached condominium subdivision. Additions to single-family homes in established residential subdivisions shall be allowed to build to the pre-established front yard setback of the subdivision without the need for a variance.

E. Fences, Walls and Hedges. The following provisions regarding fences, walls and hedges shall apply to all residential districts.

1. Fences, walls, hedges, or similar view obstructing structures or plant growth that reduce visibility and the safe ingress and egress of vehicles or pedestrians shall not exceed a height of three and one-half feet in the front yard. A combination of solid and open fences (e.g., wrought iron, chain link, Plexiglas) not exceeding six feet in height may be located in a required front yard or visibility clearance area, provided such fences are constructed with at least 90% of the top two and one-half feet of their vertical surface open, and nonview-obscuring.
2. Fences or walls, not exceeding six feet in height, may be located in a required exterior side yard, rear, or interior side yard. Walls required by the City for noise mitigation may be up to eight feet in height and may be located within the exterior side yard setback or rear setback adjacent to a street. The noise wall shall be designed such that it does not reduce visibility and the safe ingress and egress of vehicles or pedestrians.
3. A visibility clearance area shall be required on lots adjacent to an alley, driveway or street in which nothing shall be erected, placed, planted or allowed to grow exceeding three and one-half feet in height. Such area shall consist of a triangular area bounded by the alley, driveway, or street right-of-way lines of such lots and a line joining points along said alley, driveway, or street lines from the point of intersection as shown in the Visibility Area diagram below.



4. Outdoor recreation court fences not exceeding 12 feet in height shall be located five feet from any rear or side property lines, except when adjacent to outdoor recreation courts on adjacent properties.
5. Barbed wire, concertina wire, or similar security devices are not allowed in residential zones.
6. Walls constructed next to a Mobility Element Street shall be constructed with decorative materials to the satisfaction of the Director. Anti-graffiti surfaces shall be provided pursuant to Chapter 7.16.

- F. Swimming Pools, Spas and Recreational Courts.
 - 1. Swimming pools, spas, tennis courts, basketball courts, or similar paved outdoor recreational courts, shall not be located in any required front yard, and shall be located no closer than three feet from any rear, side or corner side property line.
 - 2. Outdoor lighting poles and fixtures are permitted not to exceed 12 feet in height. Any such lighting shall be designed to project light downward and shall not create glare on adjacent properties.
- G. Mobile Home Parks. For mobile home park development provisions, refer to Chapter 13.22.
- H. Use of Required Yards.
 - 1. Street Yards. Except as otherwise permitted, a street yard shall be used only for landscaping, pedestrian walkways, driveways, or off-street parking.
 - 2. Rear and Interior Side Yards. Except as otherwise permitted, these yards shall be used only for landscaping, pedestrian walkways, driveways, off-street parking or loading, recreational activities or similar accessory activities.
- I. Lights. All public parking areas shall be adequately lighted. All lighting shall be designed and adjusted to reflect light away from any road or street, and away from any adjoining premises. All lights and illuminated signs shall be shielded or directed so as to not cause glare on adjacent properties or to motorists. (Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

Table 13.12.040A and Table 13.12.040B are revised to read as follows:

13.12.040 Site development criteria.

The site development criteria set forth in this section are intended to provide minimum standards for the development and use of land within the commercial/office districts. These site development criteria should be used in conjunction with the design guidelines which are set forth in Section 13.08.070. Use of the design guidelines in conjunction with these criteria will assist the designer in determining the best design for any given development project.

- A. Site Dimensions and Height Limitations. Table 13.12.040A sets forth the minimum lot dimensions and height limitations. The creation of new lots within these zones shall conform to these minimum dimensions, except in the case of condominium lots or lots within a shopping center, in which case, no minimums are established. This exception is only applicable when the sites in question are being developed as one integrated development and appropriate measures are taken to insure reciprocal access, parking and maintenance.
- B. Setbacks. Table 13.12.040B sets forth the minimum setbacks for buildings and parking facilities, as well as the amount of the setbacks to be landscaped. These provisions apply equally to each of the three commercial districts.

**Table 13.12.040A
Site Dimensions and Height Limitations**

Feature	OP	Standard NC	GC
1. Minimum lot width ¹	70 feet	300 feet	150 feet
2. Height limitations			
a. Building within 50 feet of a residential district	25 feet	25 feet	25 feet
b. Other locations	40 feet ²	40 feet ²	40 feet ²

Notes:

- 1 Parcels created within shopping centers are exempt from these standards, as long as a conceptual development plan for the entire center has been developed and appropriate easements for reciprocal access, parking and maintenance is provided.
- 2 Proposals for development exceeding this height shall require the approval of a conditional use permit.

Table 13.12.040B

Setbacks

Yard	Standard		
	Building	Parking	Landscaping
1. Street yard setback (measured from the ultimate right-of-way):			
a. All streets	10 feet	10 feet	Entire front setback
2. Rear property line setback:			
a. Adjacent to residential zone	20 feet	10 feet	10 feet
b. Adjacent to commercial or industrial zone	5 feet ²	0 feet	0 feet
3. Interior side property line setback:			
a. Adjacent to residential zone	20 feet	10 feet	10 feet
b. Adjacent to commercial or industrial zones	5 feet ²	5 feet ¹	5 feet ¹

Notes:

- 1 Unless specifically waived by the Director.
- 2 The five-foot rear property line and interior property line setbacks adjacent to commercial or industrial zones may be waived by the Director on two adjacent developments that share a common wall on the property line between the two lots if a five-foot easement from the adjoining property owner has been acquired to ensure adequate maintenance of the proposed building.

C. Energy Conservation. All new commercial buildings shall meet or exceed California Green Building Standards Tier 2 Voluntary Measures and shall utilize high-efficiency equipment and fixtures consistent with California Code of Regulations, Title 24 (“Title 24”) energy standards.

1. Cool Roofs. New commercial buildings shall be installed with cool roofs and designed as required by Title 24.
2. Photovoltaic Solar System. New commercial buildings shall be installed with at least 1.5 watt (W) photovoltaic system per square foot of building area. (Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

Section 13.14.030 and Table 13.14.030A are revised to read as follows:

13.14.030 Industrial use regulations.

Uses listed in Table 13.14.030A shall be allowable in one or more of the industrial districts as indicated in the columns beneath each industrial district. Where indicated with the letter “P,” the use shall be a permitted use in that district. Where indicated with the letter “C,” the use shall be a conditional use subject to the conditional use permit process in that district. Where indicated with the letters “MC,” the use shall be a conditional use subject to a minor conditional use permit in that district. Where indicated with a dash “—,” or if the use is not specifically listed in Table 13.14.030A and is not subject to the use determination procedure contained in Section 13.04.040, the use shall not be permitted in that district. This section shall not be construed to supersede more restrictive use regulations contained in the conditions, covenants, and restrictions of any property. However, in no case shall uses be permitted beyond those allowable in this section. In the event a given use cannot be categorized in one of the districts by the Director, the use determination procedure outlined in Section 13.04.040 shall be followed.

**Table 13.14.030A
Use Regulations for Industrial Districts**

Uses	IL	IG
A. Industrial Uses		
1. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials such as, but not limited to, canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semiprecious stones, metals, plaster, plastic, shells, textiles, tobacco, wood and yarns; novelty items (not including firework or other explosive type items), electrical appliances, motors and devices; radio, television, phonograph and computers; electronic precision instruments; medical and dental instruments; timing and measuring instruments; audio machinery; visual machinery; cosmetics, drugs, perfumes, toiletries and soap (not including refining or rendering of fats or oils)	P	P
2. Bottling plants	P	P
3. Building materials manufacturing, subject to the provisions	—	P
4. Cement products manufacturing	—	P
5. Fruit or vegetable packing houses	C	P
6. Fruit or vegetable products manufacturing, including frozen foods	C	P
7. Furniture upholstering	P	P
8. Hazardous waste treatment facility	—	C
9. Laboratories (chemical, dental, electrical, optical, mechanical and medical)	P	P
10. Mining	C	C
11. Rubber and metal stamp manufacturing	P	P
12. Renewable Energy Storage Facility, subject to provisions of Section 13.14.030(L)	—	C
B. Storage Trades		
1. Contractors yards, subject to the provisions of Section 13.14.030(G)	—	MC

Uses	IL	IG
2. Contractor (all storage of material, equipment within an enclosed building)	P	P
3. Equipment sales/rental yards	P	P
4. Fleet storage	MC	MC
5. General warehousing/wholesale and distribution	P	P
6. Mini storage, public storage	C	C
7. Trailer, truck or bus terminal	—	C
8. Vehicle storage yard	—	MC
9. Recreational vehicle storage facility	MC	MC
C. Services		
1. Administrative, executive, real estate, and/or research offices	P	P
2. Animal care facility		
a. Completely within an enclosed building	P	P
b. With exterior kennels, pens or runs	C	C
3. Appliance repair and incidental sales (including, but not limited to, small household appliances, computers and vending machines, and provided all work activities and storage occurs entirely within an enclosed building)	P	—
4. Athletic or health clubs, indoor	MC	—
5. Auction house (conducted completely within an enclosed building and subject to the provisions contained in Title 4 of this code)	P	P
6. Automotive services, including automobiles, trucks, motorcycles, boats, mopeds, recreational vehicles, or other small vehicles as determined by the Director. All vehicles shall be stored on-site and shall not occupy any required parking space, access aisle or landscape area		
a. Sales	C	MC
b. Rentals	C	MC
c. Repairs (major engine work, muffler shops, painting, body work and upholstery) completely indoors	P	P
d. Washing (coin and automatic)	P	P
e. Service or gasoline dispensing stations including mini-marts with or without alcoholic beverage sales, accessory car washes, and/or minor repair services as accessory to the gasoline sales	C	C
7. Barber or beauty shops	P	—
8. Blueprinting and photocopying	P	P
9. Catering establishments (excluding mobile catering trucks. See Fleet Storage)	P	—
10. Collection facility, large		
a. Indoor	P	P
b. Outdoor	C	C

Uses	IL	IG
11. Collection facility, small	P	P
12. Dance, gymnastics, martial arts, or fitness / sports school or studio - indoor	P	P
13. Distributors showrooms	P	P
14. Food and beverage sales or service		
a. Cocktail lounge, bar or tavern		
i. Not within a restaurant and with or without entertainment, other than adult related	C	—
ii. Accessory to a restaurant or a coffee shop, and without entertainment	P	—
b. Nightclubs or dance halls, not including adult related entertainment	C	—
c. Snack bars, delicatessens, or refreshment stands, accessory to a business complex	P	P
d. Fast food restaurants with drive-in or drive-through service	—	—
e. Restaurants or coffee shops, other than fast food		
i. With entertainment or dancing, other than adult related, and/or serving of alcoholic beverages	P	—
ii. Without entertainment or dancing and with or without alcoholic beverage sales	P	—
f. Clubs and lodges serving alcoholic beverages	C	—
15. Helipad without maintenance facilities	—	C
16. Home improvement centers		
a. Material stored and sold within enclosed buildings	P	P
b. Outdoor storage of material such as lumber and building materials, subject to the provisions contained in Section 13.14.030(G)(2)	MC	P
17. Interior decorating service	P	P
18. Janitorial services and/or supplies	P	—
19. Locksmith shop	P	P
20. Micro-brewery, with or without tasting room and/or food service	P	P
21. Motels, hotels, and/or convention centers	C	C
22. Music or recording studio	P	—
23. Newspaper publishing, printing and distribution, general printing, and lithography	P	P
24. Nurseries, excluding horticultural nurseries, and garden supply stores provided all equipment, supplies and materials are kept within an enclosed building or fully screened enclosure and fertilizer of any type is stored in package form only	P	—
25. Parcel delivery service (excluding truck terminals)	P	P
26. Pest control service	P	P
27. Pistol, rifle or archery range (indoor only)	P	P
28. Photography studio or video production	P	P

Uses	IL	IG
29. Retail sales of products produced, wholesaled, or manufactured on the premises commercial when in conjunction with a permitted or conditional use not occupying more than 25% of the gross floor area	P	P
30. Rug cleaning and repair	P	P
31. School, business or trade	P	—
32. Swimming pool sales and supplies	P	—
33. Tattoo parlor and/or body piercing salon	P	—
34. Tire re-treading and recapping	—	P
35. Tobacco paraphernalia business	—	MC
36. Welding shop	P	P
D. Public and Semi-Public Uses		
1. Ambulance services	C	C
2. Biological habitat preserve (unless approved by another entitlement)	P	P
3. Clubs and lodges, including YMCA, YWCA, and similar group uses without alcoholic beverage sales. (Clubs and lodges serving or selling alcoholic beverages shall comply with Section 13.14.030(C)(15) of this table)	MC	—
4. Day care center	C	—
5. Detention facility	—	—
6. Educational facility, excluding business and trade schools and commercial schools	C	C
7. Emergency shelter (subject to the provisions of Section 13.14.030(K))	—	P
8. Parks and recreation facilities, public or private	C	—
9. Post offices and postal terminals	C	C
10. Public buildings and facilities	C	C
11. Religious institutions	C	C
12. Solid waste recycling and transfer facility	—	C
E. Accessory Uses		
1. Auxiliary structures and accessory uses customarily incidental to an otherwise permitted use and located on the same site	P	P
2. Caretakers residence only when incidental to and on the same site as a permitted or conditional use	P	P
3. Incidental services for employees on a site occupied by a permitted or conditional use, including day care, recreational facilities, showers and locker rooms and eating places	P	P
4. Overnight parking of vehicles used regularly in the business, provided all required parking spaces are available for use during business hours	P	P
5. Outdoor storage (subject to the provisions contained in Section 13.14.030(G)(2))	MC	MC
F. Temporary Uses		
1. Temporary uses as prescribed in Section 13.06.070 and subject to those provisions	P	P

G. Outdoor Uses.

1. All uses and activities shall be conducted completely within an enclosed building with the exception of outdoor storage, which is a permitted use subject to the provisions of subdivision (2) of this subsection. The following uses and activities may be permitted to operate outdoors, within their respective districts and subject to any required reviews and permits pursuant to this code.

- a. Mining;
- b. Building materials and lumber storage yards and/or contractors yards;
- c. Building materials manufacturing;
- d. Building equipment storage, sales, rentals;
- e. Automobile fleet storage;
- f. Trailer, truck or bus terminal;
- g. Recreational vehicle storage yard;
- h. Automobile sales, rentals, or washes;
- i. Gasoline service stations;
- j. Boat and camper sales;
- k. Agricultural uses;
- l. Outdoor recreation facilities;
- m. Outdoor eating areas (subject to a minor conditional use permit). For accessory eating areas in conjunction with a food establishment that features takeout services, see subsection J of this section;
- n. Telecommunication facilities (See Chapter 13.34);
- o. Satellite dish antennas (See Chapter 13.34);
- p. Other activities and uses similar to those above as determined by the Director.

2. Outdoor Storage. The outdoor storage of materials accessory to a permitted or conditionally permitted use occupying the subject site shall obtain any necessary permits and comply with the following standards:

- a. All outdoor storage which faces and is visible from a mobility element street or an exterior public street to the industrial subdivision, or which abuts property used for residential purposes, shall be enclosed with a solid decorative concrete, masonry, wood frame and stucco, or decorative block walls at least six feet high. In all other cases the outdoor storage shall be screened with material which is 100% view obscuring. The type and design of the screening material is subject to the approval of the Director. All gates provided for ingress and egress in any required fence or wall shall be at least six feet in height and shall be of view-obscuring construction, compatible with the fence or wall design.
- b. Stored materials shall be stacked in outdoor storage areas to a height no greater than that of any building, wall, fence, or gate enclosing the storage area and shall not be visible from a public street.
- c. No storage shall be permitted in a required setback area or required landscape area.

d. No storage shall be permitted in a required parking space or driveway and at no time shall said storage area impede the use of any required parking space or driveway. Outdoor storage is not allowed within any secured parking area established pursuant to Section 13.14.040(C).

e. The limits of the outdoor storage area shall be clearly defined on the site.

f. The outdoor storage shall be limited to materials, products, or equipment used, produced or manufactured on-site by the business requesting the storage. On-site parking of fleet/company vehicles used regularly in the operation of the business, equipment attached to fleet/company vehicles, short-term customer and staff parking, and approved trash enclosures shall not be considered outdoor storage. (See Section 13.14.030(B)(4) for fleet storage.)

H. The following shall be used in the review of prefabricated structures:

1. The use of prefabricated structures shall be compatible with surrounding uses.
2. The design of the prefabricated structures shall be compatible with and complimentary to existing structures on the site. They must conform to all standards, goals and objectives of the Santee zoning ordinance and General Plan and have adequate public facilities available.
3. Adequate screening from adjacent residential areas and public streets shall be provided.
4. A permanent foundation system shall be provided, unless otherwise approved.
5. Handicap access shall be provided, unless otherwise approved.

I. Conversion of Residential Structures. No structure originally designed as a residence (including hotels and motels), or as an auxiliary structure or addition to a residence, shall be used for any industrial uses unless the building and site are improved to meet all code requirements for such a development. This includes, but is not limited to, building code requirements, fire code requirements and the zoning code requirements. A resident may convert up to 50% of the gross floor area of the existing residence for business purposes and continue to reside in the residence, provided the resident is also the owner of the business, and subject to the provisions of this chapter. Any expansion of a residence that is legal nonconforming shall comply with Section 13.04.110(F) of this title. A conversion may be subject to a conditional use permit, or minor conditional use permit process as required by the base district use regulations contained in Table 13.14.030A.

J. Accessory Eating Areas Permitted. For food establishments which primarily feature takeout service, up to a total of 16 seats are permitted as accessory eating. Food establishments with accessory eating areas will not be considered restaurants for the purpose of determining required parking. In addition, if outdoor eating is provided as an accessory use, it will not be considered an expansion of the use for determining parking needs. The seating may be provided indoors or outdoors. The provisions of this subsection do not apply to drive-through fast-food restaurants. The following performance standards shall apply to outdoor eating:

1. The outdoor eating area shall be arranged in such a way that it does not create a hazard to pedestrians or encroach on a required building exit.
2. The outdoor eating area cannot be located in any driveway, parking space, landscaped area or required setback.

3. The outdoor eating area must be maintained so that it is not unsightly and does not create a condition that is detrimental to the appearance of the premises or surrounding property.
4. Signage may not be placed on the outdoor furniture or umbrellas which advertises the business, service or use, or any product unless otherwise permitted by the sign ordinance.
5. Handicapped access shall be provided.

K. Emergency shelters are permitted on North Woodside Avenue, on the following assessor parcel numbers, subject to a nondiscretionary development review permit pursuant to Government Code Section 65583(a)(4), 381-170-64-00, 381-170-25-00, 381-170-28-00, 381-170-54-00, 381-170-53-00, 381-170-46-00, 381-170-61-00, 381-170-62-00 or any subsequent APN for these specific sites, subject to compliance with the following:

1. An emergency shelter shall not be located within 300 feet of another shelter, pursuant to Government Code Section 65583(a)(4) (A)(v).
2. The agency or organization operating the shelter shall submit a facility management plan containing facility information, including the number of persons who can be served nightly, the size and location of onsite waiting and intake areas, the provision of onsite management, exterior lighting details, and onsite security during hours of operation, as established in Government Code Section 65583(a)(4)(A). (Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

L. Renewable Energy Storage Facility. A Renewable Energy Storage Facility is defined as a structure incorporating machinery or equipment, designed to store renewable energy. The following standards shall apply:

1. All equipment and all storage areas shall be located within an enclosed building.
2. Decorative fences and/or walls, trees and other forms of landscaping shall be used to minimize visibility of structures.
3. All structures shall incorporate architectural elements that visually enhance surrounding development.
4. Service areas and parking areas shall be buffered from adjacent development that is not of a similar nature by setbacks, landscaping, fences, and/or walls.
5. Facilities shall comply with the performance standards in Section 13.30.030.

Table 13.14.040A and Table 13.14.040B are revised to read as follows:

13.14.040 Site development criteria.

The site development criteria set forth in this section are intended to provide minimum standards for the development and use of land within the industrial districts. These site development criteria should be used in conjunction with the design guidelines which are set forth in Section 13.08.070. Use of the design guidelines in conjunction with these criteria will assist the designer in determining the best design for any given development project.

A. General Requirements. Table 13.14.040A sets forth the minimum lot dimensions, height limitations and setbacks. The creation of new lots within these zones shall conform to these minimum dimensions, except in the case of condominium lots, in which case no minimums are established. This exception is only applicable when the sites in question are being developed as one

integrated development and appropriate measures are taken to insure reciprocal access, parking and maintenance.

B. Setbacks. Table 13.14.040B sets forth the minimum setbacks for buildings and parking facilities, as well as the amount of the setbacks to be landscaped. These provisions apply equally to each of the two industrial districts.

Table 13.14.040A
Site Dimensions and Height Limitations

Feature	Standard	
	IL	IG
1. Minimum site/lot area	20,000 sq. ft.	40,000 sq. ft.
2. Minimum lot width	100 ft	150 feet
3. Height limitations		
a. Building within 50 feet of a residential zone	25 feet	25 feet
b. Other locations	40 feet ¹	40 feet ¹

Note:

1 Proposals for development exceeding this height shall require the approval of a conditional use permit.

Table 13.14.040B
Setbacks

Yard	Standard		
	Building	Parking	Landscaping
1. Street yard setback (measured from the ultimate right-of-way)			
a. All streets	15 feet	10 feet	Entire front setback
2. Rear property line setback			
a. Adjacent to residential zone	25 feet	10 feet	10 feet
b. Adjacent to commercial or industrial zone	5 feet ²	0 feet	0 feet
3. Interior side property line setback:			
a. Adjacent to residential zone	25 feet	10 feet	10 feet
b. Adjacent to commercial or industrial zone	5 feet ²	5 feet ¹	5 feet ¹

Notes:

1 Unless specifically waived by the Director.

2 The five-foot rear property line and interior property line setbacks adjacent to commercial or industrial zones may be waived by the Director on two adjacent developments that share a common wall on the property line between the two lots if a five-foot easement from the adjoining property owner has been acquired to ensure adequate maintenance of the proposed building.

C. Security Fencing. Parking area may be enclosed by an ornamental iron or wrought iron fence for security purposes, subject to the approval of a minor development review permit by the Director and the following:

1. Gates must be rolling type, unless otherwise approved by the Director. The parking lot is to remain accessible during business hours.
2. No barbed wire, razor wire, concertina wires or similar devices shall be placed on the fence. An outward curving top is recommended for ornamental iron or wrought iron fences to restrict access.
3. On multi-tenant buildings or developments, a single common fenced area will be provided.
4. The fence height shall not exceed six feet in the front yard, exterior side yard, or visibility clearance area and eight feet in the rear or interior side yard setback. The fence shall be constructed of decorative metal and shall be nonview obscuring.
5. Fencing shall not obstruct vehicular or pedestrian circulation and shall not eliminate landscaped areas or materials. All gates must be equipped with a Knox-type security device to allow emergency vehicles access at all times. Fencing and gates for secured parking areas shall not adversely impact traffic circulation on surrounding streets.
6. The property owner shall record a deed restriction, prepared to the satisfaction of the Director, acknowledging that the fenced areas shall not be used for outdoor storage.
7. All fencing shall comply with the requirements of the Uniform Building Code.

D. Energy Conservation. All new commercial and industrial buildings shall meet or exceed California Green Building Standards Tier 2 Voluntary Measures and shall utilize high-efficiency equipment and fixtures consistent with the California Code of Regulations, Title 24 (“Title 24”) energy conservation standards.

1. Cool Roofs. All new commercial and industrial buildings shall be installed with cool roofs and designed as required by Title 24.
2. Photovoltaic Solar System. New commercial and industrial buildings shall be installed with at least 1.5 watt (W) photovoltaic system per square foot of building area. (Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

Table 13.16.020A is revised to read as follows:

13.16.020 Park/open space use regulations.

A. Uses listed in Table 13.16.020A shall be allowable. Where indicated with the letter “P,” the use shall be a permitted use. Where indicated with the letter “C,” the use shall be a conditional use subject to the conditional use permit. Where indicated with the letters “MC,” the use shall be subject to a minor condition use permit. Where indicated with a dash “—,” or if the use is not specifically listed in Table 13.16.020A, the use shall not be permitted. This section shall not be construed to supersede more restrictive use regulations contained in the conditions, covenants and restrictions of any property. However, in no case shall uses be permitted beyond those allowable in this section. In the event a given use cannot be categorized in one of the districts by the Director, the procedure outlined in Section 13.04.040, Use determination, shall be followed.

Table 13.16.020A
Use Regulations

Use	P/OS District
1. Residential Uses	
a. Single-family dwelling (not to exceed an average density of one unit per 40 acres) ¹	P
b. Single-family attached	—
c. Multiple-family dwellings	—
d. Day care home, family	P
2. Caretaker quarters (accessory to a permitted use) ¹	P
3. Home occupations (pursuant to Section 13.06.060(A))	P
4. Auxiliary structures such as detached garages, carports, cabanas, barns, storage sheds, corrals ²	P
5. Agricultural uses	
a. Row crops, truck gardens	C
b. Plant storage or propagation	C
c. Orchards, vineyards, Christmas and other tree farms	C
d. Community gardens	C
e. Greenhouses	C
f. Livestock grazing, breeding (no feed lots)	C
g. Hydroponic culture	C
h. On-site sales of products grown onsite	C
6. Cemeteries, crematories, mausoleums, columbariums, and related uses	C
7. Biological habitat preserves (unless otherwise approved by other entitlement)	P
8. Facilities for stormwater detention or water quality	P
9. Flood control structures and facilities	P
10. Recreational uses	
a. Parks, picnic areas, playgrounds	C
b. Hiking, biking, equestrian trails	P
c. Greenway	P
d. Golf course	C
e. Riding schools (equestrian)	C
f. Commercial stable	C

g. Country club and related uses	C
11. Public buildings and facilities	C

Notes:

- 1 Development review permit required.
- 2 Development review permit required if structure size exceeds 1,000 square feet.

Table 13.19.030A is revised to read as follows:

13.19.030 Use regulations and general requirements.

A. Allowable uses and development standards in each planned development district shall be as established through a development review permit pursuant to and consistent with the guidelines contained in Section 5.5, Areas for Special Study, within the land use element of the General Plan for each respective planned development designated property.

B. In addition to those uses allowed pursuant to subsection A, Table 13.19.030A establishes additional permitted and conditionally permitted uses within the planned development district.

Uses listed in Table 13.19.030A shall be allowable. Where indicated with the letter “P,” the use shall be a permitted use. Where indicated with the letter “C,” the use shall be a conditional use subject to the conditional use permit. Where indicated with the letters “MC,” the use shall be subject to a minor condition use permit. Where indicated with a dash “—,” or if the use is not specifically listed in Table 13.19.030A, the use shall not be permitted. This section shall not be construed to supersede more restrictive use regulations contained in the conditions, covenants and restrictions of any property. However, in no case shall uses be permitted beyond those allowable in this section. In the event a given use cannot be categorized in one of the districts by the Director, the procedure outlined in Section 13.04.040, Use determination, shall be followed. The Director may approve auxiliary uses and structures, and agricultural uses involving no improvements, under the development review process.

**Table 13.19.030A
Use Regulations for Planned Development District**

Use	PD District
1. Residential uses ¹	
a. Single-family dwelling (not to exceed an average density of one unit per 40 acres)	P
b. Single-family attached	P
c. Multiple-family dwellings	P
d. Day care home, family	P
2. Caretaker quarters (accessory to a permitted use) ²	P
3. Home occupations (pursuant to Section 13.06.060(A))	P
4. Auxiliary structures such as detached garages, carports, cabanas, barns, storage sheds, corrals ²	P

5. Agricultural uses	
a. Row crops, truck gardens	C
b. Plant storage or propagation	C
c. Orchards, vineyards, Christmas and other tree farms	C
d. Community gardens	C
e. Greenhouses	C
f. Livestock grazing, breeding (no feed lots)	C
g. Hydroponic culture	C
h. On-site sales of products grown on site	C
6. Biological habitat preserves (unless otherwise approved by other entitlement)	P
7. Recreational uses	
a. Parks, picnic areas, playgrounds	C
b. Hiking, biking, equestrian trails	P
c. Greenway	P
d. Riding schools (equestrian)	C
e. Commercial stable	C
8. Flood control structures and facilities	P
9. Facilities for stormwater detention or water quality	
10. Public buildings and facilities	C

Notes:

- 1 Development review permit required.
- 2 Development review permit required if structure size exceeds 1,000 square feet.

Table 13.21.030A is revised to read as follows:

13.21.030 Use regulations.

All uses allowed in the R-2 base district pursuant to Table 13.10.030A are allowed in the R-B district. In addition, uses listed in Table 13.21.030A shall be allowed as indicated in the column beneath the residential business district heading. Where indicated with the letter “P,” the use shall be a permitted use in that district. Where indicated with the letter “C,” the use shall be a conditional use subject to a conditional use permit in that district. Where indicated with the letters “MC,” the use shall be a conditional use subject to a minor conditional use permit in that district. Where indicated with a dash “—,” or if a use is not specifically listed in Table 13.21.030A and is not subject to the use determination procedure contained in Section 13.04.040, the use shall not be permitted in that district. This section shall not be construed to supersede more restrictive use regulations contained in the conditions, covenants and restrictions of any property or dwelling units. However, in no case shall uses be permitted beyond those allowable in this section. In the event a given use cannot be categorized in one of the districts by the Director, the use determination procedure outlined in Section 13.04.040 shall be followed.

**Table 13.21.030A
Use Regulations for Residential Business District**

Use	R-B District
A. Office and Related Uses	
1. Administrative and executive offices	P
2. Clerical and professional offices	P
3. Financial services	P
4. Medical, dental, and related professional offices	P
B. Commercial Uses	
1. Appliance repair	P
2. Bike repair	P
3. Blueprint and photocopy services	P
4. Contractor, office only	P
5. Furniture repair and upholstery	P
6. Interior decorating service	P
7. Janitorial services, office only	P
8. Locksmith shop	P
9. Pet grooming services	P
10. Photography studio or video production	P
11. Printing and publishing	P
12. Shoe repair	P
13. Stamp and coin shop	P
14. Tailor or seamstress	P
15. Taxidermist	P
16. Television, radio, computer repair	P
17. Travel agency	P
18. Small collection facility	P
C. Residential	
1. All uses allowed in the R-2 base district (SMC Table 13.10.030A)	P

(Ord. 566 § 3, 2019)

Section 13.24.030 is revised to read as follows:

13.24.030 Design standards.

Design standards are established by this section to set basic minimum dimensions and guidelines for design, construction and maintenance of parking within both the residential, commercial and industrial districts.

A. General. The following standards shall apply to the residential, commercial and industrial districts.

1. Stall Size. Each parking space shall consist of a rectangular area not less than nine feet wide by 19 feet long. Parallel spaces shall be a minimum of nine feet wide by 25 feet long. All parking spaces should have a vertical clearance of not less than seven and one-half feet. Parking spaces may overhang adjacent landscape areas up to a maximum of two and one-half feet, provided the overhang does not extend into any required landscape setback area.
2. All provisions for handicapped spaces shall conform to State law.
3. Paving. Parking and loading facilities shall be surfaced and maintained with asphalt concrete, concrete, or other permanent surface material sufficient to prevent mud, dust, loose material, and other nuisances from the parking or loading facility to the MS4. Where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used for parking lots. Crushed aggregate, rock, dirt or similar types of surfacing shall not be used as a parking or loading facility surface.
4. Drainage. All parking and loading facilities shall be graded and provided with permanent storm drainage facilities. Surfacing, curbing, and drainage improvements shall be sufficient to preclude free flow of water onto adjacent properties or public streets or alleys, and to preclude standing pools of water within the parking facility. Where feasible, infiltration BMPs shall be integrated into the drainage design to reduce the quantity and velocity of stormwater discharging to the MS4 from the parking or loading facility.
5. Safety Features. Parking and loading facilities shall meet the following standards:
 - a. Safety barriers, protective bumpers or curbing, and directional markers shall be provided to assure pedestrian/vehicular safety, efficient utilization, protection to landscaping, and to prevent encroachment onto adjoining public or private property.
 - b. Visibility of pedestrians, bicyclists and motorists shall be assured when entering individual parking spaces, when circulating within a parking facility, and when entering and exiting a parking facility.
 - c. Internal circulation patterns, and the location and traffic direction of all access drives, shall be designed and maintained in accord with accepted principles of traffic engineering and traffic safety.
6. Lighting. Lights provided to illuminate any parking facility or paved area shall be designed to reflect away from residential uses and motorists. It is the intent to maintain light standards in a low-profile design and to be compatible with the architectural design. Light standards shall not exceed 15 feet in overall height from the finished grade of the parking facility except that light standards up to 25 feet in height may be permitted if it is determined by the Director that the size of the parking area and site design warrant a taller light standard. Illumination onto adjacent properties shall comply with the performance standards contained in Chapter 13.30 of this title.

7. Noise. Areas used for primary circulation for frequent idling of vehicle engines, or for loading activities shall be designed and located to minimize impacts on adjoining properties, including provisions for screening or sound baffling.
8. Screening. Unenclosed off-street parking areas shall be screened from view from public streets and adjacent more restrictive land uses. Screening may consist of one or any combination of the following methods, upon the approval of the Director:
 - a. Walls. Low profile walls, three and one-half feet in height, shall consist of stone, brick or similar types of decorative solid masonry materials.
 - b. Planting. Plant materials, when used as a screen, shall consist of compact evergreen plants. They shall be of a kind, or used in such a manner, so as to provide screening, have a minimum height of three and one-half feet, within 18 months after initial installation, or screening as per subdivision (a), (b) or (c) shall be installed.
 - c. Berms. Earthen berm at least three and one-half feet above grade.
 - d. In order to allow police surveillance into parking lots, the screening requirements in subdivisions (a), (b) and (c) above shall be designed to provide for view corridors into the site from adjacent streets and properties to the satisfaction of the Director.
9. Striping. All parking stalls shall be clearly outlined with single lines on the surface of the parking facility or any other permanent space designator (trees, shrubs, etc.) approved by the Director. In all parking facilities all aisles, approach lanes, and maneuvering areas shall be clearly marked with directional arrows and lines to expedite traffic movement.
10. Maneuvering. Parking and maneuvering areas shall be arranged so that any vehicle entering a public right-of-way can do so traveling in a forward direction, except for single-family residential districts.

B. Residential.

1. The following design standards shall apply to the residential districts and developments:
 - a. Each covered off-street parking space in a carport or multi-space common garage shall be a minimum of nine feet in width and 19 feet in depth of unobstructed area provided for parking purposes. The required minimum measurements may not include the exterior walls or supports of the structure.
 - b. One car garages for single-family or multifamily dwellings shall have a minimum interior dimension of 12 feet in width and 20 feet in depth of unobstructed area provided for parking purposes. In the high density residential (R-22 and R-30 zones), an enclosed single-car garage shall be a minimum of 10 feet in width, 20 feet in length, and provide a minimum vertical clearance of seven and one-half feet.
 - c. Parking in the urban residential (R-30) zone shall be integrated with the building design such that surface parking is minimized. On-site parking may be provided in private garages, in common parking garages where parking is either at-grade or partially below grade with the building's use above (example, podium parking), or in separate parking structures on site. Unenclosed surface parking for delivery and visitor parking would be allowed. See subsection (B)(8) for common parking garage standards.

- d. Two-car garages for single-family or multifamily dwellings shall have a minimum interior dimension of 20 feet in width and 20 feet in depth of unobstructed area provided for parking purposes.
 - e. Below grade or partially below grade podium style parking is also an acceptable design alternative in the R-14 and R-22 zones.
 - f. The parking of two vehicles in-line may be counted towards the parking requirements when: (i) both vehicles have independent access to a public or private street or drive aisle; (ii) the development site is located within 0.25 mile of a transit stop; or (iii) when used as a density bonus incentive or concession. This provision does not apply on mobile home park (MHP) overlay zone districts, or to accessory dwelling units or junior accessory dwelling units.
2. Driveways providing access to garages, carports and parking areas serving four or less dwelling units shall be a minimum width of 20 feet. Exceptions may be approved by the Director for individual single-family homes. Where feasible, shared driveways shall be used to reduce impermeable area, and, where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used.
 3. Driveways providing access to garages, carports and parking areas serving five or more dwelling units shall be a minimum of 26 feet in width. Where feasible, shared driveways shall be used to reduce impermeable area, and, where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used.
 4. Notwithstanding subdivisions 2 and 3 of this subsection, all driveways and access way widths and designs must be approved by the Santee Fire Department for purposes of emergency accessibility.
 5. No property owner shall sublease, sublet or otherwise make available to residents of other properties, the off-street parking spaces required by this section.
 6. All required covered off-street parking spaces shall be located conveniently accessible to the dwelling unit served by such parking space.
 7. Residential developments which provide private streets shall be planned, designed and constructed to meet minimum City engineering and Santee Fire Department requirements for private streets.
 8. The following design standards shall apply to parking garages:
 - a. All parking stalls shall be minimum nine feet in width and 19 feet in depth.
 - b. Storage lockers, when provided, shall not encroach into a parking stall.
 - c. A storage/maintenance room shall be included in the facility.
 - d. High efficiency lighting shall be used in conjunction with daylighting for above grade structures.
 - e. Elevators and stairwells shall be designed to allow complete visibility for persons entering and exiting.
 - f. Floor surfaces shall be nonslip surfaces.
 - g. Security devices shall be installed such as surveillance cameras, audio and emergency call buttons.

- h. When mechanical ventilation systems are required, they shall be high efficiency systems and back-up power systems shall be installed.
- i. Emerging technologies to meet the needs of users, such as electrical charging stations, shall be installed when appropriate.
- j. Points of intersection between pedestrians and vehicles shall be designed for adequate safety of movement; separate paths for the pedestrian from their cars to specific points of destination shall be integrated in the facility.
- k. Wayfinding signs shall be installed.

C. Commercial, Industrial, Institutional, Community Facilities. The following design standards shall apply to commercial, institutional, and community facility use:

- 1. Those areas designated for use by motorcycles shall consist of a minimum usable area of 54 square feet.
- 2. Access driveways. Where feasible, shared driveways shall be used to reduce impermeable area, and, where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used. Access driveways shall provide the minimum widths below unless otherwise approved by the Director.
 - a. Two-way access driveways shall have a minimum width of 26 feet.
 - b. One-way access driveways shall have a minimum width of 16 feet.
- 3. Notwithstanding subdivision (2) of this subsection, all driveway and access way widths and designs must be approved by the Santee Fire Department for purposes of emergency accessibility.

D. Parking Lot Striping and Markings. Parking stall striping directional arrows and parking stall identification shall meet the following standards:

- 1. All parking stalls shall be painted with a single four-inch wide continuous line.
- 2. All aisles, entrances and exits shall be clearly marked with directional arrows painted on the parking surface.
- 3. All handicapped parking stalls shall be individually labeled and signed in accordance with Uniform Building Code and California Vehicle Code standards. (Ord. 572 § 5, 2020; Ord. 566 § 3, 2019)

Section 13.24.040 is revised to read as follows:

13.24.040 Parking requirements.

The following sections list the minimum amount of parking for each category of uses, special requirements and optional requirements.

A. Residential.

- 1. Single-Family Detached Dwellings (Conventional). Two parking spaces within a garage.
- 2. Cluster development (condominium, town home, etc.) semi-detached single-family (zero lot line, patio homes, duplexes, etc.) apartments and mobilehome parks:

- a. Studio, one bedroom: one and one-half off-street parking spaces per unit of which one space shall be in a garage or carport. In the R-30 urban residential zone one parking space is required per studio and one-bedroom unit.
 - b. Two or more bedrooms: two off-street parking spaces per unit of which one space shall be in a garage or carport.
 - c. In addition to the required number of parking spaces for each unit, one off-street uncovered parking space shall be provided for each four units for visitor parking. For single-family zero lot line, patio homes, and duplexes, on-street parking may be substituted for visitor parking, where sufficient street pavement width and distance between driveways has been provided. In the R-30 zone, urban residential projects shall provide visitor parking at a ratio of one space for each 10 units, and may be unenclosed.
3. Congregate care facilities: as determined by a parking demand study approved by the Director.
- B. Nonresidential.
- 1. Commercial, Retail and Service Uses.
 - a. Commercial uses in conjunction with the R-30 mixed use overlay shall provide one off-street parking space for each 400 square feet of leasable floor space, and may be unenclosed.
 - b. Neighborhood and general commercial shopping centers shall provide one off-street parking stall for each 250 square feet of gross floor area for all buildings and/or uses in the center. This shall apply to all commercial centers in the City, unless the delineation of independent uses is provided pursuant to Section 13.24.020. If the delineation of independent uses is known, then the standards listed below shall apply.
 - c. Automobile washing and cleaning establishments, except self-service: 16 parking stalls.
 - d. Self-service automobile washes: two and one-half for each washing stall.
 - e. Automobile service and gas station: three spaces plus two for each service bay.
 - f. Cemeteries: as specified by conditional use permit.
 - g. Lumber yards: one for each 250 square feet of gross floor area for retail sales, plus one for each 1,000 square feet of open area devoted to display (partially covered by roof, awning, etc.) or sales.
 - h. Mortuaries and funeral homes: one parking stall for every 25 square feet or fraction thereof of assembly room or floor area.
 - i. Motels and hotels: one parking space for each guest unit and two spaces for resident manager or owner, plus one space per 50 square feet of banquet seating area.
 - j. Motor vehicle sales or rentals, recreational vehicle sales or rentals, automotive repair, painting, body work or service: one per 400 square feet of building gross floor area. If there is no building on-site, the parking standard shall be one space per 1,000 square feet of lot area.
 - k. Trade schools, business colleges and commercial schools: one for each three student-capacity of each classroom plus one for each faculty member or employee.

2. For new or redeveloped shopping centers within one-quarter mile of the Santee Light Rail Transit station, parking space requirements shall be reduced by 10% from the current parking requirements.
3. Commercial Recreation Uses.
 - a. Bowling alleys: five for each alley.
 - b. Commercial stables: one accessible space for each five horses boarded on the premises.
 - c. Driving ranges (golf): one per tee, plus the spaces required for additional uses on the site.
 - d. Golf courses (regulation course): six per hole plus the spaces required for additional uses on the site.
 - e. "Pitch and putt" and miniature golf courses: three per hole, plus requirements for auxiliary uses.
 - f. Skating rinks, ice or roller: one for each 100 square feet of gross floor area, plus the spaces required for additional uses on the site.
 - g. Swimming pool (commercial): one for each 100 square feet of water surface, plus one stall for each employee, but not less than 10 stalls for any such use.
 - h. Tennis, handball and racquetball facilities: three for each court plus the spaces required for additional uses on the site.
4. Educational Uses.
 - a. Elementary and junior high schools: two for each classroom.
 - b. Senior high schools: one for each member of the faculty and each employee, plus one for each six students regularly enrolled.
 - c. Colleges, universities and institutions of higher learning: one for each three students plus one for each two members of the faculty and employees.
5. Health Uses.
 - a. Convalescent and nursing homes, homes of aged, rest homes, children's homes and sanitariums: one for every four beds in accordance with the resident capacity of the home as listed on the required license or permit.
 - b. Hospitals: 1.75 for each patient bed.
 - c. Athletic and health clubs: one for each 250 square feet of gross floor area. (For the purpose of this subsection, swimming pool area shall be counted as floor area.)
 - d. Congregate care facilities: as determined by a parking demand study approved by the Director.
6. Industrial.
 - a. Mini storage: one for each 5,000 square feet of gross floor area and storage lot.
 - b. For industrial uses not listed above: one for 500 square feet of gross floor area.
7. Places of Assembly.

- a. Restaurants, taverns, cocktail lounges and other establishments for the sale and consumption on the premises of food and beverages: one space for every 100 square feet of gross floor area. No additional parking spaces shall be required for outside seating at restaurants up to 25% of the interior seating area. This parking ratio shall not apply to accessory eating areas established pursuant to Section 13.12.030(G)(5) and Section 13.14.030(J) of this title.
 - b. Auditoriums, sports arenas, stadiums or similar uses: one for each three seats or one for each 35 square feet of gross floor area where there are no fixed seats.
 - c. Theaters, movies:
 - i. Single screen: one space per three seats, plus five for employees.
 - ii. Multi-screen: one space per four seats, plus five for employees.
 - d. Libraries: one for each 300 square feet of gross floor area.
 - e. Museums or art galleries: one space for each 500 square feet of gross floor area.
 - f. Private clubs, lodge halls, dance halls, nightclubs, teenage nightclubs, cabarets, or union headquarters: one for each 75 square feet of gross floor area.
 - g. Churches and other places of assembly not specified above: one for each four fixed seats within the main auditorium or one for each 35 square feet of seating area within the main auditorium or one for each 35 square feet of seating area within the main auditorium where there are no fixed seats; 18 linear inches of bench shall be considered a fixed seat.
8. Other uses: day care centers not accessory to an existing business, including preschools and nursery schools: one for each staff member, plus one for each five children.
9. Public parks and recreation facilities: as specified by conditional use permit.
- C. Special Requirements. The following parking requirements are applicable to all commercial, industrial and office land uses. These special stalls shall be closest to the facility for which they are designated in order to encourage their use.
- 1. Motorcycle: facilities with 25 or more parking spaces shall provide at least one designated parking area for use by motorcycles. Developments with over 100 spaces shall provide motorcycle parking at the rate of one percent. Areas delineated for use by motorcycles shall meet standards set forth in Section 13.24.030(C)(1).
 - 2. Bicycles: all commercial and office areas shall provide adequate locking facilities for bicycle parking at any location convenient to the facility for which they are designated. Whenever possible, weatherproofing or facility covering should be used.
 - a. Short-Term Bicycle Parking. If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for five percent of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack.
 - b. Long-Term Bicycle Parking. For buildings with over 10 tenant-occupants, provide secure bicycle parking for five percent of motorized vehicle parking capacity, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and may include:

- i. Covered, lockable enclosures with permanently anchored racks for bicycles;
 - ii. Lockable bicycle rooms with permanently anchored racks; and
 - iii. Lockable, permanently anchored bicycle lockers.
3. Clean air vehicles: Provide designated parking for any combination of low-emitting, fuel-efficient and carpool/vanpool vehicles, as follows:

Table 13.24.040A
Clean Air Vehicle Parking Requirements

Total Number of Parking Spaces Required	Number of Clean Air Spaces Required
0-9	0
10-25	1
26-50	3
51-75	6
76-100	8
101-150	11
151-200	16
200 and over	At least 8% of total

- a. Parking Stall Marking. Paint, in the same paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR VEHICLE
 - b. Low-emitting, fuel-efficient, and vanpool vehicles shall have the meaning set forth in the Green Building Standards Code.
 - c. Parking designated for “clean air vehicles,” including spaces associated with electric charging stations, shall count toward meeting the minimum on-site parking space requirements set forth in this chapter.
4. Drive-through facilities: drive-through facilities require special consideration as their design can significantly impact the vehicular circulation on a site. The following requirements apply to any use with drive-through facilities.
- a. Each drive-through lane shall be separated from the circulation routes necessary for ingress or egress from the property, or access to any parking space.
 - b. Each drive-through lane shall be striped, marked, or otherwise distinctly delineated.
 - c. The vehicle stacking capacity of the drive-through facility and the design and location of the ordering and pick-up facilities will be determined by the Director and City Engineer based on appropriate traffic engineering and planning data. The applicant shall submit to the City a traffic study addressing the following issues:
 - i. Nature of the product or service being offered.

- ii. Method by which the order is processed.
- iii. Time required to serve a typical customer.
- iv. Arrival rate of customers.
- v. Peak demand hours.
- vi. Anticipated vehicular stacking required.

5. Spaces provided for the specific uses as listed above, shall be clearly designated through signs, colored lines, etc.

D. Shared Parking. Shared parking may be provided for required commercial, residential, or office off-street parking. Parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when hours of peak use vary. Requests for the use of shared parking are subject to the approval of the Director and must meet the following conditions:

1. A parking study shall be presented to the Director demonstrating that substantial conflict will not exist in the principal hours or periods of peak demand for the uses which the joint use is proposed.
2. The number of parking stalls which may be credited against the requirements for the structures or uses involved shall not exceed the number of parking stalls reasonably anticipated to be available during differing hours of operation.
3. Parking facilities designated for joint use should not be located further than 300 feet from any structure or use served.
4. A written agreement shall be drawn to the satisfaction of the City Attorney and executed by all parties concerned assuring the continued availability of the number of stalls designated for joint use.

E. Electric Vehicles.

1. The garage of a new single-family home shall be installed with complete 40 amp electrical service and minimum AC Level 2 electrical vehicle charging station.
2. The garage or carport of each multi-family residential unit shall be installed with complete 40 amp electrical service and minimum AC Level 2 electrical vehicle charging station. In addition, an electrical vehicle charging station shall be installed for 13% of the total guest parking spaces.
3. New office space, regional shopping centers, and movie theaters parking areas shall be installed with minimum Level 2 electrical vehicle charging station for five percent of the total number of parking spaces provided.
4. Parking areas of new industrial and other land uses employing 200 or more employees shall be installed with minimum Level 2 electrical vehicle charging stations for five% of the total number of parking spaces provided.
5. Parking Stall Marking. Paint, in the same paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: ELECTRIC VEHICLE

6. Parking designated for “electric vehicles,” including spaces associated with clean air vehicles, shall count toward meeting the minimum on-site parking space requirements set forth in this chapter. (Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)
7. If an electric vehicle charging station and any associated equipment interfere with, reduce, eliminate, or in any way impact the required parking spaces for existing uses, the number of required parking spaces for the existing uses shall be reduced by the amount necessary to accommodate the electric vehicle charging station and any associated equipment.

Section 13.30.020 is revised to read as follows:

13.30.020 General development standards.

Unless stated otherwise within this code, the following standards shall be met for all developments:

- A. Projections Into Yards.
 1. Eaves, roof projections, awnings, and similar architectural features when located at least eight feet above grade may project into required yards a maximum distance of three feet, provided that such feature shall be at least three feet from a property line.
 2. Fireplace, chimneys, bay windows, balconies, fire escapes, exterior stairs and landings, and similar architectural features may project into the required yard a maximum distance of two feet and shall be at least three feet from a property line.
- B. Projections Above Height Limits. Unless otherwise specified in this code, flues, chimneys, antennas, elevators or other mechanical equipment, utility, or mechanical features may exceed the height limit of the base district by not more than 15 feet, provided such feature shall not be used for habitable space and appropriate screening is provided, as determined by the Director. Architectural appurtenances to churches and other religious institutions involving a steeple, or cross, or combination thereof, and clock towers and similar design elements on commercial structures, may exceed the maximum height of the base district if it is determined through the development review permit or conditional use permit process that architectural compatibility and appropriate building scale are achieved and maintained.
- C. Use of Required Yards.
 1. Street Yards. Except as otherwise permitted, a street yard shall be used only for landscaping, pedestrian walkways, driveways, or off-street parking.
 2. Rear and Interior Side Yards. Except as otherwise permitted, these yards shall be used only for landscaping, pedestrian walkways, driveways, off-street parking or loading, recreational activities or facilities, or similar accessory activities.
- D. Auxiliary Structures. Auxiliary structures shall meet all of the setback requirements for main buildings unless otherwise specified within this code. Height of auxiliary structures shall be a maximum of 16 feet. Carports in the commercial or industrial zones shall be a maximum of 25 feet high and are subject to the building setback requirements for main buildings.
- E. Distance Between Structures. The minimum distance between detached structures on the same lot shall be 10 feet unless otherwise specified in this code.
- F. Fencing and Walls in the Office Professional, Commercial and Industrial Zones.

1. Fences or walls located in a required front or corner side yard shall not exceed three and one-half feet in height in the office and commercial zones. In the Industrial zones, security fencing up to six feet in height may be located in the front or exterior side yard provided the fence is constructed of decorative metal, is non view-obscuring and otherwise complies with the provisions contained in Section 13.14.040(C) (Security fencing) of this title. Fences or walls on the interior side or rear yard of property zoned office, commercial or industrial shall not exceed eight feet in height unless otherwise approved through a development permit. Overall fence height is inclusive of security devices noted in subdivision (2) of this subsection.
2. In the industrial zones, barbed wire, concertina wire, or similar security devices are permitted on top of a minimum six-foot high fence or wall located in the rear or interior sideyard setback only. Wire shall fall inward to the property and shall not extend beyond the property line.
3. In the office or commercial zones, decorative iron curved inward to the property, shall be used as a security device in lieu of barbed wire, concertina wire, or similar security devices.
4. Fences and walls shall be designed to be compatible with on-site buildings in terms of color and/or materials. Within the required setback adjacent to a residential land use, a minimum six-foot high solid decorative block wall shall be required. Exceptions to this requirement may be granted by the Director where an equivalent buffer is provided through site design or site characteristics, such as difference in grade between sites.
5. All fences and walls are to be composed of new or good used materials as determined by the Director and shall be kept in good repair and adequately maintained at all times. Any dilapidated, dangerous, or unsightly walls or fences shall be removed or repaired. Anti-graffiti surfaces shall be provided pursuant to Section 7.16.120.
6. Walls or fences may not enclose required parking unless otherwise permitted by Section 13.06.070(E)(4) or 13.14.040(C).
7. Walls constructed next to a mobility element street shall be constructed with decorative block to the satisfaction of the Director. Anti-graffiti surfaces shall be provided pursuant to Section 7.16.120 or amendments thereto.

G. Fencing and Walls in the Open Space Zone.

1. Fences or walls located in the open space zone shall adhere to the fence height limitations of the residential zones unless otherwise approved pursuant to a development permit.
2. The Director may approve the use of security devices such as barbed wire, concertina wire or similar devices in the open space zone, provided the fencing will not adversely impact the public health or safety and it does not present a negative visual impact.
3. Walls constructed next to a mobility element street shall be constructed with decorative block to the satisfaction of the Director.
4. Anti-graffiti surfaces shall be provided pursuant to Section 7.16.120 of this code.

H. Family Day Care Homes. All family day care homes must obtain all permits and licenses required by State law prior to commencing operation and all such licenses or permits shall be kept valid and current.

I. Equipment Screening. Any equipment, whether on the roof, on the side of a building, or on the ground, shall be screened from view. The method of screening shall be architecturally integrated

with the building design in terms of material, color, shape and size. Where individual equipment is provided, a continuous screen is desirable.

J. Trash Enclosures. All office, commercial and industrial developments shall provide an adequate number of trash enclosures on-site to meet the requirements of Chapter 9.06 and Section 9.02.230 or amendments thereto. The enclosures shall be designed to the satisfaction of the Director and shall include:

1. A minimum six-foot high solid decorative masonry wall with a solid roof and solid metal gate painted to match the on-site buildings. The enclosures shall prevent rainfall from entering the enclosure and prevent wind dispersal as well as offsite transport of trash and recycling.
2. Each trash dumpster shall have an attached, water-proof cover that shall be kept closed at all times.
3. All gaps between walls and roof of the enclosure must be screened with a 5 mm gauge.
4. The trash enclosures shall be properly sized to include all containers for trash, recyclable, and organic waste, and shall be easily accessible, shall not be located within any required setback or landscape area and shall not block any required parking area or driveway.
5. Anti-graffiti surfaces shall be provided pursuant to Section 7.16.120 of this code.
6. All developments must also comply with the current storm water requirements in Section 9.06.250(C)(1) and Section 9.06.220(B)(2).
7. Trash enclosures for residential projects shall conform to the provisions contained in Section 13.10.040(I) of this title.

K. Senior Housing Usable Open Space. All senior housing projects shall provide and maintain at least 200 square feet of usable recreation or open space per dwelling unit. Such space may be at ground level, or aboveground. Interior recreation facilities may be counted towards this requirement. Off-street parking and loading areas, driveways, service areas, areas within front or side yard setbacks, and areas in which any dimension is less than five feet shall not be counted in determining the required open space. Both common open space and private open space are applicable toward the minimum.

L. Low Impact Development (LID) Standards.

1. The project design shall incorporate LID and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Requirements for all development projects, including priority development projects, shall include, but not be limited to, the following measures:
 - a. Source control BMPs that reduce polluted runoff, including storm drain system stenciling and signage, properly designed outdoor material storage areas, properly designed trash storage areas, and implementation of efficient irrigation systems;
 - b. LID BMPs to the maximum extent practicable which maximize infiltration, provide retention, slow runoff, minimize impervious footprint, direct runoff from impervious areas into landscaping, and construct impervious surfaces to minimum widths necessary;
 - c. Buffer zones for natural water bodies, where feasible. Where buffer zones are infeasible, require project proponent to implement other buffers such as trees, access restrictions, etc., where feasible;

- d. Submittal of proof of a mechanism under which ongoing long-term maintenance of all structural post-construction BMPs will be conducted;
 - e. Parking areas shall be designed to drain to landscape areas and private roads shall be designed to drain to vegetated swales or landscape areas.
2. The following LID site design BMPs shall be implemented for all priority development projects:
 - a. For priority development projects, all runoff must be directed into a treatment control BMP prior to discharging to the MS4. The amount of runoff from impervious areas that is to drain to pervious areas shall correspond with the total capacity of the project's pervious areas to infiltrate or treat runoff, taking into considerations the pervious areas' soil condition, slope, and other pertinent factors.
 - b. For priority development projects with landscaped or other pervious areas, properly design and construct the pervious areas to effectively receive and infiltrate or treat runoff from impervious areas, taking into consideration the pervious areas' soil conditions, slope, and other pertinent factors.
 - c. For priority development projects with low traffic areas and appropriate soil conditions, construct a portion of walkways, trails, overflow parking lots, alleys, or other low-traffic areas with permeable surfaces, such as pervious concrete, porous asphalt, unit pavers, and granular materials.
 3. Where applicable and determined feasible by the Director, the following LID BMPs shall be implemented at all priority development projects:
 - a. Conserve natural areas, including existing trees, other vegetation, and soils.
 - b. Construct streets, sidewalks, or parking lot aisles to the minimum widths necessary, provided that public safety and a walkable environment for pedestrians are not compromised.
 - c. Minimize the impervious footprint of the project.
 - d. Minimize soil compaction.
 - e. Minimize disturbances to natural drainages (e.g., natural swales, topographic depressions, etc.).
 4. Source control and treatment control BMPs must be designed to address pollutants of concern specific to the project site and/or current highest priority pollutants as identified in the San Diego River Water Quality Improvement Plan shall be implemented at all priority development project sites. (Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

Section 13.32.040 is revised to read as follows:

13.32.040 General provisions.

- A. Signs Exempt From Permitting and Standards. In addition to specific provisions elsewhere in this chapter that exempt certain signs from the permitting requirement, the following signs are exempt from the application, permit and fee requirements of this chapter; provided however, that

building permits may be required, all signs shall be located in accordance with the setback regulations contained in Section 13.32.060(A)(4) of this chapter.

1. Signs of public service and utility companies indicating danger, or which serve as an aide to public safety, or which show underground facilities or public infrastructure;
2. Railroad crossing signs;
3. Traffic or municipal signs posted by government agencies;
4. Signs and notices required by law or by Federal, State, County, or City authority, and signs and notices issued by a court, public body, person, or officer in performance of their public duty or in giving any legal notice;
5. Address signs that are required by and conform with the Building Code;
6. Public service and civic identification signs promoting City-sponsored activities or community events as authorized by the City Council;
7. Interior signs within a structure or building not visible or readable or intended to be read from off-site or from outside of the building or structure;
8. Change of copy on a previously approved sign where no alterations are to be made requiring a building permit.

B. Signs Exempt From Permitting Requirements. The following signs do not require permits pursuant to Section 13.32.030 when they comply with the applicable standards in this chapter:

1. Permanent Window Signage. Permanent window signs not exceeding 25% of the window area are permitted as permanent signs.
2. Commercial Directional Signs. Either one commercial directional sign up to a maximum area of sign of 20 square feet in area or one per tenant up to four square feet, provided that each sign satisfies the following:
 - a. Located on property in any zone which also contains a public parking area on site; and
 - b. Sign is not readable from the public right-of-way or is oriented towards pedestrians or drivers on site.
3. Flags. A single official flag of the United States of America and two flags of either the State or other states of the United States, counties, municipalities or official flags for nations, and of organizations or companies. Flags shall be maintained in good condition and torn or worn flags shall be replaced or removed. Flags shall be a maximum of five feet by eight feet. Maximum height shall meet height requirements set forth in this title. Company flags may not be flown in residential zones.
4. Vehicles.
 - a. Signs on public transportation vehicles and structures including, but not limited to, buses, taxicabs, or other public transportation;
 - b. Signs on licensed vehicles, provided such vehicles are not used or intended for use as portable signs or as may be prohibited in subsection B of this section.
5. Projecting Signs. Commercial projecting signs are allowed subject to the following standards:

- a. Such signs shall not project into the public right-of-way;
 - b. Such signs do not exceed two square feet in sign area (on one side);
 - c. Such signs do not project more than two feet from the building wall;
 - d. A minimum of eight feet of clearance is provided from the finished ground surface and the bottom of the sign;
 - e. Maximum of one such sign per store frontage;
 - f. Sign may not be internally illuminated.
6. Transportation Infrastructure. Commercial speech may be allowed bus benches, bus shelters, and other public transportation infrastructure.
 7. Properties for sale in any zone may display one temporary sign not exceeding four square feet in size or four feet in height.
 8. Temporary and portable signs that comply with the standards set forth in Section 13.32.060, except where that section indicates a permit is required. (Ord. 566 § 3, 2019).

REDLINE OF REVISIONS TO TITLES 2, 9, 10 AND 13 OF THE SANTEE MUNICIPAL CODE

2.04.030 Bond.

The City Manager and acting City Manager must furnish a corporate surety bond to be approved by the City Council in such sum as may be determined by the City Council, and must be conditioned upon the faithful performance of the duties imposed on the City Manager and acting City Manager as herein prescribed. Any premium for the bond is a proper charge against the City. [This bond requirement may be fulfilled through the City's insurance policy in accordance with Government Code section 1463.](#)

9.04.040 Covered projects.

The requirements set forth in this chapter apply to all construction and demolition permits issued for any project types set forth in subsections A through D.

- A. Demolition. Any demolition of a structure [including remodels and tenant improvements.](#)
- B. Residential.
 - 1. The construction of new residential structures, including accessory dwelling units, single-family, multifamily, and condo conversions, regardless of the square footage of the floor area.
 - 2. Additions or accessory structures to existing residential structures where the addition or alteration increases the building's conditioned area, volume or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.
- C. Commercial/Industrial.
 - 1. The construction of all new commercial/industrial buildings.
 - 2. Additions or accessory structures to existing commercial or industrial structures that involve 1,000 square feet or more of floor area.
 - 3. Alterations to existing commercial or industrial structures with a permit valuation of \$200,000.00 or more.
 - ~~4. —Tenant improvements that involve demolition.~~
- D. City-Sponsored Projects. City-sponsored projects for which the City provides funding in excess of \$100,000.00, or which fall within one of the above categories. (Ord. 589 § 2, 2021; Ord. 562 § 3, 2019)

10.10.245 Prohibition of use of streets for storage.

- 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. [A vehicle that has been parked in the same location for 72 consecutive hours may not return to the same location for at least 72 consecutive hours.](#) A location may be documented by marking the vehicle, taking a photograph of the vehicle, or by other method deemed appropriate by the City.

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 not subject to this prohibition.

D. It is unlawful for any person who deals in, or whose business involves the sale, lease, rental, or charter of vehicles to store, park, or leave standing any such vehicle upon any public street, except while such vehicle is under lease, rental, or charter by a customer.

E. It is unlawful for any person whose business involves the repair, or servicing of vehicles or vehicle components, to store, leave standing, or park any vehicle on any public street after that person has accepted custody of the vehicle from the customer.

F. It is unlawful for any person to leave standing, or cause or allow to be left standing, any inoperable vehicle on any street for more than 12 consecutive hours.

G. It is unlawful for any person to park an unattached semi-trailer or auxiliary dolly on any street except while actively loading or unloading.

H. The City may enforce violations of this section by any means set forth in Title 1 and as set forth in this chapter. (Ord. 590 § 2, 2021; Ord. 563 § 3, 2019)

13.04.110 Nonconforming uses and structures.

A. Purpose. This section is intended to limit the number and extent on nonconforming uses by regulating their enlargement, their reestablishment after abandonment, and the alteration or restoration after destruction of the structures they occupy. In addition, this section is intended to limit the number and extent of nonconforming structures by prohibiting their being moved, altered, or enlarged in a manner that would increase the discrepancy between existing conditions and the standards prescribed in this code.

B. Determination. The Director is authorized to determine, based on evidence the Director deems sufficient, whether any use is nonconforming within the requirements of this section. Any person affected by a decision of the Director may request a public hearing on the determination in accordance with Section 13.04.100.

C. Continuation and Maintenance.

1. A use lawfully occupying a structure or a site, that does not conform with the use regulations or the site area regulations for the district in which the use is located shall be deemed to be a nonconforming use and may be continued, except as otherwise limited in this section.

2. A structure, lawfully occupying a site, that does not conform with the standards for front, side or rear yard setbacks, height of structures, lot coverage, distances between structures, and parking facilities for the district in which the structure is located, shall be deemed to be a

nonconforming structure and may be used and maintained, except as otherwise limited in this section.

3. Maintenance and repairs may be performed on a nonconforming use or structure.

D. Alterations and Additions to Nonconforming Uses and Structures.

1. No nonconforming use shall be enlarged or extended in such a way as to occupy any part of the structure or site or any other structure or site which it did not occupy at the time it became a nonconforming use occupying a structure or site, except as permitted in subsection ~~F~~ G of this section.

2. No nonconforming structure shall be altered or reconstructed so as to increase the discrepancy between existing conditions and the standards for front, side, or rear setbacks, height of structures, lot coverage, distances between structures and parking facilities as prescribed in the regulations for the district in which the structure is located, except as permitted in subsection ~~F-G~~ G of this section.

E. Discontinuation of Nonconforming Use. Whenever a nonconforming use has been changed to a conforming use or has been discontinued for a continuous period of 180 days or more, the nonconforming use shall not be reestablished, and the use of the structure or site thereafter shall be in conformity with the regulations for the district in which it is located. Discontinuation shall include termination of a use regardless of intent to resume the use.

F. Restoration of a Damaged Structure.

1. Whenever a structure which does not comply with the standards for front, side, or rear setbacks, height of structures, lot coverage, distances between structures and parking facilities as prescribed in the regulations for the district in which the structure is located, or the use of which does not conform with the regulations for the district in which it is located, is destroyed by fire or other calamity, to the extent of 50% or less, the structure may be restored and the nonconforming use may be resumed, provided that restoration is started within one year and diligently pursued to completion. When the destruction exceeds 50% or the structure is voluntarily razed or is required by law to be razed, the structure shall not be restored except in full conformity with the regulations for the district in which it is located and the nonconforming use shall not be resumed, except as permitted in this section.

2. The extent of damage or partial destruction shall be based upon the ratio of the estimated cost of restoring the structure to its condition prior to such damage or partial destruction to the estimated cost of duplicating the entire structure as it existed prior thereto. Estimates for this purpose shall be made by or shall be reviewed and approved by the building official and shall be based on the minimum cost of construction in compliance with the building code.

G. Expansion or Restoration of Nonconforming Uses and Structures. Minor building additions to a nonconforming single-family residence that cumulatively do not exceed 50% of the square footage of the existing residence, and do not exceed the maximum permitted lot coverage of 40%, are allowed by right. A request for expansion or restoration of a nonconforming use or structure other than a single-family residence may be granted subject to the approval of a minor conditional use permit by the Director. The approval authority may grant the request, grant the request with modification, or deny the request. The approval authority may require as a condition of a use permit that a specific termination date be set for the use and/or structure which is being expanded or

restored. Before granting a conditional use permit for the expansion or restoration of a nonconforming use or structure, the approval authority shall make the following findings:

1. That strict or literal interpretation and enforcement of the specified regulations within this section would result in practical difficulty or unnecessary hardship.
2. That the granting of the conditional use permit or minor conditional use permit will not significantly extend the expected life of the use or structure.
3. That the granting of the conditional use permit or minor conditional use permit will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. (Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

13.04.140 Definitions.

A. Purposes. The purpose of this section is to promote consistency and precision in application and interpretation of the development regulations of this title. The meaning and construction of words and phrases defined in this section shall apply throughout this title, except where the context and usage of such words or phrases clearly indicates a different meaning or construction intended in that particular case.

B. Definitions.

“Abutting” means having lot lines or zone boundaries in common.

“Accessory dwelling unit” or “ADU” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:

1. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
2. A manufactured home, as defined by Section 18007 of the California Health and Safety Code.

“Acreage, gross” means total land area of a parcel, or parcels, at time of applications for development.

“Acreage, net” means total land area of parcel or parcels minus land area which will be required for public dedication at time of application for development.

“Addition” means any construction, which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

“Agent” means any person showing written verification that he or she is acting for, and with the knowledge and consent of, a property owner.

“Agricultural Employee Housing” means employee housing as defined by Sections 17008, 17021.5, and 17021.6 of the Health and Safety Code.

“Agriculture” means the use of land for farming, including dairy farms and grazing of large animals, horticulture, floriculture, viticulture, apiaries, animal and poultry husbandry, and including accessory activities but not limited to storage, harvesting, feeding, or maintenance of equipment, excluding stockyards, slaughtering or commercial food processing.

“Alley” means a public thoroughfare, not exceeding 30 feet in width for the use of pedestrians and/or vehicles, producing only a secondary means of access to the abutting property.

“Alteration” means any constructions or physical change in the internal arrangement of rooms or the supporting members of a building or structure, or change in the appearance of any building or structure.

“Ambulance services” means provision of emergency medical care or transportation, including incidental storage and maintenance of vehicles.

“Amusement device” means any machine, device, or apparatus of which the operation or use is permitted, controlled, allowed or made possible by the deposit or placing of any coin, plate, disk, slug or key into any slot, crevice or other opening or by the payment of any fee or fees, for the use as a game, contest or amusement of any description, or which may be used for any such game, contest or amusement, and the use or possession of which is not prohibited by any law of the State of California. This definition shall not include jukeboxes, telephone devices or machines that sell merchandise.

“Animal” is defined as follows:

1. “Exotic or wild animal” means any animal not normally domesticated in the U.S. such as, but not limited to, a reptile, fox, raccoon or similar animal, including predatory or poisonous animals.
2. “Fowl” includes chickens, hens, turkeys, ducks, geese, game birds, and other animals similar in size, weight, or appearance.
3. “Household pet” means any animal customarily permitted and kept in a dwelling and kept only for the company or pleasure provided to the occupants of the dwelling, to include dogs, cats, parakeets, tropical fish, and hamsters or other similar domesticated animal.
4. “Large animal” means any equine or bovine animal, or other animal similar in size, weight, or appearance, including, but not limited to, a horse, pony, mule, donkey, cow, or ox.
5. “Small animal” means a miniature potbelly pig, a goat or lamb, or other animal similar in size, weight, or appearance.
6. “Rodent” includes rabbits and chinchillas and other animals similar in size, weight, or appearance.

“Animal care facility” means a use providing grooming, housing, medical care, or other services to animals, including veterinary services, animal hospitals, overnight or short-term boarding ancillary to veterinary care, indoor or outdoor kennels, grooming and similar services.

“Antique” means any collectible, object of art, bric-a-brac, curio, household furniture or furnishing offered for sale upon the basis, express or implied, that the value of the property, in whole or substantial part, is derived from its age or from its historical associations.

“Antique shop” means any place of business engaged in the business of buying and selling, trading or accepting for sale on consignment antiques.

“Apartment, community” means community apartment as defined in Section 4105 of the Civil Code.

“Applicant” means a person who requests in writing the approval of a lease, permit, license, certificate, or other entitlement for use from one or more public agencies.

“Application” means the form and information submitted by an applicant. The form and information is to be used to determine whether to approve or deny permits or other entitlement for use.

“Approval” means the issuance or commitment of issuance by a public agency of each lease, permit, license, certificate, or other entitlement for which an application was accepted as complete. The exact date of approval of any development project is determined by each public agency according to its rules, regulations, and ordinances, consistent with this code.

“Arcade” means any establishment containing more than five amusement devices. This definition shall not apply to businesses with amusement devices that are accessory to the principal use of the site or commercial recreational premises such as bowling alleys, billiard parlors, skating rinks or similar recreational uses, where an arcade is part of the primary use.

“Art and craft shows and exhibits (outdoor)” means the temporary outdoor sale or display of artwork or items assembled by hand allowed pursuant to Section 13.06.070(C)(2) of this title.

“Automatic controller” means a mechanical or solid state timer, capable of operating valve stations to set the days and length of time of a water application.

“Automobile repair, major” means general repair, rebuilding or reconditioning of engines, motor vehicles or trailers; collision service, including body, frame, or fender repair and overall painting.

“Automobile repair, minor” means upholstering, replacement of parts and motor service to passenger cars and trucks not exceeding one and one-half tons of capacity but not including other operations named under “automobile repair, major.”

“Automobile wrecking” means the dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts. The presence on any lot or parcel of land of five or more motor vehicles which for a period exceeding 30 days have not been capable of operating under their own power, and from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard.

“Basement” means a portion of a building partly or wholly underground and having more than one-half of its height below the average level of the adjoining ground.

“Best management practices (BMPs)” means schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollution to surface and groundwater. BMPs include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage. In the case of municipal stormwater permits, BMPs are typically used in place of numeric effluent limits.

“Billboard” means a permanent structure sign used for the display of off-site commercial messages, commonly called outdoor advertising.

“Biological habitat preserve” means any area which is designated and accepted by a Federal, State or local agency as a permanent or temporary sanctuary, reserve or protected area for biological species of any kind.

“Block” means the area of land bounded by streets, highways or railroad rights-of-way, except alleys.

“Boarding house” means a residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under one or more separate rental agreements, leases or subleases, either written or oral, whether or not an owner, agent or rental manager is in residence. For purposes of this definition, a boarding house is a business or commercial endeavor

which does not constitute a single household unit as defined in this section. Boarding house shall not include a congregate care facility or a group care facility as defined in this section.

“Body piercing” means the creation of an opening in the body of a human being for the purpose of inserting jewelry or other decoration. This includes, but is not limited to, the piercing of a lip, tongue, nose or eyebrow. Body piercing does not include the piercing of an ear.

“Building” means any structure built for the support, shelter or enclosure of persons, animals, fowl, chattels or personal property of any kind.

“Building, completely enclosed” means a building enclosed by a permanent roof and by solid exterior walls pierced only by windows and customary entrances and exit doors.

“Building height” means the vertical distance, excluding foundations or understructures or basements, between the elevation average of the finished floor level ground surface adjacent to the structure and to the highest point of the structure, excluding architectural features and appurtenances such as, but not limited to, chimneys, antennas, elevator, solar equipment structures, and similar mechanical equipment.

“Building, historic” means a building listed individually on the National Register of Historic Places, or by a State or County agency charged with the recognition or preservation of historic structures, or by resolution of the City Council as having significant local or regional historical importance and value to the community.

“Building, main” means a building within which is conducted the principal use permitted on the lot, as provided by this title.

“Building official” means the head of the building division of the City and shall include his or her deputies.

“Building site” means a lot, or contiguous lots of land in single, multiple, or joint ownership (exclusive of all rights-of-way and all easements, except open space easements, that prohibit the surface use of the property by its owner, which provides the area and open spaces required by this title for construction of a building or buildings, and which abuts a public or private street or alley, or easement determined by the Director to be adequate for the purpose of access).

“Caretaker’s residence” means a dwelling unit accessory to a principal use on a site and intended for occupancy on the same site, as a caretaker, security guard, servant, or similar position generally requiring residence on the site.

“Carport” means a permanent roofed structure used or intended to be used for automobile shelter and storage.

“Catering establishment” means a place for the preparation and delivery of food and beverages for off-site consumption without provision for on-site pickup or consumption. Excluded from this definition is mobile catering trucks (see “Fleet storage”).

“Cemetery” means land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematoriums, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

“Check or anti-drain valve” means a valve located under a sprinkler head to hold water in the system so it minimizes drainage from the lower elevation sprinkler head.

“Church” means a use located in a permanent building and providing regular or organized religious worship and religious education incidental thereto, but excluding a private educational facility. A property tax exemption obtained pursuant to the Constitution of the State of California and of the Revenue of Taxation Code of the State of California shall constitute prima facie evidence that such use is a church as defined herein.

“City” means the City of Santee.

“Club” means a nonprofit association of persons, whether incorporated or unincorporated, organized to pursue common goals, interests or activities, but not including a group organized solely or primarily to render a service customarily carried on as a business.

“Columbarium” means a sepulchral chamber with niches for holding cinerary urns.

“Commission” means the Planning Commission of the City.

“Composting” has the same meaning as that term is defined in Division 30, Part 1 of the Public Resources Code.

“Conceptual development plan” means a site plan which indicates conceptual ideas for such things as, but not limited to, building placement, circulation/access, drainage/grading, buffers, stormwater facilities, and landscaping.

“Condominiums” means condominiums as defined in Section 4125 of the Civil Code: An estate of real property consisting of an undivided interest in common areas, together with a separate right of ownership in space.

“Congregate care facility” means a residential development serving seven or more persons, whether related or unrelated, licensed by the State Department of Social Services which is comprehensively planned, designed and managed, to include facilities and common space that maximize the residents’ potential for independent living. The facility may be occupied by the elderly or handicapped persons or households as defined in Health and Safety Code Sections 50067 and 50072 or successor statute. Services that are provided or made available shall relate to the medical, nutritional, social, recreational, housekeeping and personal needs of the residents and shall be provided or made available at a level necessary to assist the residents to function independently. “Direct services” means medical care, meals, housekeeping services, transportation services and planned recreational and social activities which shall be provided to the residents directly by the management of the congregate housing. “Support services” are social services, daycare services and in-home services which the management of the congregate housing shall assist the residents in obtaining, at the residents’ request.

“Contractor” means establishments or places of business primarily engaged in construction activities with only incidental storage of materials, indoors only, and incidental parking of vehicles as an accessory use to a permitted use on the same premises. Excluded are building materials yards, equipment sales/rental yards and contractors yards.

“Contractor’s yard” means a use providing for the outdoor storage, sales, rental or distribution of vehicles, equipment or supplies or for the dispatching of service vehicles used in construction activities. Typical uses include building contractor’s yard, heavy equipment sales or rental yard or similar use.

“Convalescent facility” means a use providing bed care and in-patient services for persons requiring regular medical attention, and persons aged or infirm unable to care for themselves, excluding surgical or emergency medical services.

“Convenience market” means a place for the retail sales of food, beverage and small convenience items typically found in establishments with long or late hours of operation. This definition excludes delicatessens and other specialty food shops having a sizeable assortment of fresh fruits and vegetables, and fresh-cut meat.

“Conversion” means the creation of separate ownership of existing real property together with a separate interest in space of residential, industrial, or commercial buildings thereon.

“Council” means the City Council of Santee.

“County” means the County of San Diego.

“Court” means an open, unoccupied space, other than a yard, unobstructed from ground to sky on the same lot with a building or buildings and which is bounded on two or more sides by the walls of a building.

“Crematorium” means a mortuary where corpses are cremated.

“Dairy” means any premises where milk is produced for sale or distribution and where three or more cows or goats are in lactation.

“Dance floor” means a defined floor area located within a business establishment designed for the purpose of dancing by patrons of the establishment.

“Dance hall” means any room, place, or space, except a private residence or home, where dancing is carried on or permitted.

“Day care center” means a private establishment for day time care of children where tuition, fees, or other forms of compensation for the care of the children is charged, including nursery schools, preschools and similar facilities. Excluded from this definition are ~~small family day care homes, and large family day care homes.~~

“Day care, home, family” means regularly provided care, protection and supervision of 14 or fewer children, in the provider’s own home, for periods of less than 24 hours per day, while the parents or guardians are away.

~~“Day care home, large family” has the same definition as Health and Safety Code Section 1597.465 as that section may be amended from time to time. It currently means a home licensed by the State that provides family day care to nine to 14 children, including children who reside at the home.~~

~~“Day care home, small family” has the same definition as Health and Safety Code Section 1597.44 as that section may be amended from time to time. It currently means a home licensed by the State that provides family day care to eight or fewer children, including children who reside at the home.~~

“Decibel,” abbreviated to “dB,” means a unit for describing the amplitude of sound.

“Dedication, offered” means that portion of land which is irrevocably offered to the City for future public rights-of-way which has no prospective future date for construction to City standards, and/or notice of completion.

“Density” means the number of dwelling units per gross acre.

“Department” means the Department of Development Services.

“Design” means: (a) street alignments, grades and widths; (b) drainage and sanitary facilities and utilities, including alignments and grades thereof; (c) location and size of all required easements and rights-of-way; (d) fire roads and fire breaks; (e) lot size and configuration; (f) traffic access; (g) grading; (h) land to be dedicated for park or recreational purposes; and (i) such other specific requirements in the plan and configuration of the entire project as may be necessary or convenient to insure conformity to or implementation of the General Plan or any adopted specific plan.

“Detention facilities” means publicly owned and operated facilities providing housing, care, and supervision for persons confined by law.

“Development” means any physical development including, but not limited to, residences, commercial or industrial facilities, civic buildings, hospitals, schools, airports or similar facilities.

“Development, multifamily residential” means a development where the number of dwelling units on one lot is more than one or where dwelling units are attached. Such development includes condominiums, townhomes, apartments and similar types of development.

“Development project” means new development or redevelopment with land disturbing activities, structural development, including construction or installation of a building or structure, the creation of impervious surfaces, public agency projects, and land subdivision.

“Development, single-family residential” means a development where each dwelling unit is situated on a separate lot and where each dwelling is detached. Some areas of the development may be held in common by all the residents, however, in no case is clustering of units permitted.

“Director” means the Director of Development Services of the City and includes his or her deputies.

“Distribution” means a use engaged primarily in distribution of manufactured products, supplies, and equipment, including incidental storage and sales activities, but excluding bulk storage of materials which are flammable or explosive.

“District, base” means a specifically delineated district in the City within which regulations and requirements uniformly govern the use, placement, spacing and size of land and building.

“District, dual” means when there exists two base districts on a single parcel.

“Driveway” means a permanently surfaced area providing direct access for vehicles between a street and a permitted off-street parking or loading area.

“Dwelling, attached” means a dwelling unit attached to two or more dwelling units by common vertical walls.

“Dwelling, detached” means a dwelling, which is not attached to any other dwellings, by any means.

“Dwelling, multiple family” means a building designed and used as a residence for two or more families living independently of each other.

“Dwelling, semidetached” means a dwelling, which is only partially attached to one or more single-family dwellings.

“Dwelling, single-family” means a building designed and used to house not more than one family including all domestic employees of such family.

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

“Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons.

“Easement” means a grant of one or more of the property rights by the property owner for the use by the public, a corporation or another person or entity.

“Eave” means the projecting lower edges of a roof overhanging the wall of a building.

“Educational facility” means a school, offering instruction in the several branches of learning and study required to be taught by the Education Code of the State. This definition includes elementary and high schools, as well as colleges and universities.

“Effective precipitation or usable rainfall” means the portion of total precipitation that is used by the plants. Precipitation is not a reliable source of water, but can contribute to some degree towards the water needs of the landscape.

“Elevation” means:

1. A vertical distance above or below a fixed reference level.
2. A flat scale drawing of the front, rear, or side of a building or structure.

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

“Enclosed” means a covered space fully surrounded by walls, including windows, doors, and similar openings or architectural features.

“Energy system, alternative” means application of any technology, the conservation of energy, or the use of solar, biomass, wind, geothermal, hydroelectricity under 25 megawatts, or any other source of energy, the efficient use of which will reduce the use of fossil and nuclear fuels.

“Engineer, City” means the City Engineer of the City and shall include his or her deputies.

“Environmental impact report (EIR)” means a detailed statement setting forth the environmental effects and considerations pertaining to a project as specified in Section 21100 of the California Environmental Quality Act, and may mean either a draft or a final EIR.

“Equipment sales/rental yard” means the sale, primarily retail, and/or rental from the premises of light equipment such as lawnmowers, forklifts, rototillers and similar small equipment.

“Façade” means the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

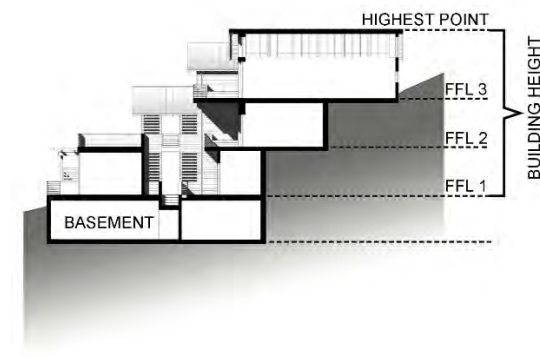
“Family” means one or more individuals living together as a single household unit. The term family shall include “group care facilities, limited” for six or fewer mentally disabled, mentally disordered or otherwise handicapped persons regardless of whether they are living together as a single household unit, but shall not include any other living group that is not living together as a single household unit.

“Farmer’s market” means the outdoor display and sale of produce and other agricultural products such as, but not limited to, fruits, vegetables, nuts, honey, eggs, herbs, flowers, and plants.

“Fence” means an artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

“Financial service” means a use providing financial services to individuals, firms, or other entities. The term financial service includes banks, savings and loan institutions, loan and lending activities and similar services.

“Finished floor level” means the uppermost surface of a floor without any applied finishes, typically the screeded finish of a concrete slab or foundation. Multiple finished floor levels (FFL) may exist within a building or complex of buildings on a site depending on topographical conditions, however the building height calculation for zoning district height limitations consistency shall be based on the maximum length between a finished floor level of a building and the highest point of that building (see diagram below).



“Fleet storage” means storage or parking of one or more vehicles used regularly in business operations where the parking of vehicles constitutes the principal use on the site. Examples of fleet vehicles include, but are not limited to, limousine fleets, taxi fleets, mobile catering trucks, moving van fleets or delivery truck fleets. Excluded are sales/rentals of vehicles.

“Floor area, gross” means the sum of the gross horizontal areas of average floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking space, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six feet.

“Floor area, net” means the total of all floor areas of a building, excluding stair wells and elevator shafts, equipment rooms, interior vehicular parking or loading; and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public.

“Frontage” means the side of a lot abutting a street, the front lot line, except the side of a corner lot.

“Garage, private” means an accessory building or an accessory portion of the main building designed and/or used for the shelter or storage of vehicles of the occupants of the main building.

“Garage, public” means a building, or portion thereof, other than a private customer and employee garage or private residential garage, used primarily for the parking and storage of vehicles and available to the general public.

“Garbage” means animal and vegetable waste resulting from the handling, storage, sale, preparation, cooking and serving of foods.

“Glare” means the effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

“Grade” means:

1. The lowest horizontal elevation of the finished surface of the ground, paving, or sidewalk at a point where height is to be measured;
2. The degree of rise or descent of a sloping surface.

“Grade, finished” means the final elevation of the ground surface after development.

“Grade, natural” means the elevation of the ground surface in its natural state, before man-made alterations.

“Grading” means any stripping, cutting, filling, stockpiling of earth or land, including the land in its cut or filled condition.

“Grading, contour” means a grading concept designed to result in earthforms and contours which resemble natural terrain characteristics, with generally curving, nonlinear slope banks having variations in the slope ratios of the horizontal and vertical curves.

“Greenbelt” means an open area which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

“Group care facility, general” means shared living quarters (without separate kitchen or bathroom facilities for each room or unit) for seven or more persons with physical or mental impairments that substantially limit one or more of such person’s major life activities when such persons are not living together as a single household unit. This classification includes, but is not limited to, group homes, sober living environments, recovery facilities, and establishments providing nonmedical care for persons in need of personal services, supervision, protection or assistance essential for sustaining the activities of daily living facility, including resident services for persons handicapped or disabled, undergoing rehabilitation, or otherwise in need of care and supervision. This definition shall not include State-licensed residential care facilities, as that term is defined in this section, whether accessory or nonaccessory, emergency shelters, transitional housing, lodging units or boardinghouses.

“Group care facility, limited” means shared living quarters (without separate kitchen and bathroom facilities for each room or unit) for six or fewer persons with physical or mental impairments that substantially limit one or more of such person’s major life activities. This classification also includes, but is not limited to, group homes, sober living environments, recovery facilities, and establishments providing nonmedical care for persons in need of personal services, supervision, protection or assistance essential for sustaining the activities of daily living, but shall not include State-licensed residential care facilities, as that term is defined in this section, whether accessory or nonaccessory, emergency shelters, transitional housing, lodging units or boardinghouses.

“Guest room” means a room which is designed and/or used by one or more guests for sleeping purposes, but in which no provisions are made for cooking.

“Hazardous waste treatment facility” means all contiguous land and structures, other appurtenances, and improvements on the land, used for handling, treating, storing or disposing of hazardous waste. Does not include household hazardous waste collection facilities.

“Height” means the vertical distance of a non-building structure, such as telecommunication towers, freestanding signs, poles, and fences measured from the average elevation of the finished grade within 20 feet of the structure to the highest point of the structure. For buildings, see “Building height” definition.

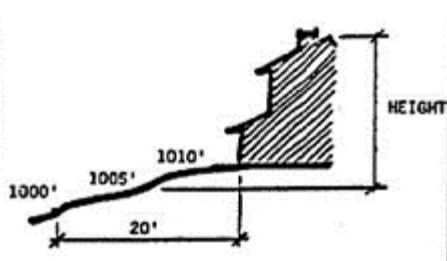


Diagram 13.04.140A—Height

“Heliport” means pads and facilities enabling takeoffs and landings by helicopter.

“Hertz” means a unit of measurement of frequency, numerically equal to cycles per second.

“Home improvement center” means a retail service engaged in providing retail sale, rental, service, or related repair and installation of home improvement products, including building materials, paint and wallpaper, carpeting and floor covering, decorating, heating, air conditioning, electrical, plumbing, and mechanical equipment, roofing supplies, yard and garden supplies, home appliances and similar home improvement products.

“Home occupation” means any occupation or profession conducted or carried on entirely within a dwelling by the occupants thereof which is clearly incidental and secondary to the use of the structure for dwelling purposes and which does not change the character thereof and does not adversely affect other uses in the zone of which it is a part. Home occupations shall be evaluated in accordance with the provisions and criterion contained in Section 13.06.060 of this title.

“Homeowners association” means a private organization composed of residents within a project who own in common certain property and shall be responsible for the maintenance and management of certain commonly owned property.

“Hospital” means a facility providing medical, psychiatric, or surgical service for sick or injured persons primarily on an inpatient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees or visitors.

“Hotel” means any structure, or portion of any structure, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes, including any hotel, inn, tourist home or house, motel, studio hotel, lodging house, rooming house, apartment house, dormitory, mobile home, motor home, travel trailer or house trailer at a fixed location, or other similar structure or portion thereof.

Household Pet. See “Animal.”

“Impermeable surface” means a surface that cannot be penetrated by water and includes, but is not limited to, impervious materials such as concrete or asphalt.

“Improvement” means any item which becomes part of, placed upon, or is affixed to real estate.

“Infiltration rate” means the rate of water entry into the soil expressed as a depth of water per unit of time in inches per hour.

“Junior accessory dwelling unit” or “JADU” means a residential unit that:

1. Is no more than 500 square feet in size,
2. Is contained entirely within an existing or proposed primary single-family residence,
3. Includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family residence, and
4. Includes an efficiency kitchen, as defined in Section 13.10.045.

“Junk” means any combustible or noncombustible nonputrescible waste, including, but not limited to trash, refuse, paper, glass, cans, bottles, rags, fabrics, bedding, ashes, trimmings from lawns, shrubbery or trees, except when used for mulch or like agricultural purposes, household refuse other than garbage, lumber, metal, plumbing fixtures, bricks, building stones, plaster, wire or like materials from the demolition, alteration or construction of buildings or structures, tires or inner tubes, auto aircraft or boat parts, plastic or metal parts or scraps, damaged or defective machinery, whether or not repairable, and damaged or defective toys, recreational equipment or household appliances or furnishings, whether or not repairable.

“Junkyard” means any area, lot, land, parcel, building or structure or part thereof used for the storage, collection, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or discarded goods, materials, machinery or two or more unregistered, inoperable motor vehicles or other type of junk.

“Kennel” means a facility, whether or not operated for profit, that keeps or maintains five or more dogs, cats, or other domesticated animals at least four months old. It includes a facility owned or operated by an animal welfare agency, but does not include an animal shelter operated or established by the City, an agency contracted by the City to provide animal control services, or to a veterinary hospital operated by a veterinarian licensed by the State. A kennel also includes a facility with the requisite five dogs that also keeps or maintains other animals. As used in this definition a “facility” means any combination of adjacent buildings, structures, enclosures or lots under common ownership or operated as one unit, to keep or maintain dogs or cats.

“Kitchen” means any room, all or any part of which is designed and/or used for cooking and the preparation of food.

“Landscaping” means an area devoted to or developed and maintained predominately with native or exotic plant materials including lawn, ground cover, trees, shrubs, and other plant materials; and also including accessory decorative outdoor landscape elements such as pools, fountains, paved or decorated surface (excluding driveways, parking, loading, or storage areas, and sculptural elements).

“Landscaping, drought tolerant” means plant materials whose water requirements are well suited to the climate of the region and which require minimal water once they are established.

“Land use” means a description of how land (real estate) is occupied or utilized.

“Large collection facility” means a center for the acceptance by donation, redemption or purchase of recyclable materials from the public which may occupy an area of more than 500 square feet and may include permanent structures. This definition does not include solid waste recycling conducted in conjunction with a solid waste transfer facility.

“Liquor store” means any store designed and operated for the selling of alcoholic beverages with the selling of any other merchandise being accessory to the primary operation of selling liquor.

“Loading space” means an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

“Lodging unit” means a room or group of rooms used or intended for use by overnight occupants as a single unit, whether on a transient or residential occupancy basis, located in a motel or dwelling unit providing lodging, whether or not meals are provided to such persons. Where designed or used for occupancy by more than two persons, each two persons capacity shall be deemed a separate lodging unit. For the purpose of determining residential density, each two lodging units shall be considered the equivalent of one dwelling unit.

“Lot” means any parcel of real property approved by a record of survey, plat, parcel map, subdivision map, or certificate of compliance, or any parcel legally created or established pursuant to the applicable zoning or subdivision regulations in effect prior to the effective date of application of this code to such parcel.

“Lot, corner” means a lot or parcel of land abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.

“Lot coverage” means the amount (typically expressed in a percentage) of the area of a lot covered by buildings. Lot coverage calculations do not include open carports, porches, open patio covers, or other similar open structures.

“Lot, cul-de-sac” means a lot located on the turning end of a dead-end street.

“Lot depth” means the horizontal distance between the midpoint of the front lot line and the midpoint of the rear lot line.

“Lot, flag” means a lot having access to a street by means of a private driveway, access easement, or parcel of land not meeting the requirements of this code for lot width.

“Lot, interior” means a lot other than a corner lot.

“Lot, key” means the first interior lot to the rear of a reversed corner lot, the front line of which is a continuation of the side line of the reversed corner lot, exclusive of the width of an alley, and fronting on the street which intersects or intercepts the street upon which the corner lot fronts.

“Lot, reversed corner” means a corner lot having a side lot line which is substantially a continuation of the front lot line of a lot to its rear.

“Lot, substandard” means any lot which does not meet the minimum dimensions; the area of any easement which restricts the normal usage of the lot may be excluded.

“Lot, through” means a lot other than a corner lot abutting more than one street.

“Lot line” means a line bounding a lot.

“Lot line, front” means a lot line paralleling the street. On a corner lot, the shorter lot line abutting a street or the line designated as the front lot line by a subdivision or parcel map.

“Lot line, rear” means a lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line. In the case of an irregularly shaped lot or a lot bounded by only three lot lines, a line within the lot having a length of 10 feet, parallel to and most distant from the front lot line shall be interpreted as the rear lot line for the purpose of determining required yards, setbacks, and other provisions of this ordinance.

“Lot line, side” means a lot line not a front or rear lot line.

“Lot line, street” means a lot line abutting a street.

“Lot width” means the horizontal distance between side lot lines, measured at the front setback line.

“Lounge, cocktail” means a use providing preparation and retail sale of alcoholic beverages, on a licensed “on sale” basis, for consumption on the premises, including taverns, bars, and similar uses.

“Low impact development (LID)” means a stormwater management and land development strategy that emphasizes conservation and the use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely reflect pre-development hydrologic functions.

“Manufacturing” means a use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packing of such products, the incidental processing of extracted or raw materials, processes utilizing flammable or explosive materials (i.e., materials which ignite easily under normal manufacturing conditions), and processes which create hazardous or commonly recognized offensive conditions.

“Map Act” means the Subdivision Map Act of the State.

“Map, contour” means a map that displays land elevations in graphic form.

“Mausoleum” means a large tomb, usually above ground.

“Maximum Extent Practicable (MEP).” As used in Titles 9 and 13 of the Santee Municipal Code, MEP means implementation of all Best Management Practices (BMPs) that are technically feasible (i.e., are likely to be effective), are not cost prohibitive, and adequately reduce pollutant discharges from the MS4. MEP will generally require a combination of source control and treatment control BMPs that emphasizes pollution prevention and source control BMPs as the first line of defense, and utilizes treatment control BMPs as a second line of defense.

“Medical office” means a use providing consultation, diagnosis, therapeutic, preventative, or corrective personal treatment services by doctors, dentists, medical and dental laboratories, and similar practitioners of medical and healing arts for humans licensed for such practice by the State.

“Merger” means the joining of two or more contiguous parcels of land under one ownership into one parcel.

“Micro-brewery” means a small-scale brewery operation that produces less than 15,000 barrels of beer per year, with on-site and/or off-site consumption, and with or without a pub or restaurant, as licensed by the California Department of Alcoholic Beverage Control.

“Mobilehome” means a moveable or transportable vehicle having no foundation other than jacks, piers, wheels, or skirting, designed as a permanent structure intended for occupancy and designed for subsequent or repeated relocation.

“Mobilehome park” means a residential facility arranged or equipped for the accommodation of two or more mobilehomes, with spaces for such mobilehomes available for rent, lease, or purchase, and providing utility services and other facilities either separately or in common to mobilehome space therein.

“Mobilehome space” means a plot of ground within a mobile home park designed for the accommodation of one mobile home.

“Mortuary” means a place where dead bodies are kept for burial or cremation and excludes crematoriums.

“Motel” means a commercial facility containing lodging units and dwelling units intended primarily for temporary occupancy, with not more than 10% of the units having kitchen facilities and meeting the definition of a dwelling unit. The term “motel” shall include a hotel, motor hotel, tourist court, or similar use, but shall not include a mobilehome park.

“Mulch” means any material such as leaves, bark, straw or other materials left loose and applied to the soil surface to reduce evapotranspiration.

“Neighborhood center” means a shopping center which clusters essential retail goods and services to residents in the immediate vicinity of the center.

“Nightclub” means a place of entertainment, other than adult related, with or without accessory food and/or liquor sales, having a floor show and/or providing music and space for dancing. This definition shall also include dance halls.

“Nightclub, teenage” means a place, premises or establishment where entertainment, music and dancing, other than adult related, are available to persons between the ages of 17 and 21 years of age in a supervised nightclub setting and includes the provision of food or nonalcoholic beverages as an accessory use.

“Noise” means any undesirable audible sound.

“Noise, ambient” means the all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.

“Noise, basic level” means the acceptable noise level within a given district.

“Noise, impulsive” means a noise characterized by brief excursions of sound pressures whose peak levels are very much greater than the ambient noise level, such as might be produced by the impact of a pile driver, punch press or drop hammer, typically with one second or less duration.

“Noise, intrusive” means that alleged offensive noise which intrudes over and above the existing ambient noise at the receptor property.

“Noise, mobile source” means any noise source other than a fixed noise source.

“Noise, simple tone” or A pure tone noise means a noise characterized by the presence of a predominant frequency or frequencies such as might be produced by whistle or hum.

“Noise, zone” means any defined area or region of a generally consistent land use.

“Nonconforming” means a building, structure or portion thereof, or use of a building or land which does not conform to the regulations of this code and which lawfully existed at the time the regulations became effective through adoption, revision or amendment.

“Nonconforming lot” means a lot, the area, dimensions or location of which was lawful prior to the adoption, revision or amendment of this code, but which fails by reason of such adoption, revision, or amendment, to conform to the present requirements of the district.

“Nonconforming structure or building” means a structure or building the size, dimensions or location of which was lawful prior to the adoption, revision or amendment to this code, but which fails by reason of such adoption, revision or amendment, to conform to the present requirements of the district.

“Nonconforming use” means a use or activity which was lawful prior to the adoption, revision or amendment of this code, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the district.

“Nursery, landscape” means a retail service providing propagation and sale of plants, shrubs, trees, and similar products, related materials and services associated with installation, maintenance, and improvements of yards, gardens, landscaped areas, outdoor living and recreation areas, and similar facilities.

“Office professional” means a use providing professional or consulting services in the fields of law, architecture, design, engineering, accounting, and similar facilities.

“Open space, common” means open space within a project owned, designed, and set aside for use by all occupants of the project or by occupants of a designated portion of the project. Common open space is not dedicated to the public and is owned and maintained by a private organization made up of the open space users. Common open space includes common recreation facilities, open landscaped areas, and greenbelts, but excludes pavement or driveway areas, or parkway landscaping within public right-of-way.

“Open space, private” means that open space directly adjoining the units or building, which is intended for the private enjoyment of the occupants of the unit or building. Private open space shall in some manner be defined such that its boundaries are evident. Private open space includes private patios or balconies, and front, rear, or side yards on a lot designed for single family detached or attached housing.

“Open space, usable” means outdoor or unenclosed area on the ground, or on a roof, balcony, deck, porch, or terrace, designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, but excluding parking facilities, driveways, utility or service areas.

“Outdoor recreation facility” means recreation in which the activity is principally conducted outdoors. This term includes golf courses, race tracks, archery ranges, outdoor concert and performance entertainment, and similar uses. This does not include pools and recreation areas that are accessory to other permitted principal uses.

“Overhang” means:

1. The part of a roof or wall which extends beyond the façade of a lower wall;
2. The portion of a vehicle extending beyond the wheel stops or curb.

“Overlay district” means a district established by this title, which may be applied to a lot or portion thereof only in combination with a base district.

“Overspray” means the water, which is delivered beyond the landscaped area, wetting pavements, walks, structures or other nonlandscaped areas.

“Pad, building” means that area of a lot graded relatively flat, or to a minimum slope, for the purpose of accommodating a building and related outdoor space.

“Parapet” means the extension of the main walls of a building above the roof level.

“Parcel” means a lot or tract of land.

“Park and recreation facilities” means noncommercial parks, playgrounds, recreation facilities, and open spaces.

“Parking area” means any public or private land area designed and used for parking motor vehicles including parking lots, garages, private driveways and legally designated areas of public streets.

“Parking area, private” means a parking area for the private use of the owners or occupants of the lot on which the parking area is located.

“Parking area, public” means a parking area available to the public, with or without compensation, or used to accommodate clients, customers or employees.

“Parking lot” means an off-street, ground level area, usually surfaced and improved, for the temporary storage of motor vehicles.

“Parking space” means a space for the parking of a motor vehicle within a public or private parking area.

“Pawnshop” means any place engaged in the business of loaning money to any person, upon any personal property, personal security or purchasing personal property and reselling or agreeing to resell such articles to the vendor or other assignees at prices previously agreed upon.

“Performance standards” means a set of criteria or limits relating to nuisance elements which a particular use or process may not exceed.

“Perimeter” means the boundaries or borders of a lot, tract, or parcel of land.

“Permeable surface” means a surface that can be penetrated by water and includes, but is not limited to, pervious concrete, porous asphalt, unit pavers, granular materials, landscaping, or other similar material approved by the Director.

“Permit” means written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

“Permitted use” means any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

“Phase” means any contiguous part or portion of a project which is developed as a unit in the same time period.

“Plan, general” means the General Plan of the City of Santee, including all maps, reports, and related plan elements adopted by the City Council.

“Planned residential development” means planned development as defined in Chapter 1, Part 5, Division 4 of the Civil Code.

“Pony” means a horse measuring 14 hands two inches or less at the withers.

“Pre-district” means the act of designating, in advance of annexation, the district to be applicable to a site upon subsequent annexation of that site to the City.

“Pre-fabricated structure” means any previously manufactured structure inspected and approved by the California State Housing and Community Development Department. Said structures must have a State identification tag, which specifies date of inspection and occupant load.

“Priority development project” means new development and significant redevelopment project categories listed in Section 13.19.030 of this code.

“Project” means the total development within the boundaries as defined on the development plan.

“Public buildings and facilities” means any building, office, site or other development operated by and under the control of any public agency, public utility, or special district.

“Quarry” means a place where rock, ore, stone and similar materials are excavated for sale or for off-tract use.

“Queue line” means an area for temporary parking and lining of motor vehicles while waiting a service or other activity.

“Reclaimed water” means treated or recycled waste water of a quality suitable for nonpotable uses such as landscape irrigation as determined by the Padre Dam Municipal Water District. Not intended for human consumption.

“Recreation, commercial” means a use providing facilities for recreation; including indoor recreation uses such as theaters, bowling alleys, billiard parlors, skating arenas, and similar services, and outdoor uses such as golf, tennis, basketball, baseball, and similar services, operated on a private or for-profit basis, but excluding arcades.

“Recycling” means the process by which waste products are reduced to raw materials and transformed into new and often different products, including automobile recycling.

“Religious institution” means a seminary, retreat, monastery, conference center, or similar use for the conduct of religious activities, including accessory housing incidental thereto, but excluding a private educational facility.

“Renewable energy storage facility” means a structure incorporating machinery or equipment, designed to store renewable energy.

“Repair” means the reconstruction or renewal of any part of an existing building for the purpose of its maintenance.

“Research and development” means a use engaged in study, testing, design, analysis, and experimental development of products, processes, or services, including incidental manufacturing of products or provision of services to others.

“Residential care facility, accessory” means 24-hour nonmedical care of six or fewer persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living. This classification includes only those services and facilities licensed by the State of California.

“Residential care facility, nonaccessory” means 24-hour nonmedical care for seven or more persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living. This classification includes only those services and facilities licensed by the State of California.

“Restaurant” means a use providing preparation and retail sale of food and beverages, including sandwich shops, ice cream parlors, and similar uses.

“Right-of-way” means a strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other similar uses.

“Room, recreation” means a single room in a main building or in an accessory building designed and/or used exclusively for recreational purposes by the occupants or guests of the premises.

“Rubbish” means all nonreusable waste or debris such as paper, cardboard, grass, tree or shrub trimmings, rugs, straw, clothing, wood or wood products, crockery, glass, rubber, metal, plastic, construction waste and debris, and other similar materials.

“Run off” means water which is not absorbed by the soil or landscape to which it is applied and flows from the area.

“Run with the land” means a covenant restriction to the use of land contained in a deed and binding on the present and all future owners of the property.

“San Diego County Municipal Stormwater Permit” means the current permit for operation of the City’s municipal separate storm sewer system issued by the San Diego Regional Water Quality Control Board.

“School, business or trade” means a use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, educational facility, or commercial school.

“School, commercial” means a use providing facilities for instructional services in photography, fine arts, crafts, gymnastics, karate, dance, music, tutoring or other similar activity.

“Screened” means shielded, concealed, and effectively hidden from view by a person standing at ground level on an abutting site, or outside the area or subject to screening, by a fence, wall, hedge, berm, or similar architectural or landscape feature.

“Secondhand property” means personal property of which prior use has been made, including antiques.

“Secondhand store or thrift shop” means any place engaged in the business of buying and selling, trading or accepting for sale on consignment secondhand property.

“Service, automotive” means a use engaged in sale, rental, service, or major repair of new or used automobiles, trucks, trailers, boats, motorcycles, mopeds, recreational vehicles, or other similar vehicles, including tire recapping, painting, body and fender repair, and engine, transmission, air conditioning, and glass repair and replacement, and similar services.

“Service station” means an establishment offering the sale of gasoline, oil, minor automotive accessories, and minor repair services for the operation of motor vehicles, but not including painting, body work, steam cleaning, or major repairs.

“Service, takeout” means a feature or characteristic of eating and drinking services which encourage or allow, on a regular basis, consumption of food and beverages outside of a building, such as in outdoor seating areas where regular table service is not provided, in vehicles parked on the premises, or off the site.

“Setback” means a required, specified distance between a building or structure and a lot line or lines.

“Setback line” means a line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of structures and uses on the lot.

“Shopping center” means a group of commercial establishments, which includes 10 or more tenant spaces, planned, developed, owned, or managed as a unit, with off-street parking provided on the site.

“Single household unit” means an interactive group of persons jointly occupying a single dwelling unit including the joint use of common areas and sharing household activities and responsibilities such as meals, chores, and expenses. A boarding house is not a single household unit unless the Director determines that sufficient evidence has been provided that the boarding house meets the definition of a single household unit set forth herein. For purposes of the definition of “Group care facilities, limited,” a single household unit’s members shall also be a nontransient group.

“Site area” means the net horizontal area included within the boundary lines of a site, not including the area within the established right-of-way of a public street, future public street, or railroad, or any other area dedicated or to be dedicated for a public use.

“Site plan” means a plan, prepared to scale, showing accurately and with complete dimensioning, all of the buildings, structures and uses and the exact manner of development proposed for a specific parcel of land.

“Slope” means the degree of deviation of a surface from the horizontal, usually expressed in percent or degrees.

“Small collection facility” means a center for the acceptance by donation, redemption or purchase of recyclable materials from the public which does not exceed 500 square feet in area and can include: mobile units, bulk reverse vending machines and unattended containers placed for the donation of recyclable materials.

“Solar access” means a property owners’ right to have sunlight shine on his or her property. “Sprinkler head” means a device, which sprays water through a nozzle.

“Stable, commercial” means a stable for horses, mules or ponies, which are rented, used or boarded on a commercial basis for compensation.

“Stable, private” means an accessory building for the keeping of horses, mules, or ponies owned by the occupants of the premises and not rented, used or boarded on a commercial basis for compensation.

“Story” means that portion of a building included between the upper surface of any floor and the upper surface of any floor next above it, or if there be no floor above it, then the space between such floor and ceiling next above it.

“Story, half” means a story with at least two of its opposite sides meeting a sloping roof, not more than two feet above the floor of such story.

“Street” means any public or private thoroughfare with a width of 20 feet or more, which affords a primary means of access to abutting property.

“Street line” means the boundary line between a street and abutting property.

“Street, peripheral” means an existing street whose right-of-way is contiguous to the exterior boundary of the subdivision.

“Street, private” means a street in private ownership, not dedicated as public street, which provides the principal means of vehicular access to a property and not to be construed to mean driveways, alleys, or parking areas.

“Street, public” means a street owned and maintained by the City, the County, or the State. The term includes streets offered for dedication which have been improved, or for which a bonded improvement agreement is in effect.

“Structural alterations” means any change in the supporting members of a structure such as the bearing walls or partitions, columns, beams or girders.

“Structure, attached residential accessory” means a subordinate, nonhabitable structure that is incidental and attached to the main dwelling on the same lot. Attached residential accessory structures would include, but not be limited to, garages, carports, unenclosed covered patios, pergolas, workshops, and storage structures.

“Structure, auxiliary” means a subordinate building or structure which is incidental and not attached to the main building or use on the same lot. If an auxiliary building is attached to the main building or if the roof is a continuation of the main building roof, the auxiliary building shall be considered an addition to the main building.

“Structure, detached residential accessory” means a subordinate, nonhabitable structure that is incidental and not attached to the main dwelling on the same lot. Detached residential accessory structures would include, but not be limited to, garages, carports, unenclosed covered patios, pergolas, workshops, sheds, gazebos, cabanas, and storage structures.

“Structure, habitable” means a structure for living, sleeping, and/or cooking.

“Structure, nonhabitable” means a structure not for living, sleeping, and/or cooking. Nonhabitable structures would include, but not be limited to, garages, carports, unenclosed covered patios, pergolas, workshops, sheds, gazebos, cabanas, and storage structures.

“Structure, temporary” means a structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

“Subdivider” means a person, firm, corporation, partnership, or associate who proposes to divide, divides, or causes to be divided real property into a subdivision for him or herself or for others; except that employees and consultants of such persons or entities, acting in such capacity, are not “Subdividers.”

“Subdivision” means the division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

“Subdivision, custom lot” means a subdivision which creates parcels to be sold in an undeveloped state to individual owners for development of not more than four units per owner.

“Subdivision, tract” means a subdivision which creates five or more parcels to be developed as a whole by an owner or builder.

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

“Tattoo parlor” means any place of business that engages in tattooing persons by any method of placing designs, letters, scrolls, figures, symbols or any other marks upon or under the skin with ink or colors, by the aid of needles or instruments.

“Tobacco paraphernalia business” means an establishment that devotes more than a two-foot by four-foot (two feet in depth maximum) section of shelf space for equipment, products, and materials of any kind (excluding lighters and matches) which are intended or designed for the use of or with tobacco, and includes, but is not limited to, the following:

1. Kits intended for use or designed for use in planting, propagating, cultivating, growing or harvesting of any species of tobacco plant.
2. Kits intended for use or designed for use in manufacturing, compounding, converting, producing, processing, or preparing tobacco.
3. Isomerization devices intended for use or designed for use in increasing the potency of any species of tobacco plant.
4. Testing equipment intended for use or designed for use in identifying, or in analyzing the strength, effectiveness or purity of tobacco.
5. Scales and balances intended for use or designed for use in weighing or measuring tobacco.
6. Separation gins and sifters intended for use or designed for use in removing twigs, stems, seeds, or other foreign material form, or in otherwise cleaning or refining, tobacco.
7. Blenders, bowls, containers, spoons, and mixing devices intended for use or designed for use in compounding tobacco substances or substances containing tobacco.
8. Envelopes, pouches, capsules, balloons, and other containers intended for use or designed for use in packaging small quantities of tobacco.
9. Containers and other objects intended for use or designed for use in storing or concealing tobacco.
10. Objects intended for use or designed for use in ingesting, inhaling, or otherwise introducing tobacco into the human body, such as the following:
 11. Metal, wooden, acrylic, glass, stone, plastic, or ceramic pipes with or without screens, permanent screens, or punctured metal bowls.
 12. Water pipes.
 13. Carburetion tubes and devices.
 14. Smoking and carburetion masks.
 15. Clips or other devices intended to hold burning material, such as a cigarette, that has become too small or too short to be held in the hand.

16. Chamber pipes.
17. Carburetor pipes.
18. Electric pipes.
19. Air-driven pipes.
20. Chillums.
21. Bongs.
22. Ice pipes or chillers.

Nothing in the definition of tobacco paraphernalia business is intended to nor shall be interpreted as legalizing or applying to any use otherwise prohibited by State or Federal law, including, without limitation, California Penal Code Section 308 and Health and Safety Code Sections 11014.5, 11364, 11364.5 and 11364.7.

“Tot lot” means an improved and equipped play area for small children usually up to elementary school age.

“Townhouse” means a building subdivided into individual units such that each owner owns the structure and the land upon which the unit is located, plus a common interest in the land upon which the building is located.

“Transitional area” means an area which acts as a buffer between two land uses of different intensity.

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

“Travel trailer” means a vehicle which is designed or used for human habitation and for travel or recreational purposes which does not at any time exceed eight feet in width and 40 feet in length and which may be moved upon a public highway without a special permit or chauffeur’s license or both without violating any provisions of the California Vehicle Code.

“Truck terminal” means a lot, lot area or parcel of land used, designed or maintained for the purpose of storing, parking, refueling, repairing, dispatching, servicing or keeping motor trucks and associated equipment together with those facilities necessary to service, dispatch, store or maintain the aforementioned vehicles, their cargoes and crews.

“Turf” means a surface layer of earth containing mowed grass with its roots. Annual bluegrass, Kentucky bluegrass, perennial ryegrass, red fescue and tall fescue are cool season grasses. Bermuda grass, Kikuyugrass, seashore paspalum, St. Augustine grass, Zoysiagrass and buffalo grass are warm season grasses.

“University” or “college” means an educational institution of higher learning which offers general academic instruction as determined by the State Board of Education.

“Use” means the conduct of an activity, or the performance of a function or operation, on a site or in a building or facility.

“Use, accessory” means a use which is incidental to, and customarily associated with, a specified principal use, and which meets the applicable conditions set forth in this title.

“Use, change of” means the replacement of an existing use by a new use, or a change in the nature of an existing use, but not including a change of ownership, tenancy, name, or management where the previous nature of the use, line of business, or other function is substantially unchanged.

“Use, conditional” means a use, listed by the regulations of any particular district as a conditional use within that district and allowable therein, solely on a discretionary and conditional basis, subject to a conditional use permit or minor conditional use permit, and to all other regulations established by this code.

“Use, discontinued” means to cease or discontinue a use or activity, excluding temporary or short-term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving a facility.

“Use, drive-in” means an establishment which by design, physical facilities, service, or by packaging procedures encourages or permits customers to receive services, obtain goods, or be entertained while remaining in the motor vehicles.

“Use, permitted” means a use listed by the regulation of any particular district as a permitted use within that district, and permitted therein as a matter of right when conducted in accord with the regulations established by this title.

“Use, principal” means a use which fulfills a primary function of household, establishment, institution, or other entity.

“Use, single-family” means the use of a site for only one dwelling unit.

“Use, temporary” means a use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

“Use, transitional” means a land use of an intermediate intensity between a more intensive and less intensive use.

“Value” or “valuation” means the estimated cost to replace a structure in kind, based on current replacement costs.

“Valve” means a device used to control the flow of water in the irrigation system.

“Variance” means permission to depart from the literal development requirements of the zoning ordinance.

“Vehicle” means a self-propelled device by which persons or property may be moved upon a highway, excepting a device moved by human power or used exclusively upon stationary rails or tracks.

“Vehicle, inoperable” means a vehicle that is unregistered, wrecked, burned, dismantled, lacks a motor, transmission, or wheels, is on blocks, or is otherwise incapable of being driven upon the highways in conformity with the requirements of the Vehicle Code.

“Vehicle, operable” means a vehicle that is currently registered and able to be driven upon the highways in conformity with the requirements of the Vehicle Code.

“Vehicle, recreational” means a vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle and designed or used for temporary dwelling, recreational or sporting purposes.

The term recreational vehicle shall include but shall not be limited to, travel trailers, pick-up campers, camping trailers, motor coach homes, converted trucks and buses, and boats and boat trailers.

“Vehicle storage/impound facility” means any lot, lot area, or parcel of land used, designed, or maintained for the specific purpose of storing, impounding, or keeping motor vehicles, but not including dismantling or wrecking activities.

“Wall, front” means the nearest wall of a building or other structure to the street upon which the building faces, but excluding cornices, canopies, eaves or any other architectural embellishments.

“Warehousing” means the use of a building or buildings primarily for the storage of goods of any type, but excluding bulk storage of materials which are flammable or explosive or which create hazardous or commonly recognized offensive conditions.

“Wholesaling” means the use engaged primarily in the selling of any type of goods for purpose of resale, including incidental storage and distribution.

“Yard” means an open space that lies between the principal or accessory building or buildings and the nearest lot line.

“Yard, corner side” means a side yard which faces a public street on a corner lot and extends from the front yard to the rear yard.

“Yard, exterior side” means a side yard which faces a public street on a corner lot and extends from the front yard to the rear yard.

“Yard, front” means a yard extending the full width of the lot between the front lot line and a line parallel thereto and passing through the nearest point of the building; provided that, if a future street right-of-way has been established, such measurement shall be from the future street right-of-way line.

“Yard, rear” means a yard extending the full width of the lot between the rear lot line and a line parallel thereto. For through lots, if a future street right-of-way has been established, such measurement shall be from the future street right-of-way line.

“Yard, side” means a yard between the side lot line and a line parallel thereto and extending from the front yard to the rear yard.

“Zero lot line” means the location of a building on a lot in such a manner that one or more of the building’s sides rest directly on a lot line.

“Zoning Administrator” means the Director of the City and shall include his or her deputies. (Ord. 591 § 2, 2021; Ord. 572 § 2, 2020; Ord. 566 § 3, 2019)

13.08.020 Projects requiring development review.

A. An application for development review is required and the Director is authorized to grant a development review permit ~~for commercial, industrial, institutional, and residential projects~~ involving the issuance of a building permit for construction or reconstruction of a structure which meets any of the following criteria:

1. New commercial, industrial, institutional, or residential construction on vacant property.

2. One or more structural additions or new buildings involving commercial, industrial, institutional, or multiple family residential uses, with a total floor area of 2,500 ~~4,200~~ square feet or more.
 3. Reconstruction or alteration of existing commercial, industrial, institutional, or residential buildings on sites when the alteration significantly affects the exterior appearance of the building or traffic circulation of the site. Exceptions are maintenance or improvement of landscaping, parking, exterior re-painting or other common building and property maintenance activities.
- B. For detached single-family development, the following shall apply:
1. Development review for detached single-family development shall be required for all major subdivision maps and for development of all property within the hillside overlay district.
- C. The Director must set a public hearing for any application for a development review permit for any of the following:
1. Multifamily residential project;
 2. Single-family resident project requiring a tentative parcel or tentative subdivision map;
 3. A commercial or industrial project containing more than 50,000 square feet of building floor area;
 4. The conversion of residential, commercial or industrial buildings to condominiums.
- D. The requirement for approval of a development review plan may be waived by the Director if the purposes and criteria of these procedures are met by a conditional use permit, ~~or site plan~~. A decision on a request for waiver may be appealed as provided by the appeal procedure commencing at Section 13.04.070. (Ord. 572 § 3, 2020; Ord. 568 § 3, 2019; Ord. 566 § 3, 2019)

13.10.030 Residential use regulations.

Uses listed in Table 13.10.030A shall be allowable in one or more of the residential districts as indicated in the columns beneath each residential district heading. Where indicated with the letter “P,” the use shall be a permitted use in that district. Where indicated with the letter “C,” the use shall be a conditional use subject to a conditional use permit in that district. Where indicated with the letters “MC,” the use shall be a conditional use subject to a minor conditional use permit in that district. Where indicated with a dash “—,” or if a use is not specifically listed in Table 13.10.030A and is not subject to the use determination procedure contained in Section 13.04.040, the use shall not be permitted in that district. This section shall not be construed to supersede more restrictive use regulations contained in the conditions, covenants, and restrictions of any property or dwelling units. However, in no case shall uses be permitted beyond those allowable in this section. In the event a given use cannot be categorized in one of the districts by the Director, the use determination procedure outlined in Section 13.04.040 shall be followed.

**Table 13.10.030A
Use Regulations for Residential Districts**

Use	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
A. Residential Uses								

Use	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
1. Single-family dwellings	P	P	P	P	P	—	—	—
2. Multifamily dwellings (townhomes and detached condominiums)	—	—	—	—	P	P	P	P
3. Planned residential developments (“PRD”)					P	P		
4. Mobilehome parks (subject to provisions in Section 13.22.030)	C	C	C	C	C	C	C	—
5. Day care home, family	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
a. Large family day care home—up to 14 children (subject to the provisions contained in Section 13.30.020(H))	-	-	-	-	-	-	-	-
i. Within a single family dwelling unit or within a PRD	P	P	P	P	P	P	—	—
ii. Within a multifamily residential development	—	—	—	—	€	€	€	€
b. Small family day care home—up to eight children	P	P	P	P	P	P	P	P
6. Residential care facility								
Accessory—6 or less	P	P	P	P	P	P	P	P
Nonaccessory—7 or more	—	—	—	C	C	C	C	C
7. Boarding house	—	—	—	C	C	C	C	C
8. Congregate care facilities	—	—	—	—	C	C	C	C
B. Public and Semipublic Uses								
1. Biological habitat preserve	P	P	P	P	P	P	P	P
2. Cemetery	C	C	C	C	C	C	C	—
3. Church	C	C	C	C	C	C	C	C
4. Club, lodge, fraternity and sorority	C	C	C	C	C	C	C	—
5. Convalescent facility	—	—	—	—	C	C	C	C
6. Day care center	C	C	C	C	C	C	C	C
7. Educational facility (private), excluding business and trade schools and commercial schools	C	C	C	C	C	C	C	C
8. Dormitory (if accessory to college or school)	C	C	C	C	C	C	C	C
9. Hospital	—	—	—	C	C	C	C	—

Use	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
10. Mining, only in conjunction with an approved development or grading project	C	C	C	C	C	C	C	C
11. Outdoor recreation facility	C	C	C	C	C	C	C	—
12. Public buildings and facilities	C	C	C	C	C	C	C	C
13. Public park	C	C	C	C	C	C	C	C
14. Animal kennels, training schools, and breeding facilities	C	C	C	C	—	—	—	—
C. Agricultural Uses (on Lots of Two and One-Half Acres or More)								
1. Animal care facility	C	C	C					
2. Apiary (subject to Section 13.10.030(F))	P	P	P	P	P	P	P	—
3. Farms for orchards, trees, field crops, truck gardening, flowering gardening, and other similar enterprises carried on in the general field of agriculture. Includes accessory retail sale of products raised on property, excluding retail nursery	P	P	P	P	P	P	P	—
4. Raising, grazing, breeding, boarding or training of large or small animals: except concentrated lot feeding and commercial poultry and rabbit raising enterprises, subject to provisions of Table 13.10.030(B)	P	P	P	P	P	P	P	—
5. Wholesale distributor and processing of nursery plant stock and retail nursery where incidental and contiguous to nursery stock propagation and/or wholesale distributor. Outdoor storage and display prohibited except for nursery plant stock	C	C	C	C	C	C	C	—
6. Stable, commercial	C	C						
D. Accessory Uses in Conjunction With a Permitted Principal Use on the Same Site								
1. Animal keeping, accessory to a permitted use (Section 13.10.030(F)(2))								
a. Dogs and cats over four months old (not exceeding four cats and/or dogs combined)	P	P	P	P	P	P	P	P
b. Exotic or wild animals	C	C	C	C	C	C	C	—
c. Other pets (pursuant to Table 13.10.030(B))	P	P	P	P	P	P	P	P
2. Antenna (pursuant to Section 13.34.070)	P	P	P	P	P	P	P	P

Use	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
3. Accessory structure (see special requirements per Section 13.10.050)								
a. Multifamily residential	—	—	—	—	P	P	P	P
b. Single-family residential								
i. Maximum 50% of living area of primary residence	P	P	P	P	P	C	C	—
ii. Greater than 50% of living area of primary residence	MC	MC	MC	MC	MC	MC	MC	—
4. Historic structures, uses in	C	C	C	C	C	C	C	C
5. Home occupation (see Section 13.06.060)	P	P	P	P	P	P	P	P
6. Other accessory uses, as determined by the Director	P	P	P	P	P	P	P	P
7. Private garage	P	P	P	P	P	P	P	P
8. Private swimming pool, tennis court and similar recreation facilities	P	P	P	P	P	P	P	P
9. Accessory dwelling unit and junior accessory dwelling unit (subject to Section 13.10.045)	P	P	P	P	P	P	P	P
10. Stable, private (subject to Section 13.10.030(F))	P	P	P					
E. Temporary Uses								
1. Temporary uses as prescribed in Section 13.06.070 and subject to those provisions	P	P	P	P	P	P	P	P
2. Temporary trailers for use in conjunction with institutional and agricultural uses for a specified interim period	MC	MC	MC	MC	MC	MC	MC	MC

13.10.040 Site development criteria.

...

E. Planned Residential Developments. Planned Residential Developments are created by approval of a tentative map or tentative parcel map and are subject to all development requirements of the applicable zone, except as modified in Table 13.10.040E.

Table 13.10.040E

Development Standards for Residential Lots Within a Planned Residential Development

	R-7	R-14
1. Minimum Net Lot Area ¹ (in square feet)	none	none
2. Minimum Lot Dimensions ² (width/depth) (feet)	none	none
3. Maximum Lot Coverage	55%	60%
4. Minimum Setbacks ² (in feet)		
Front ¹	10	10
Exterior side yard	5	5
Interior side yard	5	5
Rear	10	10

Notes:

- 1 Flag lots are prohibited within a planned residential development.
- 2 For new PRDs, a minimum 10-foot setback shall apply along all the property lines. ~~between adjacent development.~~

13.10.050 Special development criteria.

The special development criteria set forth in this section are intended to provide minimum standards for residential development.

A. Attached and Detached Residential Accessory Structures.

1. Attached and detached residential accessory structures which require a building permit (including, but not limited to, unenclosed patio covers, cabanas, garages, carports, and storage buildings) may encroach in a required interior side yard or rear yard, except as required in Table 13.10.040A, subject to the following limitations:

- a. Height. The maximum height for accessory structures is 16 feet (one story).
- b. Rear Yard Setback. Attached and detached residential accessory structures or additions may be located four feet from the rear property line, excluding eave overhang.
- c. Side Yard Setback. Attached or detached residential accessory structures may be located four feet from the side interior property line, excluding eave overhang. Attached and detached residential accessory structures may not encroach into required exterior side yard setbacks.
- d. Front Yard and Corner Side Yard. No detached residential accessory structure shall be placed in front of the main structure.
- e. Size. The maximum allowable gross floor area for all detached residential accessory structures in conjunction with an existing single-family residence shall not exceed 50% of the living area of the primary residence. A 400-square-foot detached garage is permitted in all cases if a garage does not currently exist on site.

f. Additional Standards for Accessory Structures. The following items may be allowed in an accessory structure, such as a garage, workshop, cabana, or similar structure, with recording of a City-approved deed restriction:

- i. Wet bar/kitchen.
- ii. Wash basin (sink and drain).
- iii. Bathroom.

2. Sea cargo containers are prohibited.

B. Projections into Yards.

1. Eaves, roof projections, awnings, and similar architectural features may project into required yards a maximum distance of two feet, provided such appendages are supported only at, or behind, the building setback line.

2. Fireplace chimneys, bay windows, balconies, fire escapes, exterior stairs and landings and similar architectural features and equipment for pools and air conditioning may project into required yards a maximum distance of two feet, provided such features shall be at least three feet from a property line. Equipment must be screened with materials and colors that blend with the building design.

3. Uncovered decks, platforms, uncovered porches, and landing places which do not extend above the first floor level of the main building and are not at any point more than 32 inches above grade, may project into any front or corner side yard a maximum distance of 10 feet, and project into any rear or interior side yard up to the property line. Where not extending above the first floor level but where greater than 32 inches above grade, must be at least five feet from all side property lines and 10 feet from the rear and front property lines.

4. Projections Over a Slope. If a structure is constructed such that it projects over a slope, and the structure is visible from a public street, the underside of the structure shall either be enclosed or landscaping shall be provided to screen the structure from public view to the satisfaction of the Director.

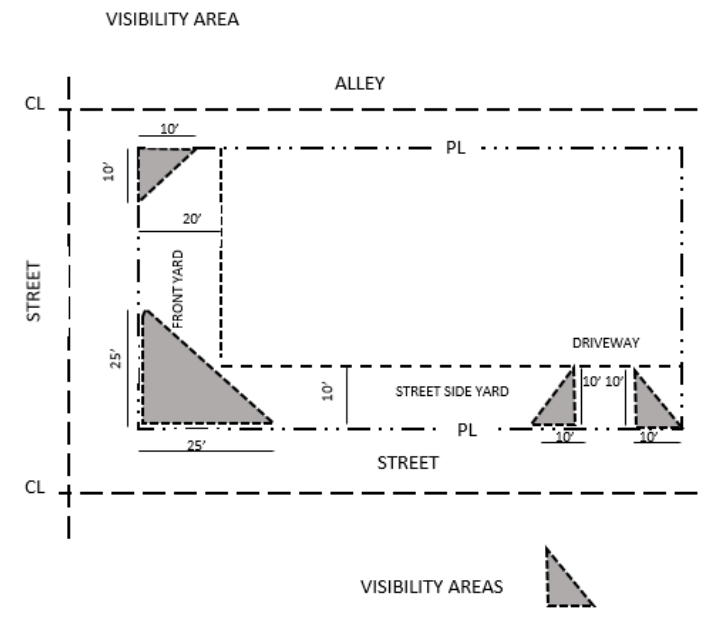
5. Two-story additions may encroach a maximum of five feet into the required rear yard setback if the Director determines that the encroachment is necessary for a continuation and extension of the architectural design, style, and function of the structure.

C. Projections Above Height Limits. Except as provided for in Chapter 13.34, flues, chimneys, antennas, elevators, other mechanical equipment, utility, and mechanical features may exceed the height limit of the base district in Table 13.10.040A by no more than 15 feet, provided such feature shall not be used for habitable space and appropriate screening is provided as determined by the Director. Architectural appurtenances to churches and other religious institutions involving a steeple, or cross combination thereof, and clock towers, may exceed the maximum height of the base district if it is determined through the development review permit or conditional use permit process that architectural compatibility and appropriate building scale are achieved and maintained.

D. Variable Front Yard Provisions. Front setbacks required by the base district may be averaged on the interior lots within a new single-family detached or detached condominium subdivision. Additions to single-family homes in established residential subdivisions shall be allowed to build to the pre-established front yard setback of the subdivision without the need for a variance.

E. Fences, Walls and Hedges. The following provisions regarding fences, walls and hedges shall apply to all residential districts.

1. Fences, walls, hedges, or similar view obstructing structures or plant growth that reduce visibility and the safe ingress and egress of vehicles or pedestrians shall not exceed a height of three and one-half feet in the front yard. A combination of solid and open fences (e.g., wrought iron, chain link, Plexiglas) not exceeding six feet in height may be located in a required front yard or visibility clearance area, provided such fences are constructed with at least 90% of the top two and one-half feet of their vertical surface open, and nonview-obscuring.
2. Fences or walls, not exceeding six feet in height, may be located in a required exterior side yard, rear, or interior side yard. Walls required by the City for noise mitigation may be up to eight feet in height and may be located within the exterior side yard setback or rear setback adjacent to a street. The noise wall shall be designed such that it does not reduce visibility and the safe ingress and egress of vehicles or pedestrians.
3. A visibility clearance area shall be required on lots adjacent to an alley, driveway or street in which nothing shall be erected, placed, planted or allowed to grow exceeding three and one-half feet in height. Such area shall consist of a triangular area bounded by the alley, driveway, or street right-of-way lines of such corner-lots and a line joining points along said alley, driveway, or street lines 20 feet from the point of intersection as shown in the Visibility Area diagram below:-



4. Outdoor recreation court fences not exceeding 12 feet in height shall be located five feet from any rear or side property lines, except when adjacent to outdoor recreation courts on adjacent properties.
5. Barbed wire, concertina wire, or similar security devices are not allowed in residential zones.

6. Walls constructed next to a Mobility Element Street shall be constructed with decorative materials to the satisfaction of the Director. Anti-graffiti surfaces shall be provided pursuant to Chapter 7.16.
- F. Swimming Pools, Spas and Recreational Courts.
1. Swimming pools, spas, tennis courts, basketball courts, or similar paved outdoor recreational courts, shall not be located in any required front yard, and shall be located no closer than three feet from any rear, side or corner side property line.
 2. Outdoor lighting poles and fixtures are permitted not to exceed 12 feet in height. Any such lighting shall be designed to project light downward and shall not create glare on adjacent properties.
- G. Mobile Home Parks. For mobile home park development provisions, refer to Chapter 13.22.
- H. Use of Required Yards.
1. Street Yards. Except as otherwise permitted, a street yard shall be used only for landscaping, pedestrian walkways, driveways, or off-street parking.
 2. Rear and Interior Side Yards. Except as otherwise permitted, these yards shall be used only for landscaping, pedestrian walkways, driveways, off-street parking or loading, recreational activities or similar accessory activities.
- I. Lights. All public parking areas shall be adequately lighted. All lighting shall be designed and adjusted to reflect light away from any road or street, and away from any adjoining premises. All lights and illuminated signs shall be shielded or directed so as to not cause glare on adjacent properties or to motorists. (Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

13.12.040 Site development criteria.

The site development criteria set forth in this section are intended to provide minimum standards for the development and use of land within the commercial/office districts. These site development criteria should be used in conjunction with the design guidelines which are set forth in Section 13.08.070. Use of the design guidelines in conjunction with these criteria will assist the designer in determining the best design for any given development project.

- A. Site Dimensions and Height Limitations. Table 13.12.040A sets forth the minimum lot dimensions and height limitations. The creation of new lots within these zones shall conform to these minimum dimensions, except in the case of condominium lots or lots within a shopping center, in which case, no minimums are established. This exception is only applicable when the sites in question are being developed as one integrated development and appropriate measures are taken to insure reciprocal access, parking and maintenance.
- B. Setbacks. Table 13.12.040B sets forth the minimum setbacks for buildings and parking facilities, as well as the amount of the setbacks to be landscaped. These provisions apply equally to each of the three commercial districts.

Table 13.12.040A
Site Dimensions and Height Limitations

Feature	OP	Standard NC	GC
1. Minimum lot width ¹	70 feet	300 feet	150 feet
2. Height limitations			
a. Building W within 50 feet of a residential district	25 feet	25 feet	25 feet
b. Other locations	40 feet ²	40 feet ²	40 feet ²

Notes:

- 1 Parcels created within shopping centers are exempt from these standards, as long as a conceptual development plan for the entire center has been developed and appropriate easements for reciprocal access, parking and maintenance is provided.
- 2 Proposals for development exceeding this height shall require the approval of a conditional use permit.

Table 13.12.040B

Setbacks

Yard	Standard		
	Building	Parking	Landscaping
1. Street yard setback (measured from the ultimate right-of-way):			
a. All streets	10 feet	10 feet	Entire front setback
2. Rear property line setback:			
a. Adjacent to residential zone	20 feet	10 feet	10 feet
b. Adjacent to commercial or industrial zone	5 feet ²	0 feet	0 feet
3. Interior side property line setback:			
a. Adjacent to residential zone	20 feet	10 feet	10 feet
b. Adjacent to commercial or industrial zones	5 feet ²	5 feet ¹	5 feet ¹

Notes:

- 1 Unless specifically waived by the Director.
- 2 The five-foot rear property line and interior property line setbacks adjacent to commercial or industrial zones may be waived by the Director on two adjacent developments that share a common wall on the property line between the two lots **if or where** a five-foot easement from the adjoining property owner has been acquired to ensure adequate maintenance of the proposed building.

C. Energy Conservation. All new commercial buildings shall meet or exceed California Green Building Standards Tier 2 Voluntary Measures and shall utilize high-efficiency equipment and fixtures consistent with California Code of Regulations, Title 24 (“Title 24”) energy standards.

1. Cool Roofs. New commercial buildings shall be installed with cool roofs and designed as required by Title 24.
2. Photovoltaic Solar System. New commercial buildings shall be installed with at least 1.5 watt (W) photovoltaic system per square foot of building area. (Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

13.14.030 Industrial use regulations.

Uses listed in Table 13.14.030A shall be allowable in one or more of the industrial districts as indicated in the columns beneath each industrial district. Where indicated with the letter “P,” the use shall be a permitted use in that district. Where indicated with the letter “C,” the use shall be a conditional use subject to the conditional use permit process in that district. Where indicated with the letters “MC,” the use shall be a conditional use subject to a minor conditional use permit in that district. Where indicated with a dash “—,” or if the use is not specifically listed in Table 13.14.030A and is not subject to the use determination procedure contained in Section 13.04.040, the use shall not be permitted in that district. This section shall not be construed to supersede more restrictive use regulations contained in the conditions, covenants, and restrictions of any property. However, in no case shall uses be permitted beyond those allowable in this section. In the event a given use cannot be categorized in one of the districts by the Director, the use determination procedure outlined in Section 13.04.040 shall be followed.

Table 13.14.030A
Use Regulations for Industrial Districts

Uses	IL	IG
A. Industrial Uses		
1. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials such as, but not limited to, canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semiprecious stones, metals, plaster, plastic, shells, textiles, tobacco, wood and yarns; novelty items (not including firework or other explosive type items), electrical appliances, motors and devices; radio, television, phonograph and computers; electronic precision instruments; medical and dental instruments; timing and measuring instruments; audio machinery; visual machinery; cosmetics, drugs, perfumes, toiletries and soap (not including refining or rendering of fats or oils)	P	P
2. Bottling plants	P	P
3. Building materials manufacturing, subject to the provisions	—	P
4. Cement products manufacturing	—	P
5. Fruit or vegetable packing houses	C	P
6. Fruit or vegetable products manufacturing, including frozen foods	C	P
7. Furniture upholstery	P	P
8. Hazardous waste treatment facility	—	C
9. Laboratories (chemical, dental, electrical, optical, mechanical and medical)	P	P
10. Mining	C	C
11. Rubber and metal stamp manufacturing	P	P
<u>12. Renewable Energy Storage Facility, subject to provisions of Section 13.14.030(L)</u>	<u>—</u>	<u>C</u>
B. Storage Trades		
1. Contractors yards, subject to the provisions of Section 13.14.030(G)	—	MC
2. Contractor (all storage of material, equipment within an enclosed building)	P	P

Uses	IL	IG
3. Equipment sales/rental yards	P	P
4. Fleet storage	MC	MC
5. General warehousing/wholesale and distribution	P	P
6. Mini storage, public storage	C	C
7. Trailer, truck or bus terminal	—	C
8. Vehicle storage yard	—	MC
9. Recreational vehicle storage facility	MC	MC
C. Services		
1. Administrative, executive, real estate, and/or research offices	P	P
2. Animal care facility		
a. Completely within an enclosed building	P	P
b. With exterior kennels, pens or runs	C	C
3. Appliance repair and incidental sales (including, but not limited to, small household appliances, computers and vending machines, and provided all work activities and storage occurs entirely within an enclosed building)	P	—
4. Athletic or health clubs, indoor	MC	—
5. Auction house (conducted completely within an enclosed building and subject to the provisions contained in Title 4 of this code)	P	P
6. Automotive services, including automobiles, trucks, motorcycles, boats, mopeds, recreational vehicles, or other small vehicles as determined by the Director. All vehicles shall be stored on-site and shall not occupy any required parking space, access aisle or landscape area		
a. Sales	C	MC
b. Rentals	C	MC
c. Repairs (major engine work, muffler shops, painting, body work and upholstery) completely <u>indoors</u>	P	P
d. Washing (coin and automatic)	P	P
e. Service or gasoline dispensing stations including mini-marts with or without alcoholic beverage sales, accessory car washes, and/or minor repair services as accessory to the gasoline sales	C	C
7. Barber or beauty shops	P	—
8. Blueprinting and photocopying	P	P
9. Catering establishments (excluding mobile catering trucks. See Fleet Storage)	P	—
10. Collection facility, large		
a. Indoor	P	P
b. Outdoor	C	C
11. Collection facility, small	P	P

Uses	IL	IG
12. Dance, gymnastics, martial arts, or fitness / sports school or studio - indoor	P	P
13. Distributors showrooms	P	P
14. Food and beverage sales or service		
a. Cocktail lounge, bar or tavern		
i. Not within a restaurant and with or without entertainment, other than adult related	C	—
ii. Accessory to a restaurant or a coffee shop, and without entertainment	P	—
b. Nightclubs or dance halls, not including adult related entertainment	C	—
c. Snack bars, delicatessens, or refreshment stands, accessory to a business complex	P	P
d. Fast food restaurants with drive-in or drive-through service	—	—
e. Restaurants or coffee shops, other than fast food		
i. With entertainment or dancing, other than adult related, and/or serving of alcoholic beverages	P	—
ii. Without entertainment or dancing and with or without alcoholic beverage sales	P	—
f. Clubs and lodges serving alcoholic beverages	C	—
15. Helipad without maintenance facilities	—	C
16. Home improvement centers		
a. Material stored and sold within enclosed buildings	P	P
b. Outdoor storage of material such as lumber and building materials, subject to the provisions contained in Section 13.14.030(G)(2)	MC	P
17. Interior decorating service	P	P
18. Janitorial services and/or supplies	P	—
19. Locksmith shop	P	P
20. Micro-brewery, with or without tasting room and/or food service	P	P
21. Motels, hotels, and/or convention centers	C	C
22. Music or recording studio	P	—
23. Newspaper publishing, printing and distribution, general printing, and lithography	P	P
24. Nurseries, excluding horticultural nurseries, and garden supply stores provided all equipment, supplies and materials are kept within an enclosed building or fully screened enclosure and fertilizer of any type is stored in package form only	P	—
25. Parcel delivery service (excluding truck terminals)	P	P
26. Pest control service	P	P
27. Pistol, rifle or archery range (indoor only)	P	P
28. Photography studio or video production	P	P
29. Retail sales of products produced, wholesaled, or manufactured on the premises commercial when in conjunction with a permitted or conditional use not occupying more than 25% of the gross floor area	P	P

Uses	IL	IG
30. Rug cleaning and repair	P	P
31. School, business or trade	P	—
32. Swimming pool sales and supplies	P	—
33. Tattoo parlor and/or body piercing salon	P	—
34. Tire re-treading and recapping	—	P
35. Tobacco paraphernalia business	—	MC
36. Welding shop	P	P
D. Public and Semi-Public Uses		
1. Ambulance services	C	C
2. Biological habitat preserve (unless approved by another entitlement)	P	P
3. Clubs and lodges, including YMCA, YWCA, and similar group uses without alcoholic beverage sales. (Clubs and lodges serving or selling alcoholic beverages shall comply with Section 13.14.030(C)(15) of this table)	MC	—
4. Day care center	C	—
5. Detention facility	—	—
6. Educational facility, excluding business and trade schools and commercial schools	C	C
7. Emergency shelter (subject to the provisions of Section 13.14.030(K))	—	P
8. Parks and recreation facilities, public or private	C	—
9. Post offices and postal terminals	C	C
10. Public buildings and facilities	C	C
11. Religious institutions	C	C
12. Solid waste recycling and transfer facility	—	C
E. Accessory Uses		
1. Auxiliary structures and accessory uses customarily incidental to an otherwise permitted use and located on the same site	P	P
2. Caretakers residence only when incidental to and on the same site as a permitted or conditional use	P	P
3. Incidental services for employees on a site occupied by a permitted or conditional use, including day care, recreational facilities, showers and locker rooms and eating places	P	P
4. Overnight parking of vehicles used regularly in the business, provided all required parking spaces are available for use during business hours	P	P
5. Outdoor storage (subject to the provisions contained in Section 13.14.030(G)(2))	MC	MC
F. Temporary Uses		
1. Temporary uses as prescribed in Section 13.06.070 and subject to those provisions	P	P

G. Outdoor Uses.

1. All uses and activities shall be conducted completely within an enclosed building with the exception of outdoor storage, which is a permitted use subject to the provisions of subdivision (2) of this subsection. The following uses and activities may be permitted to operate outdoors, within their respective districts and subject to any required reviews and permits pursuant to this code.

- a. Mining;
- b. Building materials and lumber storage yards and/or contractors yards;
- c. Building materials manufacturing;
- d. Building equipment storage, sales, rentals;
- e. Automobile fleet storage;
- f. Trailer, truck or bus terminal;
- g. Recreational vehicle storage yard;
- h. Automobile sales, rentals, or washes;
- i. Gasoline service stations;
- j. Boat and camper sales;
- k. Agricultural uses;
- l. Outdoor recreation facilities;
- m. Outdoor eating areas (subject to a minor conditional use permit). For accessory eating areas in conjunction with a food establishment that features takeout services, see subsection J of this section;
- n. Telecommunication facilities (See Chapter 13.34);
- o. Satellite dish antennas (See Chapter 13.34);
- p. Other activities and uses similar to those above as determined by the Director.

2. Outdoor Storage. The outdoor storage of materials accessory to a permitted or conditionally permitted use occupying the subject site shall obtain any necessary permits and comply with the following standards:

- a. All outdoor storage which faces and is visible from a mobility element street or an exterior public street to the industrial subdivision, or which abuts property used for residential purposes, shall be enclosed with a solid decorative concrete, masonry, wood frame and stucco, or decorative block walls at least six feet high. In all other cases the outdoor storage shall be screened with material which is 100% view obscuring. The type and design of the screening material is subject to the approval of the Director. All gates provided for ingress and egress in any required fence or wall shall be at least six feet in height and shall be of view-obscuring construction, compatible with the fence or wall design.
- b. Stored materials shall be stacked in outdoor storage areas to a height no greater than that of any building, wall, fence, or gate enclosing the storage area and shall not be visible from a public street.
- c. No storage shall be permitted in a required setback area or required landscape area.

d. No storage shall be permitted in a required parking space or driveway and at no time shall said storage area impede the use of any required parking space or driveway. Outdoor storage is not allowed within any secured parking area established pursuant to Section 13.14.040(C).

e. The limits of the outdoor storage area shall be clearly defined on the site.

f. The outdoor storage shall be limited to materials, products, or equipment used, produced or manufactured on-site by the business requesting the storage. On-site parking of fleet/company vehicles used regularly in the operation of the business, equipment attached to fleet/company vehicles, short-term customer and staff parking, and approved trash enclosures shall not be considered outdoor storage. (See Section 13.14.030(B)(4) for fleet storage.)

H. The following shall be used in the review of prefabricated structures:

1. The use of prefabricated structures shall be compatible with surrounding uses.
2. The design of the prefabricated structures shall be compatible with and complimentary to existing structures on the site. They must conform to all standards, goals and objectives of the Santee zoning ordinance and General Plan and have adequate public facilities available.
3. Adequate screening from adjacent residential areas and public streets shall be provided.
4. A permanent foundation system shall be provided, unless otherwise approved.
5. Handicap access shall be provided, unless otherwise approved.

I. Conversion of Residential Structures. No structure originally designed as a residence (including hotels and motels), or as an auxiliary structure or addition to a residence, shall be used for any industrial uses unless the building and site are improved to meet all code requirements for such a development. This includes, but is not limited to, building code requirements, fire code requirements and the zoning code requirements. A resident may convert up to 50% of the gross floor area of the existing residence for business purposes and continue to reside in the residence, provided the resident is also the owner of the business, and subject to the provisions of this chapter. Any expansion of a residence that is legal nonconforming shall comply with Section 13.04.110(F) of this title. A conversion may be subject to a conditional use permit, or minor conditional use permit process as required by the base district use regulations contained in Table 13.14.030A.

J. Accessory Eating Areas Permitted. For food establishments which primarily feature takeout service, up to a total of 16 seats are permitted as accessory eating. Food establishments with accessory eating areas will not be considered restaurants for the purpose of determining required parking. In addition, if outdoor eating is provided as an accessory use, it will not be considered an expansion of the use for determining parking needs. The seating may be provided indoors or outdoors. The provisions of this subsection do not apply to drive-through fast-food restaurants. The following performance standards shall apply to outdoor eating:

1. The outdoor eating area shall be arranged in such a way that it does not create a hazard to pedestrians or encroach on a required building exit.
2. The outdoor eating area cannot be located in any driveway, parking space, landscaped area or required setback.

3. The outdoor eating area must be maintained so that it is not unsightly and does not create a condition that is detrimental to the appearance of the premises or surrounding property.
4. Signage may not be placed on the outdoor furniture or umbrellas which advertises the business, service or use, or any product unless otherwise permitted by the sign ordinance.
5. Handicapped access shall be provided.

K. Emergency shelters are permitted on North Woodside Avenue, on the following assessor parcel numbers, subject to a nondiscretionary development review permit pursuant to Government Code Section 65583(a)(4), 381-170-64-00, 381-170-25-00, 381-170-28-00, 381-170-54-00, 381-170-53-00, 381-170-46-00, 381-170-61-00, 381-170-62-00 or any subsequent APN for these specific sites, subject to compliance with the following:

1. An emergency shelter shall not be located within 300 feet of another shelter, pursuant to Government Code Section 65583(a)(4) (A)(v).
2. The agency or organization operating the shelter shall submit a facility management plan containing facility information, including the number of persons who can be served nightly, the size and location of onsite waiting and intake areas, the provision of onsite management, exterior lighting details, and onsite security during hours of operation, as established in Government Code Section 65583(a)(4)(A). (Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

L. Renewable Energy Storage Facility. A Renewable Energy Storage Facility is defined as a structure incorporating machinery or equipment, designed to store renewable energy. The following standards shall apply:

1. All equipment and all storage areas shall be located within an enclosed building.
2. All buildings shall be sited to minimize visibility of structures from adjacent public right-of-way or adjacent residential zones and residential uses. Decorative fences and/or walls, trees and other forms of landscaping shall be used to minimize visibility of structures.
3. All structures shall incorporate architectural elements that visually enhance surrounding development.
4. Service areas and parking areas shall be buffered from adjacent development that is not of a similar nature by setbacks, landscaping, fences, and / or walls.
5. Facilities shall comply with the performance standards in Section 13.30.030.

13.14.040 Site development criteria.

The site development criteria set forth in this section are intended to provide minimum standards for the development and use of land within the industrial districts. These site development criteria should be used in conjunction with the design guidelines which are set forth in Section 13.08.070. Use of the design guidelines in conjunction with these criteria will assist the designer in determining the best design for any given development project.

A. General Requirements. Table 13.14.040A sets forth the minimum lot dimensions, height limitations and setbacks. The creation of new lots within these zones shall conform to these minimum dimensions, except in the case of condominium lots, in which case no minimums are established. This exception is only applicable when the sites in question are being developed as one

integrated development and appropriate measures are taken to insure reciprocal access, parking and maintenance.

B. Setbacks. Table 13.14.040B sets forth the minimum setbacks for buildings and parking facilities, as well as the amount of the setbacks to be landscaped. These provisions apply equally to each of the two industrial districts.

Table 13.14.040A
Site Dimensions and Height Limitations

Feature	Standard	
	IL	IG
1. Minimum site/lot area	20,000 sq. ft.	40,000 sq. ft.
2. Minimum lot width	100 ft	150 feet
3. Height limitations		
a. Building W within 50 feet of a residential zone	25 feet	25 feet
b. Other locations	40 feet ¹	40 feet ¹

Note:

1 Proposals for development exceeding this height shall require the approval of a conditional use permit.

Table 13.14.040B
Setbacks

Yard	Standard		
	Building	Parking	Landscaping
1. Street yard setback (measured from the ultimate right-of-way)	15 feet	10 feet	Entire front setback
a. All streets	<u>15 feet</u>	<u>10 feet</u>	<u>Entire front setback</u>
2. Rear property line setback	25 feet	10 feet	10 feet
a. Adjacent to residential zone	<u>25 feet</u>	<u>10 feet</u>	<u>10 feet</u>
b. Adjacent to commercial or industrial zone	5 feet ²	0 feet	0 feet
3. Interior side property line setback:			
a. Adjacent to residential zone	25 feet	10 feet	10 feet
b. Adjacent to commercial or industrial zone	5 feet ²	5 feet ¹	5 feet ¹

Notes:

1 Unless specifically waived by the Director.

2 The five-foot rear property line and interior property line setbacks adjacent to commercial or industrial zones may be waived by the Director on two adjacent developments that share a common wall on the property line between the two lots if a or where a five-foot easement from the adjoining property owner has been acquired to ensure adequate maintenance of the proposed building.

C. Security Fencing. Parking area may be enclosed by an ornamental iron or wrought iron fence for security purposes, subject to the approval of a minor development review permit by the Director and the following:

1. Gates must be rolling type, unless otherwise approved by the Director. The parking lot is to remain accessible during business hours.
2. No barbed wire, razor wire, concertina wires or similar devices shall be placed on the fence. An outward curving top is recommended for ornamental iron or wrought iron fences to restrict access.
3. On multi-tenant buildings or developments, a single common fenced area will be provided.
4. The fence height shall not exceed six feet in the front yard, exterior side yard, or visibility clearance area and eight feet in the rear or interior side yard setback. The fence shall be constructed of decorative metal and shall be nonview obscuring.
5. Fencing shall not obstruct vehicular or pedestrian circulation and shall not eliminate landscaped areas or materials. All gates must be equipped with a Knox-type security device to allow emergency vehicles access at all times. Fencing and gates for secured parking areas shall not adversely impact traffic circulation on surrounding streets.
6. The property owner shall record a deed restriction, prepared to the satisfaction of the Director, acknowledging that the fenced areas shall not be used for outdoor storage.
7. All fencing shall comply with the requirements of the Uniform Building Code.

D. Energy Conservation. All new commercial and industrial buildings shall meet or exceed California Green Building Standards Tier 2 Voluntary Measures and shall utilize high-efficiency equipment and fixtures consistent with the California Code of Regulations, Title 24 (“Title 24”) energy conservation standards.

1. Cool Roofs. All new commercial and industrial buildings shall be installed with cool roofs and designed as required by Title 24.
2. Photovoltaic Solar System. New commercial and industrial buildings shall be installed with at least 1.5 watt (W) photovoltaic system per square foot of building area. (Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

13.16.020 Park/open space use regulations.

A. Uses listed in Table 13.16.020A shall be allowable. Where indicated with the letter “P,” the use shall be a permitted use. Where indicated with the letter “C,” the use shall be a conditional use subject to the conditional use permit. Where indicated with the letters “MC,” the use shall be subject to a minor condition use permit. Where indicated with a dash “—,” or if the use is not specifically listed in Table 13.16.020A, the use shall not be permitted. This section shall not be construed to supersede more restrictive use regulations contained in the conditions, covenants and restrictions of any property. However, in no case shall uses be permitted beyond those allowable in this section. In the event a given use cannot be categorized in one of the districts by the Director, the procedure outlined in Section 13.04.040, Use determination, shall be followed.

**Table 13.16.020A
Use Regulations**

Use	P/OS District
1. Residential Uses	
a. Single-family dwelling (not to exceed an average density of one unit per 40 acres) ¹	P
b. Single-family attached	—
c. Multiple-family dwellings	—
d. Day care home, family	<u>P</u>
i. Large family day care home pursuant to Section 13.30.020(H)	-
A. Within a detached single family dwelling unit	P
B. Within a multifamily residential development	—
ii. Small family day care home within a residential dwelling unit	P
2. Caretaker quarters (accessory to a permitted use) ¹	P
3. Home occupations (pursuant to Section 13.06.060(A))	P
4. Auxiliary structures such as detached garages, carports, cabanas, barns, storage sheds, corrals ²	P
5. Agricultural uses	
a. Row crops, truck gardens	C
b. Plant storage or propagation	C
c. Orchards, vineyards, Christmas and other tree farms	C
d. Community gardens	C
e. Greenhouses	C
f. Livestock grazing, breeding (no feed lots)	C
g. Hydroponic culture	C
h. On-site sales of products grown onsite	C
6. Cemeteries, crematories, mausoleums, columbariums, and related uses	C
7. Biological habitat preserves (unless otherwise approved by other entitlement)	P
8. Facilities for stormwater detention or water quality	P
9. Flood control structures and facilities	P
10. Recreational uses	
a. Parks, picnic areas, playgrounds	C
b. Hiking, biking, equestrian trails	P
c. Greenway	P

d. Golf course	C
e. Riding schools (equestrian)	C
f. Commercial stable	C
g. Country club and related uses	C
11. Public buildings and facilities	C

Notes:

- 1 Development review permit required.
- 2 Development review permit required if structure size exceeds 1,000 square feet.

13.19.030 Use regulations and general requirements.

A. Allowable uses and development standards in each planned development district shall be as established through a development review permit pursuant to and consistent with the guidelines contained in Section 5.5, Areas for Special Study, within the land use element of the General Plan for each respective planned development designated property.

B. In addition to those uses allowed pursuant to subsection A, Table 13.19.030A establishes additional permitted and conditionally permitted uses within the planned development district.

Uses listed in Table 13.19.030A shall be allowable. Where indicated with the letter “P,” the use shall be a permitted use. Where indicated with the letter “C,” the use shall be a conditional use subject to the conditional use permit. Where indicated with the letters “MC,” the use shall be subject to a minor condition use permit. Where indicated with a dash “—,” or if the use is not specifically listed in Table 13.19.030A, the use shall not be permitted. This section shall not be construed to supersede more restrictive use regulations contained in the conditions, covenants and restrictions of any property. However, in no case shall uses be permitted beyond those allowable in this section. In the event a given use cannot be categorized in one of the districts by the Director, the procedure outlined in Section 13.04.040, Use determination, shall be followed. The Director may approve auxiliary uses and structures, and agricultural uses involving no improvements, under the development review process.

**Table 13.19.030A
Use Regulations for Planned Development District**

Use	PD District
1. Residential uses ¹	
a. Single-family dwelling (not to exceed an average density of one unit per 40 acres)	P
b. Single-family attached	P
c. Multiple-family dwellings	P
d. Day care home, family	<u>P</u>
i. Large family day care home (pursuant to Section 13.30.020(H))	-
A. Within a detached single family dwelling unit	P

B. Within a multifamily residential development	—
ii. Small family day care home within a residential dwelling unit	P
2. Caretaker quarters (accessory to a permitted use) ²	P
3. Home occupations (pursuant to Section 13.06.060(A))	P
4. Auxiliary structures such as detached garages, carports, cabanas, barns, storage sheds, corrals ²	P
5. Agricultural uses	
a. Row crops, truck gardens	C
b. Plant storage or propagation	C
c. Orchards, vineyards, Christmas and other tree farms	C
d. Community gardens	C
e. Greenhouses	C
f. Livestock grazing, breeding (no feed lots)	C
g. Hydroponic culture	C
h. On-site sales of products grown on site	C
6. Biological habitat preserves (unless otherwise approved by other entitlement)	P
7. Recreational uses	
a. Parks, picnic areas, playgrounds	C
b. Hiking, biking, equestrian trails	P
c. Greenway	P
d. Riding schools (equestrian)	C
e. Commercial stable	C
8. Flood control structures and facilities	P
9. Facilities for stormwater detention or water quality	
10. Public buildings and facilities	C

Notes:

- 1 Development review permit required.
- 2 Development review permit required if structure size exceeds 1,000 square feet.

13.21.030 Use regulations.

All uses allowed in the R-2 base district pursuant to Table 13.10.030A are allowed in the R-B district. In addition, uses listed in Table 13.21.030A shall be allowed as indicated in the column beneath the residential business district heading. Where indicated with the letter “P,” the use shall be a permitted use in that district. Where indicated with the letter “C,” the use shall be a conditional use subject to a conditional use permit in that district. Where indicated with the letters “MC,” the use shall be a conditional use subject to a minor conditional use permit in that district. Where indicated with a dash “—,” or if a use is not specifically listed in Table 13.21.030A and is not subject to the use determination procedure contained in Section 13.04.040, the use shall not be permitted in that district. This section shall

not be construed to supersede more restrictive use regulations contained in the conditions, covenants and restrictions of any property or dwelling units. However, in no case shall uses be permitted beyond those allowable in this section. In the event a given use cannot be categorized in one of the districts by the Director, the use determination procedure outlined in Section 13.04.040 shall be followed.

Table 13.21.030A
Use Regulations for Residential Business District

Use	R-B District
A. Office and Related Uses	
1. Administrative and executive offices	P
2. Clerical and professional offices	P
3. Financial services	P
4. Medical, dental, and related professional offices	P
B. Commercial Uses	
1. Appliance repair	P
2. Bike repair	P
3. Blueprint and photocopy services	P
4. Contractor, office only	P
5. Furniture repair and upholstery	P
6. Interior decorating service	P
7. Janitorial services, office only	P
8. Locksmith shop	P
9. Pet grooming services	P
10. Photography studio or video production	P
11. Printing and publishing	P
12. Shoe repair	P
13. Stamp and coin shop	P
14. Tailor or seamstress	P
15. Taxidermist	P
16. Television, radio, computer repair	P
17. Travel agency	P
18. Small collection facility	P
<u>C. Residential</u>	
1. <u>All uses allowed in the R-2 base district (SMC Table 13.10.030A)</u>	<u>P</u>

13.24.030 Design standards.

Design standards are established by this section to set basic minimum dimensions and guidelines for design, construction and maintenance of parking within both the residential, commercial and industrial districts.

A. General. The following standards shall apply to the residential, commercial and industrial districts.

1. Stall Size. Each parking space shall consist of a rectangular area not less than nine feet wide by 19 feet long. Parallel spaces shall be a minimum of nine feet wide by 25 feet long. All parking spaces should have a vertical clearance of not less than seven and one-half feet. Parking spaces may overhang adjacent landscape areas up to a maximum of two and one-half feet, provided the overhang does not extend into any required landscape setback area.
2. All provisions for handicapped spaces shall conform to State law.
3. Paving. Parking and loading facilities shall be surfaced and maintained with asphalt concrete, concrete, or other permanent surface material sufficient to prevent mud, dust, loose material, and other nuisances from the parking or loading facility to the MS4. Where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used for parking lots. Crushed aggregate, rock, dirt or similar types of surfacing shall not be used as a parking or loading facility surface.
4. Drainage. All parking and loading facilities shall be graded and provided with permanent storm drainage facilities. Surfacing, curbing, and drainage improvements shall be sufficient to preclude free flow of water onto adjacent properties or public streets or alleys, and to preclude standing pools of water within the parking facility. Where feasible, infiltration BMPs shall be integrated into the drainage design to reduce the quantity and velocity of stormwater discharging to the MS4 from the parking or loading facility.
5. Safety Features. Parking and loading facilities shall meet the following standards:
 - a. Safety barriers, protective bumpers or curbing, and directional markers shall be provided to assure pedestrian/vehicular safety, efficient utilization, protection to landscaping, and to prevent encroachment onto adjoining public or private property.
 - b. Visibility of pedestrians, bicyclists and motorists shall be assured when entering individual parking spaces, when circulating within a parking facility, and when entering and exiting a parking facility.
 - c. Internal circulation patterns, and the location and traffic direction of all access drives, shall be designed and maintained in accord with accepted principles of traffic engineering and traffic safety.
6. Lighting. Lights provided to illuminate any parking facility or paved area shall be designed to reflect away from residential uses and motorists. It is the intent to maintain light standards in a low-profile design and to be compatible with the architectural design. Light standards shall not exceed 15 feet in overall height from the finished grade of the parking facility except that light standards up to 25 feet in height may be permitted if it is determined by the Director that the size of the parking area and site design warrant a taller light standard.

Illumination onto adjacent properties shall comply with the performance standards contained in Chapter 13.30 of this title.

7. Noise. Areas used for primary circulation for frequent idling of vehicle engines, or for loading activities shall be designed and located to minimize impacts on adjoining properties, including provisions for screening or sound baffling.

8. Screening. Unenclosed off-street parking areas shall be screened from view from public streets and adjacent more restrictive land uses. Screening may consist of one or any combination of the following methods, upon the approval of the Director:

a. Walls. Low profile walls, three and one-half feet in height, shall consist of stone, brick or similar types of decorative solid masonry materials.

b. Planting. Plant materials, when used as a screen, shall consist of compact evergreen plants. They shall be of a kind, or used in such a manner, so as to provide screening, have a minimum height of three and one-half feet, within 18 months after initial installation, or screening as per subdivision (a), (b) or (c) shall be installed.

c. Berms. Earthen berm at least three and one-half feet above grade.

d. In order to allow police surveillance into parking lots, the screening requirements in subdivisions (a), (b) and (c) above shall be designed to provide for view corridors into the site from adjacent streets and properties to the satisfaction of the Director.

9. Striping. All parking stalls shall be clearly outlined with single lines on the surface of the parking facility or any other permanent space designator (trees, shrubs, etc.) approved by the Director. In all parking facilities all aisles, approach lanes, and maneuvering areas shall be clearly marked with directional arrows and lines to expedite traffic movement.

10. Maneuvering. Parking and maneuvering areas shall be arranged so that any vehicle entering a public right-of-way can do so traveling in a forward direction, except for single-family residential districts.

B. Residential.

1. The following design standards shall apply to the residential districts and developments:

a. Each covered off-street parking space in a carport or multi-space common garage shall be a minimum of nine feet in width and 19 feet in depth of unobstructed area provided for parking purposes. The required minimum measurements may not include the exterior walls or supports of the structure.

b. One car garages for single-family or multifamily dwellings shall have a minimum interior dimension of 12 feet in width and 20 feet in depth of unobstructed area provided for parking purposes. In the high density residential (R-22 and R-30 zones), an enclosed single-car garage shall be a minimum of 10 feet in width, 20 feet in length, and provide a minimum vertical clearance of seven and one-half feet.

c. Parking in the urban residential (R-30) zone shall be integrated with the building design such that surface parking is minimized. On-site parking may be provided in private garages, in common parking garages where parking is either at-grade or partially below grade with the building's use above (example, podium parking), or in separate parking structures on site. Unenclosed surface parking for delivery and visitor parking would be allowed. See subsection (B)(8) for common parking garage standards.

- d. Two-car garages for single-family or multifamily dwellings shall have a minimum interior dimension of 20 feet in width and 20 feet in depth of unobstructed area provided for parking purposes.
 - e. Below grade or partially below grade podium style parking is also an acceptable design alternative in the R-14 and R-22 zones.
 - f. The parking of two vehicles in-line may be counted towards the parking requirements when: (i) both vehicles have independent access to a public or private street or drive aisle; (ii) the development site is located within 0.25 mile of a transit stop; or (iii) when used as a density bonus incentive or concession. This provision does not apply on mobile home park (MHP) overlay zone districts, or to accessory dwelling units or junior accessory dwelling units.
2. Driveways providing access to garages, carports and parking areas serving four or less dwelling units shall be a minimum width of 20 feet. Exceptions may be approved by the Director for individual single-family homes. Where feasible, shared driveways shall be used to reduce impermeable area, and, where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used.
 3. Driveways providing access to garages, carports and parking areas serving five or more dwelling units shall be a minimum of 26 feet in width. Where feasible, shared driveways shall be used to reduce impermeable area, and, where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used.
 4. Notwithstanding subdivisions 2 and 3 of this subsection, all driveways and access way widths and designs must be approved by the Santee Fire Department for purposes of emergency accessibility.
 5. No property owner shall sublease, sublet or otherwise make available to residents of other properties, the off-street parking spaces required by this section.
 6. All required covered off-street parking spaces shall be located conveniently accessible to the dwelling unit served by such parking space.
 7. Residential developments which provide private streets shall be planned, designed and constructed to meet minimum City engineering and Santee Fire Department requirements for private streets.
 8. The following design standards shall apply to parking garages:
 - a. All parking stalls shall be minimum nine feet in width and 19 feet in depth.
 - b. Storage lockers, when provided, shall not encroach into a parking stall.
 - c. A storage/maintenance room shall be included in the facility.
 - d. High efficiency lighting shall be used in conjunction with daylighting for above grade structures.
 - e. Elevators and stairwells shall be designed to allow complete visibility for persons entering and exiting.
 - f. Floor surfaces shall be nonslip surfaces.
 - g. Security devices shall be installed such as surveillance cameras, audio and emergency call buttons.

- h. When mechanical ventilation systems are required, they shall be high efficiency systems and back-up power systems shall be installed.
- i. Emerging technologies to meet the needs of users, such as electrical charging stations, shall be installed when appropriate.
- j. Points of intersection between pedestrians and vehicles shall be designed for adequate safety of movement; separate paths for the pedestrian from their cars to specific points of destination shall be integrated in the facility.
- k. Wayfinding signs shall be installed.

C. Commercial, Industrial, Institutional, Community Facilities. The following design standards shall apply to commercial, institutional, and community facility use:

- 1. Those areas designated for use by motorcycles shall consist of a minimum usable area of 54 square feet.
- 2. Access driveways ~~on site shall be a minimum width of 26 feet unless otherwise approved by the Director.~~ Where feasible, shared driveways shall be used to reduce impermeable area, and, where feasible, permeable surfaces, such as permeable concrete or permeable pavers, shall be used. Access driveways shall provide the minimum widths below unless otherwise approved by the Director.
 - a. Two-way access driveways shall have a minimum width of 26 feet.
 - b. One-way access driveways shall have a minimum width of 16 feet.
- 3. Notwithstanding subdivision (2) of this subsection, all driveway and access way widths and designs must be approved by the Santee Fire Department for purposes of emergency accessibility.

D. Parking Lot Striping and Markings. Parking stall striping directional arrows and parking stall identification shall meet the following standards:

- 1. All parking stalls shall be painted with a single four-inch wide continuous line.
- 2. All aisles, entrances and exits shall be clearly marked with directional arrows painted on the parking surface.
- 3. All handicapped parking stalls shall be individually labeled and signed in accordance with Uniform Building Code and California Vehicle Code standards. (Ord. 572 § 5, 2020; Ord. 566 § 3, 2019)

13.24.040 Parking requirements.

The following sections list the minimum amount of parking for each category of uses, special requirements and optional requirements.

A. Residential.

- 1. Single-Family Detached Dwellings (Conventional). Two parking spaces within a garage.
- 2. Cluster development (condominium, town home, etc.) semi-detached single-family (zero lot line, patio homes, duplexes, etc.) apartments and mobilehome parks:

- a. Studio, one bedroom: one and one-half off-street parking spaces per unit of which one space shall be in a garage or carport. In the R-30 urban residential zone one parking space is required per studio and one-bedroom unit.
 - b. Two or more bedrooms: two off-street parking spaces per unit of which one space shall be in a garage or carport.
 - c. In addition to the required number of parking spaces for each unit, one off-street uncovered parking space shall be provided for each four units for visitor parking. For single-family zero lot line, patio homes, and duplexes, on-street parking may be substituted for visitor parking, where sufficient street pavement width and distance between driveways has been provided. In the R-30 zone, urban residential projects shall provide visitor parking at a ratio of one space for each 10 units, and may be unenclosed.
3. Congregate care facilities: as determined by a parking demand study approved by the Director.
- B. Nonresidential.
- 1. Commercial, Retail and Service Uses.
 - a. Commercial uses in conjunction with the R-30 mixed use overlay shall provide one off-street parking space for each 400 square feet of leasable floor space, and may be unenclosed.
 - b. Neighborhood and general commercial shopping centers shall provide one off-street parking stall for each 250 square feet of gross floor area for all buildings and/or uses in the center. This shall apply to all commercial centers in the City, unless the delineation of independent uses is provided pursuant to Section 13.24.020. If the delineation of independent uses is known, then the standards listed below shall apply.
 - c. Automobile washing and cleaning establishments, except self-service: 16 parking stalls.
 - d. Self-service automobile washes: two and one-half for each washing stall.
 - e. Automobile service and gas station: three spaces plus two for each service bay.
 - f. Cemeteries: as specified by conditional use permit.
 - g. Lumber yards: one for each 250 square feet of gross floor area for retail sales, plus one for each 1,000 square feet of open area devoted to display (partially covered by roof, awning, etc.) or sales.
 - h. Mortuaries and funeral homes: one parking stall for every 25 square feet or fraction thereof of assembly room or floor area.
 - i. Motels and hotels: one parking space for each guest unit and two spaces for resident manager or owner, plus one space per 50 square feet of banquet seating area.
 - j. Motor vehicle sales or rentals, recreational vehicle sales or rentals, automotive repair, painting, body work or service: one per 400 square feet of building gross floor area. If there is no building on-site, the parking standard shall be one space per 1,000 square feet of lot area.
 - k. Trade schools, business colleges and commercial schools: one for each three student-capacity of each classroom plus one for each faculty member or employee.

2. For new or redeveloped shopping centers within one-quarter mile of the Santee Light Rail Transit station, parking space requirements shall be reduced by 10% from the current parking requirements.
3. Commercial Recreation Uses.
 - a. Bowling alleys: five for each alley.
 - b. Commercial stables: one accessible space for each five horses boarded on the premises.
 - c. Driving ranges (golf): one per tee, plus the spaces required for additional uses on the site.
 - d. Golf courses (regulation course): six per hole plus the spaces required for additional uses on the site.
 - e. "Pitch and putt" and miniature golf courses: three per hole, plus requirements for auxiliary uses.
 - f. Skating rinks, ice or roller: one for each 100 square feet of gross floor area, plus the spaces required for additional uses on the site.
 - g. Swimming pool (commercial): one for each 100 square feet of water surface, plus one stall for each employee, but not less than 10 stalls for any such use.
 - h. Tennis, handball and racquetball facilities: three for each court plus the spaces required for additional uses on the site.
4. Educational Uses.
 - a. Elementary and junior high schools: two for each classroom.
 - b. Senior high schools: one for each member of the faculty and each employee, plus one for each six students regularly enrolled.
 - c. Colleges, universities and institutions of higher learning: one for each three students plus one for each two members of the faculty and employees.
5. Health Uses.
 - a. Convalescent and nursing homes, homes of aged, rest homes, children's homes and sanitariums: one for every four beds in accordance with the resident capacity of the home as listed on the required license or permit.
 - b. Hospitals: 1.75 for each patient bed.
 - c. Athletic and health clubs: one for each 250 square feet of gross floor area. (For the purpose of this subsection, swimming pool area shall be counted as floor area.)
 - d. Congregate care facilities: as determined by a parking demand study approved by the Director.
6. Industrial.
 - a. Mini storage: one for each 5,000 square feet of gross floor area and storage lot.
 - b. For industrial uses not listed above: one for 500 square feet of gross floor area.
7. Places of Assembly.

- a. Restaurants, taverns, cocktail lounges and other establishments for the sale and consumption on the premises of food and beverages: one space for every 100 square feet of gross floor area. No additional parking spaces shall be required for outside seating at restaurants up to 25% of the interior seating area. This parking ratio shall not apply to accessory eating areas established pursuant to Section 13.12.030(G)(5) and Section 13.14.030(J) of this title.
 - b. Auditoriums, sports arenas, stadiums or similar uses: one for each three seats or one for each 35 square feet of gross floor area where there are no fixed seats.
 - c. Theaters, movies:
 - i. Single screen: one space per three seats, plus five for employees.
 - ii. Multi-screen: one space per four seats, plus five for employees.
 - d. Libraries: one for each 300 square feet of gross floor area.
 - e. Museums or art galleries: one space for each 500 square feet of gross floor area.
 - f. Private clubs, lodge halls, dance halls, nightclubs, teenage nightclubs, cabarets, or union headquarters: one for each 75 square feet of gross floor area.
 - g. Churches and other places of assembly not specified above: one for each four fixed seats within the main auditorium or one for each 35 square feet of seating area within the main auditorium or one for each 35 square feet of seating area within the main auditorium where there are no fixed seats; 18 linear inches of bench shall be considered a fixed seat.
8. Other uses: day care centers not accessory to an existing business, including preschools and nursery schools: one for each staff member, plus one for each five children.
9. Public parks and recreation facilities: as specified by conditional use permit.
- C. Special Requirements. The following parking requirements are applicable to all commercial, industrial and office land uses. These special stalls shall be closest to the facility for which they are designated in order to encourage their use.
- 1. Motorcycle: facilities with 25 or more parking spaces shall provide at least one designated parking area for use by motorcycles. Developments with over 100 spaces shall provide motorcycle parking at the rate of one percent. Areas delineated for use by motorcycles shall meet standards set forth in Section 13.24.030(C)(1).
 - 2. Bicycles: all commercial and office areas shall provide adequate locking facilities for bicycle parking at any location convenient to the facility for which they are designated. Whenever possible, weatherproofing or facility covering should be used.
 - a. Short-Term Bicycle Parking. If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for five percent of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack.
 - b. Long-Term Bicycle Parking. For buildings with over 10 tenant-occupants, provide secure bicycle parking for five percent of motorized vehicle parking capacity, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and may include:

- i. Covered, lockable enclosures with permanently anchored racks for bicycles;
 - ii. Lockable bicycle rooms with permanently anchored racks; and
 - iii. Lockable, permanently anchored bicycle lockers.
3. Clean air vehicles: Provide designated parking for any combination of low-emitting, fuel-efficient and carpool/vanpool vehicles, as follows:

Table 13.24.040A
Clean Air Vehicle Parking Requirements

Total Number of Parking Spaces Required	Number of Clean Air Spaces Required
0-9	0
10-25	1
26-50	3
51-75	6
76-100	8
101-150	11
151-200	16
200 and over	At least 8% of total

- a. Parking Stall Marking. Paint, in the same paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR VEHICLE
 - b. Low-emitting, fuel-efficient, and vanpool vehicles shall have the meaning set forth in the Green Building Standards Code.
 - c. Parking designated for “clean air vehicles,” including spaces associated with electric charging stations, shall count toward meeting the minimum on-site parking space requirements set forth in this chapter.
4. Drive-through facilities: drive-through facilities require special consideration as their design can significantly impact the vehicular circulation on a site. The following requirements apply to any use with drive-through facilities.
- a. Each drive-through lane shall be separated from the circulation routes necessary for ingress or egress from the property, or access to any parking space.
 - b. Each drive-through lane shall be striped, marked, or otherwise distinctly delineated.
 - c. The vehicle stacking capacity of the drive-through facility and the design and location of the ordering and pick-up facilities will be determined by the Director and City Engineer based on appropriate traffic engineering and planning data. The applicant shall submit to the City a traffic study addressing the following issues:
 - i. Nature of the product or service being offered.

- ii. Method by which the order is processed.
- iii. Time required to serve a typical customer.
- iv. Arrival rate of customers.
- v. Peak demand hours.
- vi. Anticipated vehicular stacking required.

5. Spaces provided for the specific uses as listed above, shall be clearly designated through signs, colored lines, etc.

D. Shared Parking. Shared parking may be provided for required commercial, residential, or office off-street parking. Parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when hours of peak use vary. Requests for the use of shared parking are subject to the approval of the Director and must meet the following conditions:

- 1. A parking study shall be presented to the Director demonstrating that substantial conflict will not exist in the principal hours or periods of peak demand for the uses which the joint use is proposed.
- 2. The number of parking stalls which may be credited against the requirements for the structures or uses involved shall not exceed the number of parking stalls reasonably anticipated to be available during differing hours of operation.
- 3. Parking facilities designated for joint use should not be located further than 300 feet from any structure or use served.
- 4. A written agreement shall be drawn to the satisfaction of the City Attorney and executed by all parties concerned assuring the continued availability of the number of stalls designated for joint use.

E. Electric Vehicles.

- 1. The garage of a new single-family home shall be installed with complete 40 amp electrical service and minimum AC Level 2 electrical vehicle charging station.
- 2. The garage or carport of each multi-family residential unit shall be installed with complete 40 amp electrical service and minimum AC Level 2 electrical vehicle charging station. In addition, an electrical vehicle charging station shall be installed for 13% of the total guest parking spaces.
- 3. New office space, regional shopping centers, and movie theaters parking areas shall be installed with minimum Level 2 electrical vehicle charging station for five percent of the total number of parking spaces provided.
- 4. Parking areas of new industrial and other land uses employing 200 or more employees shall be installed with minimum Level 2 electrical vehicle charging stations for five% of the total number of parking spaces provided.
- 5. Parking Stall Marking. Paint, in the same paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: ELECTRIC VEHICLE

6. Parking designated for “electric vehicles,” including spaces associated with clean air vehicles, shall count toward meeting the minimum on-site parking space requirements set forth in this chapter. (Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

7. If an electric vehicle charging station and any associated equipment interfere with, reduce, eliminate, or in any way impact the required parking spaces for existing uses the number of required parking spaces for the existing uses shall be reduced by the amount necessary to accommodate the electric vehicle charging station and any associated equipment.

13.30.020 General development standards.

Unless stated otherwise within this code, the following standards shall be met for all developments:

A. Projections Into Yards.

1. Eaves, roof projections, awnings, and similar architectural features when located at least eight feet above grade may project into required yards a maximum distance of three feet, provided that such feature shall be at least three feet from a property line.

2. Fireplace, chimneys, bay windows, balconies, fire escapes, exterior stairs and landings, and similar architectural features may project into the required yard a maximum distance of two feet and shall be at least three feet from a property line.

B. Projections Above Height Limits. Unless otherwise specified in this code, flues, chimneys, antennas, elevators or other mechanical equipment, utility, or mechanical features may exceed the height limit of the base district by not more than 15 feet, provided such feature shall not be used for habitable space and appropriate screening is provided, as determined by the Director. Architectural appurtenances to churches and other religious institutions involving a steeple, or cross, or combination thereof, and clock towers and similar design elements on commercial structures, may exceed the maximum height of the base district if it is determined through the development review permit or conditional use permit process that architectural compatibility and appropriate building scale are achieved and maintained.

C. Use of Required Yards.

1. Street Yards. Except as otherwise permitted, a street yard shall be used only for landscaping, pedestrian walkways, driveways, or off-street parking.

2. Rear and Interior Side Yards. Except as otherwise permitted, these yards shall be used only for landscaping, pedestrian walkways, driveways, off-street parking or loading, recreational activities or facilities, or similar accessory activities.

D. Auxiliary Structures. Auxiliary structures shall meet all of the setback requirements for main buildings unless otherwise specified within this code. Height of auxiliary structures shall be a maximum of 16 feet~~-. Carports in the commercial or industrial zones shall be a maximum of 25 feet high and are subject to the building setback requirements for main buildings.~~

E. Distance Between Structures. The minimum distance between detached structures on the same lot shall be 10 feet unless otherwise specified in this code.

F. Fencing and Walls in the Office Professional, Commercial and Industrial Zones.

1. Fences or walls located in a required front or corner side yard shall not exceed three and one-half feet in height in the office and commercial zones. In the Industrial zones, security

fencing up to six feet in height may be located in the front or exterior side yard provided the fence is constructed of decorative metal, is non view-obscuring and otherwise complies with the provisions contained in Section 13.14.040(C) (Security fencing) of this title. Fences or walls on the interior side or rear yard of property zoned office, commercial or industrial shall not exceed eight feet in height unless otherwise approved through a development permit. Overall fence height is inclusive of security devices noted in subdivision (2) of this subsection.

2. In the industrial zones, barbed wire, concertina wire, or similar security devices are permitted on top of a minimum six-foot high fence or wall located in the rear or interior sideyard setback only. Wire shall fall inward to the property and shall not extend beyond the property line.
3. In the office or commercial zones, decorative iron curved inward to the property, shall be used as a security device in lieu of barbed wire, concertina wire, or similar security devices.
4. Fences and walls shall be designed to be compatible with on-site buildings in terms of color and/or materials. Within the required setback adjacent to a residential land use, a minimum six-foot high solid decorative block wall shall be required. Exceptions to this requirement may be granted by the Director where an equivalent buffer is provided through site design or site characteristics, such as difference in grade between sites.
5. All fences and walls are to be composed of new or good used materials as determined by the Director and shall be kept in good repair and adequately maintained at all times. Any dilapidated, dangerous, or unsightly walls or fences shall be removed or repaired. Anti-graffiti surfaces shall be provided pursuant to Section 7.16.120.
6. Walls or fences may not enclose required parking unless otherwise permitted by Section 13.06.070(E)(4) or 13.14.040(C).
7. Walls constructed next to a mobility element street shall be constructed with decorative block to the satisfaction of the Director. Anti-graffiti surfaces shall be provided pursuant to Section 7.16.120 or amendments thereto.

G. Fencing and Walls in the Open Space Zone.

1. Fences or walls located in the open space zone shall adhere to the fence height limitations of the residential zones unless otherwise approved pursuant to a development permit.
2. The Director may approve the use of security devices such as barbed wire, concertina wire or similar devices in the open space zone, provided the fencing will not adversely impact the public health or safety and it does not present a negative visual impact.
3. Walls constructed next to a mobility element street shall be constructed with decorative block to the satisfaction of the Director.
4. Anti-graffiti surfaces shall be provided pursuant to Section 7.16.120 of this code.

H. ~~Large-Family Day Care Homes.~~ All family day care homes must obtain all permits and licenses required by State law prior to commencing operation and all such licenses or permits shall be kept valid and current. All large family day care homes shall comply with the following:

- ~~1. An area shall be provided for the temporary parking of at least two vehicles for the safe loading and unloading of children. In most cases, the driveway in front of a two-car garage will satisfy this requirement.~~

~~2. No large family day care home shall be permitted within 300 feet of another large family day care home on the same street frontage.~~

~~3. The premises for which application for a business license is made shall be inspected by the Fire Department and shall meet the requirements of the state Fire Marshal's regulations pertaining to large family day care homes in order for a business license to be approved.~~

~~4. All permits and licenses required by State law shall be obtained prior to commencing operation and all such licenses or permits shall be kept valid and current.~~

I. Equipment Screening. Any equipment, whether on the roof, on the side of a building, or on the ground, shall be screened from view. The method of screening shall be architecturally integrated with the building design in terms of material, color, shape and size. Where individual equipment is provided, a continuous screen is desirable.

J. Trash Enclosures. All office, commercial and industrial developments shall provide an adequate number of trash enclosures on-site to meet the requirements of Chapter 9.06 and Section 9.02.230 or amendments thereto. The enclosures shall be designed to the satisfaction of the Director and shall include:

1. A minimum six-foot high solid decorative masonry wall with a solid roof and solid metal gate painted to match the on-site buildings. The enclosures shall prevent rainfall from entering the enclosure and prevent wind dispersal as well as offsite transport of trash and recycling.

2. Each trash dumpster shall have an attached, water-proof cover that shall be kept closed at all times.

3. All gaps between walls and roof of the enclosure must be screened with a 5 mm gauge.

4. The trash enclosures shall be properly sized to include all containers for trash, recyclable, and organic waste, and shall be easily accessible, shall not be located within any required setback or landscape area and shall not block any required parking area or driveway.

5. Anti-graffiti surfaces shall be provided pursuant to Section 7.16.120 of this code.

6. All developments must also comply with the current storm water requirements in Section 9.06.250(C)(1) and Section 9.06.220(B)(2).

7. Trash enclosures for residential projects shall conform to the provisions contained in Section 13.10.040(I) of this title.

K. Senior Housing Usable Open Space. All senior housing projects shall provide and maintain at least 200 square feet of usable recreation or open space per dwelling unit. Such space may be at ground level, or aboveground. Interior recreation facilities may be counted towards this requirement. Off-street parking and loading areas, driveways, service areas, areas within front or side yard setbacks, and areas in which any dimension is less than five feet shall not be counted in determining the required open space. Both common open space and private open space are applicable toward the minimum.

L. Low Impact Development (LID) Standards.

1. The project design shall incorporate LID and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Requirements for all development projects, including priority development projects, shall include, but not be limited to, the following measures:

- a. Source control BMPs that reduce polluted runoff, including storm drain system stenciling and signage, properly designed outdoor material storage areas, properly designed trash storage areas, and implementation of efficient irrigation systems;
 - b. LID BMPs to the maximum extent practicable which maximize infiltration, provide retention, slow runoff, minimize impervious footprint, direct runoff from impervious areas into landscaping, and construct impervious surfaces to minimum widths necessary;
 - c. Buffer zones for natural water bodies, where feasible. Where buffer zones are infeasible, require project proponent to implement other buffers such as trees, access restrictions, etc., where feasible;
 - d. Submittal of proof of a mechanism under which ongoing long-term maintenance of all structural post-construction BMPs will be conducted;
 - e. Parking areas shall be designed to drain to landscape areas and private roads shall be designed to drain to vegetated swales or landscape areas.
2. The following LID site design BMPs shall be implemented for all priority development projects:
- a. For priority development projects, all runoff must be directed into a treatment control BMP prior to discharging to the MS4. The amount of runoff from impervious areas that is to drain to pervious areas shall correspond with the total capacity of the project's pervious areas to infiltrate or treat runoff, taking into considerations the pervious areas' soil condition, slope, and other pertinent factors.
 - b. For priority development projects with landscaped or other pervious areas, properly design and construct the pervious areas to effectively receive and infiltrate or treat runoff from impervious areas, taking into consideration the pervious areas' soil conditions, slope, and other pertinent factors.
 - c. For priority development projects with low traffic areas and appropriate soil conditions, construct a portion of walkways, trails, overflow parking lots, alleys, or other low-traffic areas with permeable surfaces, such as pervious concrete, porous asphalt, unit pavers, and granular materials.
3. Where applicable and determined feasible by the Director, the following LID BMPs shall be implemented at all priority development projects:
- a. Conserve natural areas, including existing trees, other vegetation, and soils.
 - b. Construct streets, sidewalks, or parking lot aisles to the minimum widths necessary, provided that public safety and a walkable environment for pedestrians are not compromised.
 - c. Minimize the impervious footprint of the project.
 - d. Minimize soil compaction.
 - e. Minimize disturbances to natural drainages (e.g., natural swales, topographic depressions, etc.).
4. Source control and treatment control BMPs must be designed to address pollutants of concern specific to the project site and/or current highest priority pollutants as identified in the San Diego River Water Quality Improvement Plan shall be implemented at all priority development project sites. (Ord. 591 § 2, 2021; Ord. 566 § 3, 2019)

13.32.040 General provisions.

A. Signs Exempt From Permitting and Standards. In addition to specific provisions elsewhere in this chapter that exempt certain signs from the permitting requirement, the following signs are exempt from the application, permit and fee requirements of this chapter; provided however, that building permits may be required, all signs shall be located in accordance with the setback regulations contained in Section 13.32.060(A)(4) of this chapter.

1. Signs of public service and utility companies indicating danger, or which serve as an aide to public safety, or which show underground facilities or public infrastructure;
2. Railroad crossing signs;
3. Traffic or municipal signs posted by government agencies;
4. Signs and notices required by law or by Federal, State, County, or City authority, and signs and notices issued by a court, public body, person, or officer in performance of their public duty or in giving any legal notice;
5. Address signs that are required by and conform with the Building Code;
6. Public service and civic identification signs promoting City-sponsored activities or community events as authorized by the City Council;
7. Interior signs within a structure or building not visible or readable or intended to be read from off-site or from outside of the building or structure;
8. Change of copy on a previously approved sign where no alterations are to be made requiring a building permit.

B. Signs Exempt From Permitting Requirements. The following signs do not require permits pursuant to Section 13.32.030 when they comply with the applicable standards in this chapter:

1. Permanent Window Signage. Permanent window signs not exceeding 25% of the window area are permitted as permanent signs.
2. Commercial Directional Signs. Either one commercial directional sign up to a maximum area of sign of 20 square feet in area or one per tenant up to four square feet, provided that each sign satisfies the following:
 - a. Located on property in any zone which also contains a public parking area on site; and
 - b. Sign is not readable from the public right-of-way or is oriented towards pedestrians or drivers on site.
3. Flags. A single official flag of the United States of America and two flags of either the State or other states of the United States, counties, municipalities or official flags for nations, and of organizations or companies. Flags shall be maintained in good condition and torn or worn flags shall be replaced or removed. ~~Company flags may not be flown in residential zones.~~ Flags shall be a maximum of five feet by eight feet. Maximum height shall meet height requirements set forth in this title. Company flags may not be flown in residential zones.
4. Vehicles.

- a. Signs on public transportation vehicles and structures including, but not limited to, buses, taxicabs, or other public transportation;
 - b. Signs on licensed vehicles, provided such vehicles are not used or intended for use as portable signs or as may be prohibited in subsection B of this section.
5. Projecting Signs. Commercial projecting signs are allowed subject to the following standards:
 - a. Such signs shall not project into the public right-of-way;
 - b. Such signs do not exceed two square feet in sign area (on one side);
 - c. Such signs do not project more than two feet from the building wall;
 - d. A minimum of eight feet of clearance is provided from the finished ground surface and the bottom of the sign;
 - e. Maximum of one such sign per store frontage;
 - f. Sign may not be internally illuminated.
6. Transportation Infrastructure. Commercial speech may be allowed bus benches, bus shelters, and other public transportation infrastructure.
7. Properties for sale in any zone may display one temporary sign not exceeding four square feet in size or four feet in height.
8. Temporary and portable signs that comply with the standards set forth in Section 13.32.060, except where that section indicates a permit is required. (Ord. 566 § 3, 2019).

MEETING DATE January 26, 2022

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA REQUESTING THAT THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO INITIATE PROCEEDINGS FOR THE WESTON BOUNDARY CLEANUP REORGANIZATION

DIRECTOR/DEPARTMENT Chris Jacobs, Principal Planner *CJ*

SUMMARY

In 2013, the City of Santee ("Santee"), the City of San Diego ("San Diego"), Padre Dam Municipal Water District ("Padre Dam"), and Pardee Homes (now Tri Pointe Homes), entered into an Annexation Agreement to set forth the terms and conditions upon which a residential development project property consisting of approximately 108.72 acres for the proposed "Castlerock" Project, a development now known as Weston ("Weston Property"), would be detached from San Diego and annexed into Santee, Padre Dam, and County Service Areas ("CSAs") 69 and 135. Pursuant to the Annexation Agreement, on October 9, 2013, Santee adopted Resolution No. 088-2013 initiating proceedings pursuant to the Cortese Knox Hertzberg Local Government Reorganization Act of 2000 (Gov. Code, § 56000 et seq.) (the "Act"), for the above-mentioned changes of organization. On November 2, 2015, LAFCO approved the reorganization.

During the development process, it was determined that there were discrepancies between the tentative map included in the Annexation Agreement, and the annexation map ultimately adopted by LAFCO, specifically, the vernal pool lot that was to remain in San Diego was unintentionally annexed into Santee and Padre Dam, and portions of Weston Road and Trailridge Avenue were split between Santee / Padre Dam, and San Diego. A corrective effort is needed to correct inadvertent boundary description errors, and Santee, in collaboration with Tri Pointe Homes, Padre Dam, San Diego, the County of San Diego, the Santee School District, and SDG&E, has been working to correct the boundary discrepancy issue to ensure all boundaries are accurate.

In order to adjust the boundaries, Santee must submit to LAFCO an application for reorganization. The adoption of this Resolution of Application will authorize the City Manager to submit the application. Further details regarding the proposed reorganization are set forth in the attached staff report, the Resolution of Application, and the Application. An overview map of the proposed reorganization is attached to the Resolution of Application, and a larger electronic version of that map is available on the City's website on the agenda page. In addition, the Application includes more detailed maps and legal descriptions.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) for the Weston Project, including the Annexation Agreement, was certified by San Diego in 2013, considered by Santee and Padre Dam as responsible agencies. (See, Final Program EIR, SCH NO. 2004061029, for the Residential Development Project (as defined in Sections 2.3 and 3.34 of the Annexation Agreement) certified by San Diego pursuant to CEQA, Public Resources Code section 21000 et seq. (CEQA), technical studies in support of the EIR, CEQA Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program. (See, Annexation Agreement Section 3.14.)). The proposed reorganization is solely a boundary clarification consistent with the project analyzed in the EIR and approved in 2013. No further CEQA review is required.

FINANCIAL STATEMENT *m*

Costs incurred as a result of the LAFCO process are the responsibility of Tri Pointe Homes. Once the proceedings are completed there will be no anticipated impact to the City's property tax revenues nor any impact on the cost of services provided to the Weston development.

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION *MAB*

Adopt the attached Resolution of Application requesting LAFCO to initiate proceedings for the proposed Weston Boundary Cleanup Reorganization.

ATTACHMENT

Staff Report

Resolution (w/ map attached as Exhibit A)

Application (w/ detailed maps and legal descriptions at pp. 20-63.)

STAFF REPORT

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA REQUESTING THAT THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO INITIATE PROCEEDINGS FOR THE WESTON BOUNDARY CLEANUP REORGANIZATION

CITY COUNCIL MEETING
January 26, 2022

A. INTRODUCTION

In 2015, LAFCO approved a reorganization necessary to annex a residential development project property consisting of approximately 108.72 acres for the proposed “Castlerock” Project, a development now known as Weston (“Weston Property”), into Santee, and make other organizational changes necessary for the development to proceed. It was subsequently discovered that there are minor boundary errors in the map approved by LAFCO that need to be corrected. To correct the boundary issues, an application for reorganization must be submitted and approved by LAFCO. The City of Santee (“Santee”) will be the applicant for the LAFCO application. The proposed reorganization does not involve any new water service, sewer service, fire protection service, or police protection service, and no new environmental review is required.

B. BACKGROUND

On or about August 26, 2013, Santee, the City of San Diego (“San Diego”), Padre Dam Municipal Water District (“Padre Dam”), and Pardee Homes (now Tri Pointe Homes), entered into an Annexation Agreement to set forth the terms and conditions upon which the Weston Property would be detached from San Diego and annexed into Santee, Padre Dam, and County Service Areas (“CSAs”) 69 and 135.

Pursuant to the Annexation Agreement, on October 9, 2013, Santee adopted Resolution No. 088-2013 initiating proceedings pursuant to the Cortese Knox Hertzberg Local Government Reorganization Act of 2000 (Gov. Code, § 56000 et seq.) (the “Act”), for the above-mentioned changes of organization.

On November 5, 2015, LAFCO approved “The Castlerock Reorganization (City of Santee) RO13-99”, a reorganization that accomplished the annexations and detachments as well as related sphere of influence amendments involving Santee, San Diego, Padre Dam, and CSAs 69 and 135 (“Original 2015 Reorganization”).

The Weston Project is now fully developed. During the development process, it was determined that there were discrepancies between the tentative map included in the Annexation Agreement, and the annexation map ultimately adopted by LAFCO. Specifically, the vernal pool lot that was to remain in San Diego was unintentionally

annexed into Santee and Padre Dam, and portions of Weston Road and Trailridge Avenue were split between Santee / Padre Dam, and San Diego.

A corrective effort is needed to resolve these inadvertent boundary description errors in order to adhere to conservation easements, to ensure that the portions of Weston Road and Trailridge Avenue that are split between jurisdictions will be annexed to and become a part of Santee and Padre Dam's boundaries and sphere of influence, and that the vernal pools and other portions of the San Diego Multi-Habitat Planning Areas are detached from Santee and Padre Dam, and annexed back into San Diego's boundaries and sphere of influence.

The territory within the boundary correction areas is uninhabited, and no residential development will occur within the boundary correction areas.

C. PROPOSED REORGANIZATION

As mentioned above, in order to correct the boundary discrepancies, an application for reorganization must be submitted to and approved by LAFCO. Because Santee was the applicant for the Original 2015 Reorganization, Santee will be the applicant for this new reorganization. The application will seek LAFCO approval of the following organization and jurisdictional changes:

- Annexation of certain territory (approximately 3.8 acres) to San Diego, with concurrent detachment from Santee, Padre Dam, CSA 69 and CSA 135, as indicated on the map attached as Exhibit A to the Resolution of Application;
- Annexation of certain territory (approximately 1.5 acres) to Santee, Padre Dam, CSA 69 and CSA 135, with concurrent detachment from San Diego, as indicated on the map attached as Exhibit A to the Resolution of Application;
- Amendments to the applicable spheres of influence of Santee, San Diego, Padre Dam, CSA 69 and 135 to reflect the above described detachments and annexations.

Together, the above changes of organization and sphere of influence adjustments are referred to as the "Weston Boundary Cleanup Reorganization."

No new or additional sewer service, water service, fire protection service, or police protection service is requested or required by the Weston Boundary Cleanup Reorganization. The Annexation Agreement includes a Plan for Providing Services that addresses all of these components, and that Plan for Providing Services still applies.

In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) for the Weston Project, including the Annexation Agreement, was certified by San Diego in 2013, and considered by Santee and Padre Dam as responsible agencies. (See, Final Program EIR, SCH NO. 2004061029, for the Residential Development Project (as defined in Sections 2.3 and 3.34 of the Annexation Agreement) certified by San Diego pursuant to CEQA, Public Resources Code section

21000 et seq. (CEQA), technical studies in support of the EIR, CEQA Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program. (See, Annexation Agreement Section 3.14.) The Weston Boundary Cleanup Reorganization is solely a boundary clarification consistent with the project analyzed in the EIR and approved in 2013. No further CEQA review is required.

The draft Application for the Weston Boundary Cleanup Reorganization is attached to this staff report. Staff recommends that the City Council adopt the Resolution of Application, which requests that LAFCO initiate proceedings for the Weston Boundary Cleanup Reorganization and authorizes the City Manager to submit to LAFCO the Application and all related documents and fees. San Diego has already provided a letter of support for the Weston Boundary Cleanup Reorganization, and resolutions or letters of support are planned to be considered by Padre Dam and Santee School District. The full boundary clean-up is expected to be completed in approximately one year.

D. STAFF RECOMMENDATION

Adopt the Resolution of Application Requesting that LAFCO Initiate Proceedings for the Weston Boundary Cleanup Reorganization.

RESOLUTION NO. _____

A RESOLUTION OF APPLICATION BY THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, REQUESTING THAT THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO INITIATE PROCEEDINGS FOR THE WESTON BOUNDARY CLEANUP REORGANIZATION

WHEREAS, on or about August 26, 2013, the City of Santee (“Santee”), the City of San Diego (“San Diego”), Padre Dam Municipal Water District (“Padre Dam”), and Pardee Homes (now Tri Pointe Homes), entered into an Annexation Agreement to set forth the terms and conditions upon which a residential development project property consisting of approximately 108.72 acres for the proposed “Castlerock” Project, a development now known as Weston (“Weston Property”), would be detached from San Diego and annexed into Santee, Padre Dam, and County Service Areas (“CSAs”) 69 and 135; and

WHEREAS, pursuant to the Annexation Agreement, on October 9, 2013, Santee adopted Resolution No. 088-2013 initiating proceedings pursuant to the Cortese Knox Hertzberg Local Government Reorganization Act of 2000 (Gov. Code, § 56000 et seq.) (the “Act”), for the above-mentioned changes of organization; and

WHEREAS, on November 2, 2015, the Local Agency Formation Commission of the County of San Diego (“LAFCO”) approved “The Castlerock Reorganization (City of Santee) RO13-99”, a reorganization that accomplished the annexations and detachments as well as related sphere of influence amendments involving Santee, San Diego, Padre Dam, and CSAs 69 and 135 (“Original 2015 Reorganization”); and

WHEREAS, the Weston Property has been fully developed; and

WHEREAS, during the development process, it was determined that there were discrepancies between the tentative map included in the Annexation Agreement, and the annexation map ultimately adopted by LAFCO; specifically, the vernal pool lot that was to remain in San Diego was unintentionally annexed into Santee and Padre Dam, and portions of Weston Road and Trailridge Avenue were split between Santee / Padre Dam, and San Diego; and

WHEREAS, a corrective effort is needed to resolve inadvertent boundary description errors in order to adhere to conservation easements, to ensure that the portions of Weston Road and Trailridge Avenue that are split between jurisdictions will be annexed to and become a part of Santee and Padre Dam’s boundaries and sphere of influence, and that the vernal pools and other portions of the San Diego Multi-Habitat Planning Areas are detached from Santee and Padre Dam, and annexed back into San Diego’s boundaries and sphere of influence; and

WHEREAS, Santee, in collaboration with Tri Pointe Homes, Padre Dam, San Diego, the County of San Diego, the Santee School District, and SDG&E, has been working to correct the boundary discrepancy issue to ensure all boundaries are accurate; and

WHEREAS, the territory within the boundary correction areas is uninhabited, and no residential development will occur within the boundary correction areas; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) for the Weston project, including the Annexation Agreement, was certified by San Diego in 2013, and considered by Santee and Padre

RESOLUTION NO. _____

Dam as responsible agencies. (See, Final Program EIR SCH NO. 2004061029, for the Residential Development Project (as defined in Sections 2.3 and 3.34 of the Annexation Agreement) certified by San Diego pursuant to CEQA, Public Resources Code section 21000 et seq. (CEQA), technical studies in support of the EIR, CEQA Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program. (See, Annexation Agreement Section 3.14.)). The proposed reorganization is solely a boundary clarification consistent with the project analyzed in the EIR and approved in 2013; and

WHEREAS, the proposed annexations and detachments are not consistent with the spheres of influence of Santee, San Diego, Padre Dam, CSA 69 or CSA 135; and

WHEREAS, Santee desires to initiate proceedings pursuant to the Act seeking approval of the following organization and jurisdictional changes:

- Annexation of certain territory (approximately 3.8 acres) to San Diego, with concurrent detachment from Santee, Padre Dam, CSA 69 and CSA 135, as indicated on the map attached as Exhibit A;
- Annexation of certain territory (approximately 1.5 acres) to Santee, Padre Dam, CSA 69 and CSA 135, with concurrent detachment from San Diego, as indicated on the map attached as Exhibit A;
- Amendments to the applicable spheres of influence of Santee, San Diego, Padre Dam, CSA 69 and 135 to reflect the above described detachments and annexations.

Together, the above changes of organization and sphere of influence adjustments are hereafter referred to as the “Weston Boundary Cleanup Reorganization;” and

WHEREAS, the Annexation Agreement included a Plan for Providing Services as required by Government Code Section 56653, which still applies; and

WHEREAS, no new or additional sewer service, water service, fire protection service, or police protection service is requested or required by the Weston Boundary Cleanup Reorganization; and

WHEREAS, no further CEQA review is required for the Weston Boundary Cleanup Reorganization.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Santee, California, that the City of Santee hereby requests LAFCO to initiate proceedings for the Weston Boundary Cleanup Reorganization as supported by the following findings and subject to the following terms and conditions:

SECTION 1. Effective Date of Reorganization. In accordance with Government Code section 57202(a), the effective date of the Weston Boundary Cleanup Reorganization shall be upon the date of recordation of the Certificate of Completion with the Recorder’s Office of the County of San Diego, which Santee desires to occur as soon after LAFCO approval of the Weston Boundary Cleanup Reorganization as is reasonably possible (“Reorganization Effective Date”).

RESOLUTION NO. _____

SECTION 2. Sphere of Influence Amendments Effective Date. The Sphere of Influence Amendments Effective Date shall be the date of LAFCO's approval of the Weston Boundary Cleanup Reorganization.

SECTION 3. Processing of and Services to the Weston Project After the Reorganization Effective Date. The Annexation Agreement outlines the roles of San Diego, Santee, Padre Dam, and Tri Pointe Homes. The obligations set forth in the Annexation Agreement, and the Plan for Providing Services included in the Original 2015 Reorganization remain the same.

SECTION 4. Provision of Municipal Services to the Annexation Property. The Plan for Providing Services submitted with the Original 2015 Reorganization remains unchanged.

SECTION 5. Additional Terms and Conditions. The City Council acknowledges that LAFCO may impose additional terms and conditions on the Weston Boundary Cleanup Reorganization beyond those set forth in this Resolution of Application. Santee, San Diego, Padre Dam, and Tri Pointe Homes shall reasonably consider such terms and conditions and support them unless any such LAFCO imposed term or condition is in fundamental conflict with the terms and conditions stated in this Resolution of Application or with the Application.

SECTION 6. CEQA Compliance. The City Council finds that because an EIR for the Weston project, including the Annexation Agreement, was certified by San Diego in 2013 and considered by Santee and Padre Dam as responsible agencies (See, Final Program EIR, SCH NO. 2004061029, for the Residential Development Project (as defined in Sections 2.3 and 3.34 of the Annexation Agreement) certified by San Diego pursuant to CEQA, Public Resources Code section 21000 et seq. (CEQA), technical studies in support of the EIR, CEQA Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program (See, Annexation Agreement Section 3.14.)), and the proposed Weston Boundary Cleanup Reorganization is solely a boundary clarification consistent with the project analyzed in the EIR and approved in 2013, no further CEQA review is required for the Weston Boundary Cleanup Reorganization.

BE IT FURTHER RESOLVED by the City Council of the City of Santee, California, that this Resolution of Application is hereby approved and adopted and LAFCO is hereby requested to initiate proceedings for the proposed Weston Boundary Cleanup Reorganization that includes the territory as described in Exhibit "A," according to the terms and conditions stated above and in the manner provided by the Cortese Knox Hertzberg Local Government Reorganization Act of 2000. The City Manager is hereby directed file a certified copy of this Resolution of Application together with the required LAFCO application document, once finalized, applicable LAFCO fees and/or charges, and other documents with the Executive Officer of LAFCO.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 26th day of January, 2022, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

RESOLUTION NO. _____

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

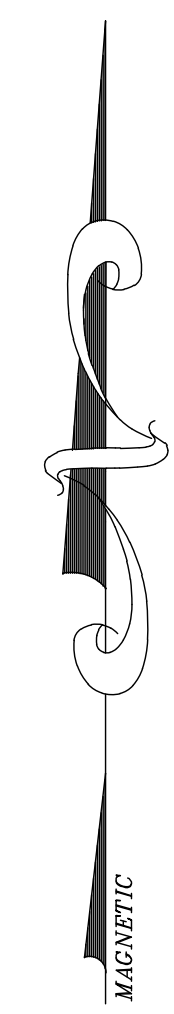
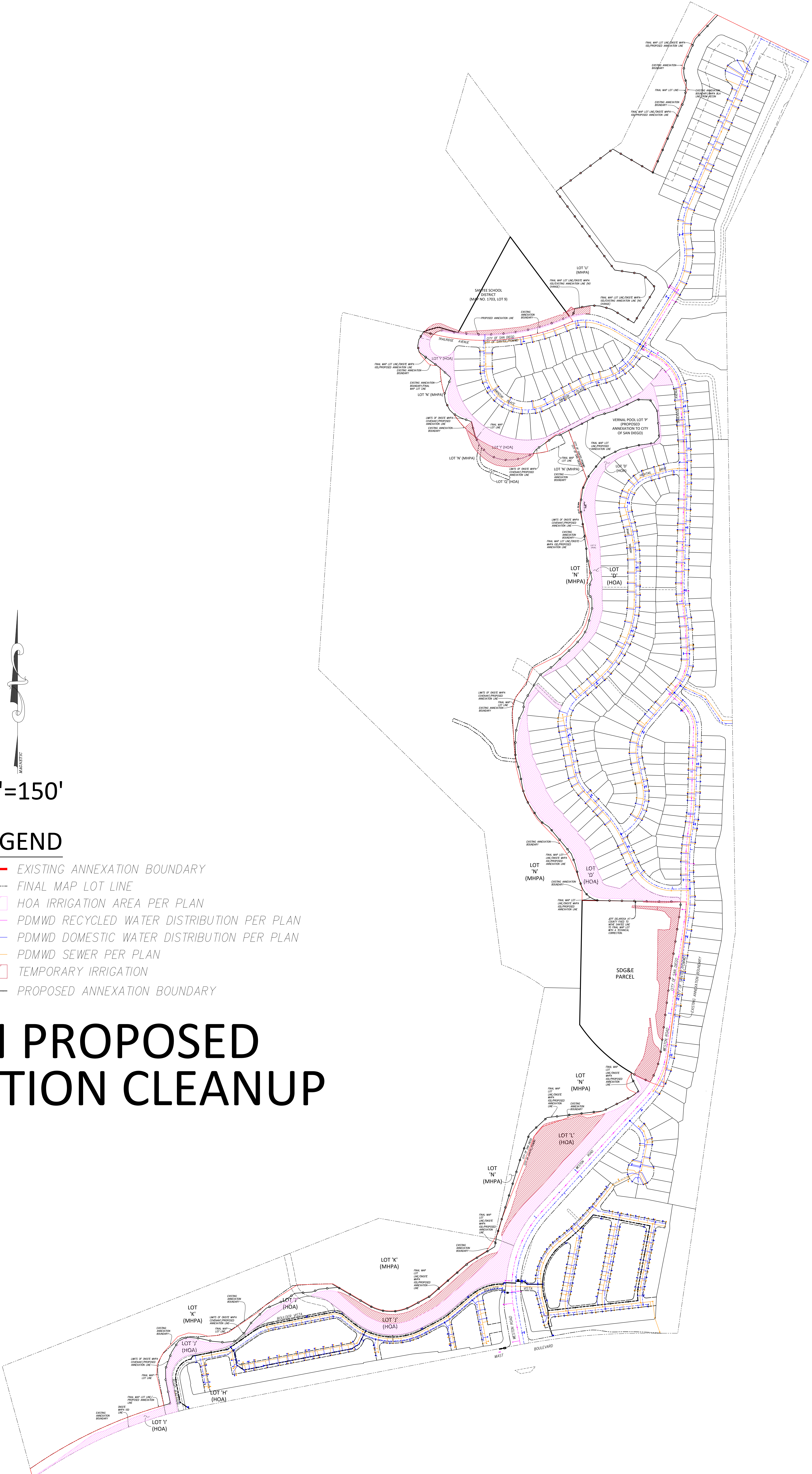
EXHIBIT A – Map of Proposed Weston Boundary Cleanup Reorganization

RESOLUTION NO. _____

EXHIBIT A


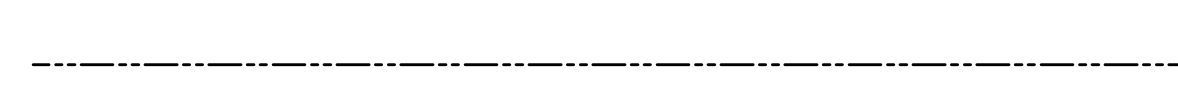

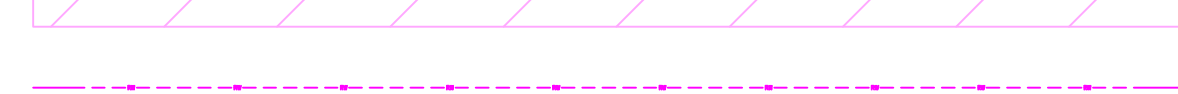




MAP OF PROPOSED WESTON BOUNDARY CLEANUP REORGANIZATION

[Attached behind this cover page]



1"=150'

LEGEND

-  EXISTING ANNEXATION BOUNDARY
-  FINAL MAP LOT LINE
-  HOA IRRIGATION AREA PER PLAN
-  PDMWD RECYCLED WATER DISTRIBUTION PER PLAN
-  PDMWD DOMESTIC WATER DISTRIBUTION PER PLAN
-  PDMWD SEWER PER PLAN
-  TEMPORARY IRRIGATION
-  PROPOSED ANNEXATION BOUNDARY

WESTON PROPOSED ANNEXATION CLEANUP

This map is intended for the sole use of Tri Pointe Homes. It should not be relied on as an accurate representation of existing or future development or land uses. Any references on this map to development "Coming Soon" mean development that is currently proposed. Tri Pointe Homes cannot offer any assurance about any such ultimate development. Tri Pointe Homes reserves the right to change the size, design, configuration and location of unsold lots and the common areas, including, but not limited to streets, open space, landscape areas and access facilities, in that portion of the project depicted which it owns. Tri Pointe Homes further reserves the right to change its marketing plan at any time to a different plan, which may involve changes in the size of homes to be built, the number and types of rooms in those homes, standards and optional amenities for those homes, and the architectural styles of the homes. To the extent that the map includes property not owned by Tri Pointe Homes, Tri Pointe Homes has no control over the development or other use of such land. Likewise, if Tri Pointe Homes sells any property which it owns, it will no longer have control over the development or use of such land. Conversely, Tri Pointe Homes may acquire land depicted on this map which it currently does not own. For current information regarding development within this area, consult the appropriate governing agency exercising jurisdiction or control over the subject matter of inquiry.

**San Diego Local Agency Formation Commission (LAFCO)
Change of Organization or Reorganization Application**

**Weston Boundary Cleanup Reorganization
2022 Application**

Overview

In 2015, LAFCO approved "The Castlerock Reorganization (City of Santee) RO13-99," a reorganization (consisting of annexations and detachments as well as related sphere of influence amendments) involving the City of Santee, the City of San Diego, Padre Dam Municipal Water District and CSA 69 & 135 related to the Weston residential community ("RO13-99"). Not long ago it was determined that the 2015 Reorganization Map was incorrect in that the vernal pool that was to remain in the City of San Diego was unintentionally annexed into Santee and Padre Dam, a portion of Weston Road and Trailridge Avenue were split between jurisdictions and other boundary discrepancies existed. This Reorganization Application seeks to correct these discrepancies (the "boundary correction").

The City of Santee, City of San Diego, Padre Dam Municipal Water District and Pardee Homes (now Tri Pointe Homes) entered into an Annexation Agreement in 2013, which included a Plan for Providing Services as required by Government Code Section 56653, all which still apply.

Cover Letter



CITY OF SANTEE

MAYOR

John W. Minto

VICE MAYOR

Rob McNelis

CITY COUNCIL

Ronn Hall
Laura Koval
Dustin Trotter

February 1, 2022

Mr. Keene Simonds
Executive Officer
San Diego LAFCO
2550 Fifth Avenue, Suite 725
San Diego, CA 92103
Keene.Simonds@sdcountry.ca.gov

SUBJECT: Tri Pointe Homes Weston Community LAFCO Boundary Line Cleanup

Mr. Simonds:

As you are aware, Tri Pointe Homes' (formerly Pardee Homes') Weston is a new residential community in Santee, located just off State Route 52 on the northwest corner of Mast Boulevard and Medina Drive.

Weston is the result of more than 10 years of planning and collaboration between the cities of San Diego and Santee, as well as the Padre Dam Municipal Water District, Mission Trails Regional Park, environmental groups, community members and other key organizations. The Weston community was annexed from the City of San Diego, into the City of Santee, as long contemplated in both the San Diego and Santee general plans.

The annexation of the Weston project site from the City of San Diego into the City of Santee began in 2013. The approved development is relatively far from developed areas in the City of San Diego; therefore, many of the development impacts would have been borne by Santee rather than San Diego. For that reason, the annexation was initiated and processed through LAFCO. An Annexation Agreement was entered into in 2013. The LAFCO Commission approved the annexation of the property on November 2, 2015, and construction began soon after.

Not long ago, it was determined that the annexation and final map did not match, the vernal pool lot that was to remain in San Diego was unintentionally annexed into Santee and a portion of Weston Road and Trailridge Avenue is split between jurisdictions.

A corrective effort is needed to ensure that boundary lines match the final map (and where required, adhere to conservation easements), the portions of Weston Road and

Trailridge Avenue that are split between jurisdictions will now be a part of Santee and Padre Dam Municipal Water District's sphere and that the vernal pools and other San Diego Multi-Habitat Planning Areas (MHPA) are returned to San Diego.

The City of Santee in collaboration with Tri Pointe Homes, Padre Dam Municipal Water District, City of San Diego, County of San Diego, Santee School District and SDG&E have been working to correct this issue to ensure all boundaries are accurate. These entities are committed to working together to ensure the boundary cleanup is handled accurately and swiftly.

The LAFCO application accompanying this letter is the result of numerous meetings regarding the boundary cleanup between all impacted entities. We ask for your review and acceptance of this application to correct any boundary issues and ensure that the land is in the appropriate jurisdictions, which is important for continuity of use, management, oversight, etc. and is necessary to align with community entitlements.

Should you have a need to contact the City regarding this letter, I may be reached at (619) 258-4100, extension 295, or electronically, at acates@cityofsanteeca.gov.

Respectfully,

Marlene Best
City Manager
City of Santee

**City of San Diego
Letter of Support**

November 23, 2021

Via email: Keene.Simonds@sdcounty.ca.gov

Keene Simonds, Executive Officer
San Diego LAFCO
2550 Fifth Avenue, Suite 725
San Diego, CA 92103

Subject: Letter of Support for the Weston Annexation Boundary Cleanup - 2021 LAFCO Application

Mr. Simonds:

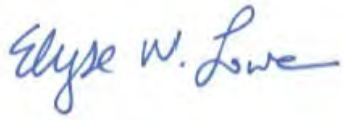
The purpose of this letter is to confirm the City of San Diego's support for the Weston Annexation Boundary Cleanup for the 2021 LAFCO Application. The City of San Diego has reviewed and approved the updated Supplemental Information Form (Enclosure 1), which will be included in the 2021 LAFCO Application. In October 2013, the City approved Ordinance No. 20304 (Project No. 10046 – formerly the Castlerock Project) that approved the Weston Project and annexation that authorized the construction of 430 residential dwelling units within the disturbed portion of the site that would be detached from the City of San Diego and annexed to the City of Santee, and the Open Space portion of the site would remain within the City of San Diego as part of the Mission Trails Regional Park.

In November 2015, LAFCO approved the annexation of the Weston Project. Soon after, it was determined that the annexation boundary and final map did not match, thereby requiring corrective action to ensure that the previously approved boundary lines match the final map. The 2021 Application includes the boundary corrections and now shows the portions of Weston Road and Trailridge Avenue that are split between jurisdictions being located within the City of Santee and the Padre Dam Municipal Water District sphere of influence, and the vernal pools and other Multi-Habitat Planning Areas (MHPA) being located within the City of San Diego. Note that the Weston Project has been fully developed and there are no physical changes at the site. The 2021 LAFCO Application is solely an administrative action to correct a paper error that occurred during the annexation process.

Thank you for your consideration regarding this matter. Please call Xavier Del Valle (619) 557-7941 or by email at xdelvalle@sandiego.go should you have any questions.

Sincerely,

Page 2
Keene Simonds, Executive Officer
November 23, 2021

A handwritten signature in blue ink that reads "Elyse W. Lowe". The signature is written in a cursive style with a horizontal line at the end.

Elyse W. Lowe
Director

Enclosures:

1. Supplemental Information Form - November 2021
2. 2013 Submittal Report Supplemental Information Form

**City of San Diego Letter Enclosures Listed Below
Are Completed Forms Included Within This Application**

- 1. Supplemental Information Form – November 2021**
- 2. 2013 Submittal Report Supplemental Information Form**

**Completed
Change of Organization or Reorganization
Application**

SAN DIEGO LOCAL AGENCY FORMATION COMMISSION
CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION

The **following information must be submitted** when filing a change of organization or reorganization proposal with the San Diego Local Agency Formation Commission (LAFCO); additional information may be requested during review of the proposal.

- 1. **Completed CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION.**
- 2. (a) A **certified resolution of application** from an affected city or district; **or**
(b) A **landowner or registered voter petition** making application to San Diego LAFCO (available from LAFCO or <http://www.sdlafco.org/forms/petition.pdf>).
- 3. A **metes-and-bounds legal description of the proposal territory perimeter** for the proposed boundary change(s), a **reproducible parcel/plat map**, and a **vicinity map**. For information about mapping requirements, refer to: http://www.sdlafco.org/forms/legal_description.pdf, and contact the County Assessor's Mapping Division at 619/531-5588. The Thomas Brother's Guide may be used for the vicinity map.
- 4. **Environmental documentation** to comply with the California Environmental Quality Act (CEQA); submit documents for applicable category only:
 - (a) INITIAL STUDY: Submit completed form (available from LAFCO) if no environmental review has been conducted;
 - (b) CATEGORICAL EXEMPTION: Submit document if an agency has certified that the project qualifies for a categorical exemption from CEQA;
 - (c) NEGATIVE DECLARATION (ND): Submit document with certifying resolution and Initial Study*;
 - (d) ENVIRONMENTAL IMPACT REPORT (EIR): Submit 15 copies of the Final EIR and certifying resolution, plus one copy of the EIR Appendix*.

* For an ND or EIR, a copy of the receipt for the fee paid to the California Department of Fish and Game must be submitted.
- 5. If annexation to a city is proposed, submit one copy of the **city resolution approving rezoning and general plan land-use designations** for the proposal territory.
- 6. **JURISDICTIONAL CONFLICTS**: If the response to question number 6 on page 3 is "Yes", complete and sign the Policy L-107 form at http://www.sdlafco.org/forms/Legislative_Policy_L_107.pdf.
- 7. **Completed CAMPAIGN CONTRIBUTION DISCLOSURE FORM AND EVALUATION CHECKLIST for DISCLOSURE OF POLITICAL EXPENDITURES** (pages 7 and 8 of application).
- 8. **PROPERTY-OWNER CONSENT FORM FOR INCLUSION OF PROPERTY** (page 9 of application).
- 9. Completed **SUBJECT AGENCY SUPPLEMENTAL INFORMATION FORM** (pages 10-12 of application) from **each** subject agency.
- 10. **LAFCO processing fees**. The San Diego LAFCO FEE SCHEDULE is available at <http://www.sdlafco.org/document/feeschedule.pdf>, or contact LAFCO staff.

SAN DIEGO LOCAL AGENCY FORMATION COMMISSION
9335 Hazard Way · Suite 200 · San Diego, CA 92123
(858) 614-7755 · www.sdlafco.org

CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION

The information in this application is used by LAFCO staff to evaluate proposals for changes of government organization. Please respond to **all** items in this form, indicating "NA" when an item does **not** apply.

SUBJECT AGENCY(IES) (City or Special District)	PROPOSED CHANGE OF ORGANIZATION/ACTION (Annexation, detachment, sphere amendment, etc.)
1. <u>City of Santee</u>	1. <u>Annexation, Detachment, Sphere Amendment</u>
2. <u>City of San Diego</u>	2. <u>Annexation, Detachment, Sphere Amendment</u>
3. <u>Padre Dam Municipal Water District</u>	3. <u>Annexation, Detachment, Sphere Amendment</u>
4. <u>CSA 69 & 135</u>	4. <u>Annexation, Detachment, Sphere Amendment</u>

As part of this application, the City of Santee or the _____ District, _____ (the applicant), and/or the Tri Pointe Homes (real party in interest): subject landowner and/or registered voter agrees to defend, indemnify, hold harmless, and release the San Diego LAFCO, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any or all of them, the purpose of which is to attack, set aside, void, or annul San Diego LAFCO's review, approval or denial of this application or adoption of or refusal to adopt the environmental document which accompanies it or any other action San Diego LAFCO takes with respect to this application. This defense and indemnification obligation shall include, but not be limited to, attorneys' fees, expert witness fees and other costs of defense, damages, costs, and expenses, including attorney fees payable to another party. Applicant and/or real party in interest agree that San Diego LAFCO shall have the right to appoint its own counsel to defend it and conduct its own defense in the manner it deems in its best interest and that San Diego LAFCO's taking such action does not limit the obligations to indemnify and reimburse San Diego LAFCO's defense costs. This defense and indemnification obligation shall apply whether or not there is concurrent passive or active negligence on the part of the San Diego LAFCO, its agents, officers, attorneys, or employee. The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. San Diego LAFCO's acceptance of this application is sufficient to make this agreement a binding, bilateral contract between us.

I acknowledge that annexation to the city of Santee or the _____ district may result in the imposition of taxes, fees and assessments **existing within the (city or district)** on the effective date of annexation. I hereby waive any rights I may have under Articles XIII C and XIII D of the State Constitution (Proposition 218) to a hearing, assessment ballot proceeding or an election on those **existing taxes, fees and assessments**.

Agreed:

Signature: _____ Date: February 1, 2022

Print/Type Name: Marlene Best, City Manager, City of Santee

Address: Santee City Hall

10601 Magnolia Avenue Santee, CA 92071 Telephone: (619) 258-4100 ext. 295

Property Address: SR-52 and Mast Boulevard

Cross Street(s): Mast Boulevard

Assessor Parcel Number(s): Various, see attached list Acres: Approx. 3.8 acres to San Diego & 1.5 acres to Santee

Indicate below if anyone, in addition to the person signing this application, is to receive notices of these proceedings.

Name: Padre Dam Municipal Water District, City of San Diego and Tri Pointe Homes

Address: See attached Additional Parties to Notice list

Telephone: () See attached

Additional Parties to Notice

Allen Carlisle
CEO/General Manager
Padre Dam Municipal Water District
P.O. Box 719003
Santee, CA 92072
acarlisle@padre.org
619.258.4614

Elyse Lowe
Development Services Department Director
City of San Diego
1222 First Ave.
San Diego, CA 92101
elowe@sandiego.gov
619.446.5423

Jimmy Ayala
Division President
Tri Pointe Homes
13400 Sabre Springs Parkway
Suite 200
San Diego, CA 92128
Jimmy.Ayala@TriPointeHomes.com
858.794.2579

A. PROPOSAL DESCRIPTION/JUSTIFICATION

1. Explain in detail why the proposal is necessary **at this time** (e.g., condition of an approved tentative map, an existing structure requires new services, etc.). _____

A Reorganization (consisting of annexations and detachments) to correct inadvertent boundary description error(s) in the original reorganization approved by LAFCO when it approved "The Castlerock Reorganization (City of Santee) RO13-99" in 2015, during the "Original 2015 Reorganization."

2. Describe the use of **developed** property within the proposal territory, including details about existing structures. Describe anticipated development of **vacant** property, including types of buildings, number of units, supporting facilities, etc., and when development is scheduled to occur. _____

There is no developed property within the boundary correction areas.

No development is anticipated within the boundary correction areas.

3. Describe the topography and physical features of the proposal territory, as well as its general location in relation to communities, major freeways/highways, roads, etc. _____

The Weston Community is located east of SR-52, and north of Mast Blvd. The current topography and physical features of the boundary correction include hillsides at 25% or steeper, streets at 1-8% steep and flat vernal pool areas. One lot (Lot P) of the land for boundary correction contains vernal pools.

4. How many residents live within the proposal territory? None

5. How many of these residents are registered voters? N/A

6. Are there any jurisdictional issues associated with the LAFCO proposal or pending LAFCO action?

NO YES (If yes, please complete the Policy L-107 form at http://www.sdlafco.org/forms/Legislative_Policy_L_107.pdf)

B. LAND USE INFORMATION

GENERAL PLAN AND ZONING:

If the proposal territory is **not** within an incorporated city, San Diego County General Plan and zoning information may be obtained by calling (858) 565-5981 or toll-free (888) 267-8770 with the Assessor Parcel Number(s) of the subject property. If the proposal territory is within a city, please call the appropriate city's planning department for General Plan and zoning information.

1. COUNTY:

(a) The territory is within the N/A community plan.

(b) The County General Plan or community plan designation and allowed density: N/A

(c) Current County zoning and allowed density: N/A

2. CITY:

(a) The territory is within the general plan area for the City of San Diego East Elliott Comm. Plan Area. Annexed into Santee 2015.

(b) The City General Plan land use designation and allowed density: This is a Reorganization to correct inadvertent boundary description errors. The Weston site was designated for and developed as residential and park, open space and recreation. No further development is planned.

(c) Current City zoning and allowed density: Per the original 2013 application "RO13-99", the project site is zoned OC-1-1, RX-1-1, and RM-2-4. These zones allow residential densities ranging from 0 to 24 units per acre. This is a Reorganization to correct inadvertent Weston boundary description errors. No further development is planned.

(d) Current City prezoning and allowed density: Pursuant to the 2013 Annexation Agreement by Santee/ San Diego/ Padre Dam/ Tri-Pointe Homes, no further development is planned. This is a Reorganization to correct inadvertent boundary description errors in the original reorganization approved by LAFCO when it approved "The Castlerock Reorganization (City of Santee) RO13-99" in 2015.

3. Indicate below **all** permits or approvals that will be needed by the County or any city to complete the project. If already granted, please note the date of approval and attach a copy of each resolution of approval. If approval is pending, please note the anticipated approval date.

Type of Approval or Permit	File No.	Approval Date	Is Resolution Attached?
Tentative Subdivision Map	Ordinance 20558	August 4, 2015	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Tentative Parcel Map			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Major Use Permit	Ordinance 20557	August 4, 2015	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
City/County General Plan Amendment	Resolution 309872	July 21, 2015	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
City Prezoning			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
County Rezone			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
(Other)	LAFCO Recordation 2016-0387239	August 1, 2016	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

4. Describe the land uses surrounding the proposal territory (e.g., residential, commercial, agricultural, industrial, open space, etc.).

North: Open space East: Residential
 South: Mast Blvd, high school and residential West: Open Space

5. Indicate with a if any portion of the proposal territory contains the following:

- | | |
|--|---|
| <input type="checkbox"/> Agricultural land uses | <input type="checkbox"/> Agricultural Preserve |
| <input checked="" type="checkbox"/> Open Space Easement | <input checked="" type="checkbox"/> Slopes greater than 25% |
| <input type="checkbox"/> Sewer moratorium area | <input type="checkbox"/> Coastal Permit Zone |
| <input type="checkbox"/> Unusual features such as: _____ | |

6. For city annexation proposals: Is any part of the proposal territory under a Williamson Act contract? If yes, please contact the LAFCO office for special instructions regarding petition/resolution of application requirements. YES NO

C. PUBLIC SERVICES INFORMATION

SEWER SERVICE:

1. (a) Is the proposal territory within a district or city that provides public sewer service? YES NO
(b) **If yes**, which agency? Padre Dam Municipal Water District
2. (a) Is a developed parcel in need of annexation due to failed septic system? YES NO
(b) **If yes**, include a copy of any letters from the San Diego County Department of Environmental Health or private septic-system company.
(c) **If no**, is annexation for sewer service part of this application? YES NO
3. If annexation for sewer service is proposed, which district or city would serve the territory if this jurisdictional change is approved? N/A No new sewer service is required for this application.
4. (a) Has the agency that will be providing service issued a letter of sewer availability? N/A No new sewer service is required for this application. YES NO
(b) **If yes**, please provide a copy of the letter with this application. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)
5. (a) Will the agency be prepared to furnish sewer service upon annexation? YES NO
(b) **If no**, please explain: Sewer is already provided for the Weston Community by Padre Dam Municipal Water District. It was part of the original LAFCO application and approval for Weston annexation. No additional sewer service is proposed with this reorganization correction.

WATER SERVICE:

1. (a) Is the proposal territory within a district or city that provides public water service? YES NO
(b) **If yes**, which agency? Padre Dam Municipal Water District.
2. Is a well or other on-site water system currently used on the property? YES NO
3. Is an on-site system proposed to be used when the property is developed? YES NO
4. (a) Is annexation for water service part of this application? YES NO
(b) **If yes**, which district or city would serve the territory if this jurisdictional change is approved? N/A No new water service is required for this application. No new water service is included/needed.
(c) Will the agency that will be providing service be prepared to furnish water service upon annexation? N/A No new water service is required for this application YES NO
5. (a) Has the agency that will be providing service issued a letter of water availability? This is an application for boundary clean up only. All services have been approved and extended. YES NO
(b) **If yes**, please provide a copy of the letter with this application. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

FIRE PROTECTION SERVICES: NOTE: Complete the following section **only** if annexation to a fire protection service provider is proposed—or if the current fire protection service provider is proposed to change.

1. (a) Is the proposal territory **currently** within an agency that provides fire protection? YES NO
- (b) **If yes**, provide name and address/location of current fire service provider
City of Santee
9130 Carlton Oaks Drive, Santee (approximately 1 Mile Away)
- (c) Provide estimated response times to the proposal territory:
priority 3.6 minutes; non-priority >3.6 minutes

2. Is annexation for fire protection service part of this application? YES NO
3. Which city or district would serve the proposal territory if this jurisdictional change is approved?
City of Santee

(a) Location/address of the proposed fire service provider: _____
9130 Carlton Oaks Drive, Santee (approximately 1 Mile Away)

(b) Estimated response times to the proposal territory:
Priority 3.6 minutes; non-priority >3.6 minutes

POLICE PROTECTION SERVICES: NOTE: Complete the following section **only** if the police protection provider is proposed to change.

1. Which police agency **currently** serves the proposal territory?
San Diego County Sheriff's Department under contract with City of Santee
- (a) Location/address of nearest police station: _____
8811 Cuyamaca Street, Santee CA (approximately 2.5 miles away)
- (b) Estimated response times to the proposal territory: priority _____ minutes; non-priority _____ minutes

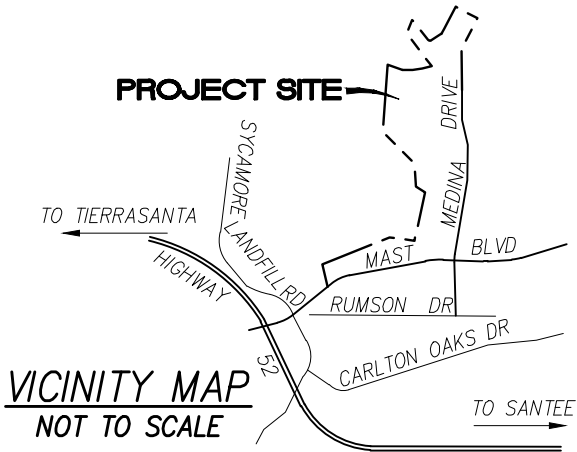
2. Which police agency would serve the proposal territory if this jurisdictional change is approved?
San Diego County Sheriff's Department under contract with City of Santee
- (a) Location/address of nearest police station: _____
8811 Cuyamaca Street, Santee CA (approximately 2.5 miles away)
- (b) Estimated response times to the proposal territory:
Priority 8.2 minutes; non-priority > 8.2 minutes

**Certified Resolution of Application
City of Santee**

**Metes-and-Bounds Legal Description
of the Proposal Territory Perimeter
Reproducible Parcel/Plat Map
Vicinity map**

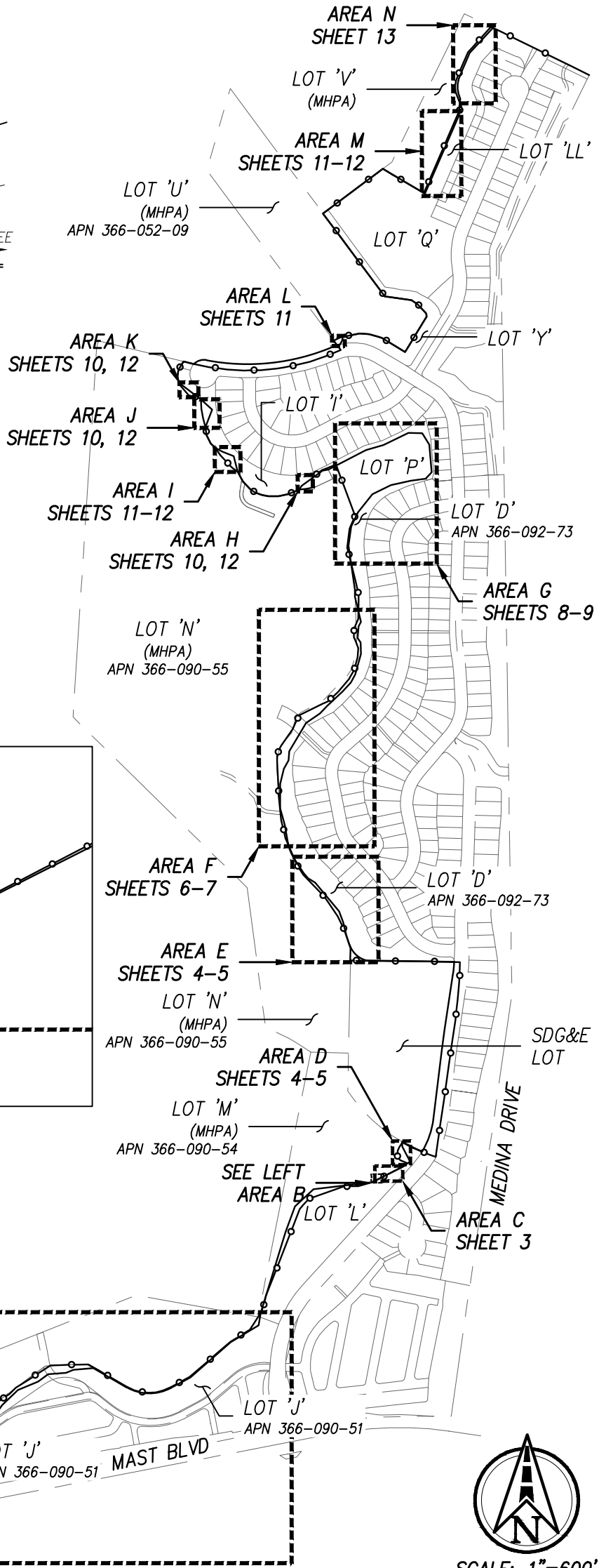
Annexation to the City of San Diego

PROJECT SITE

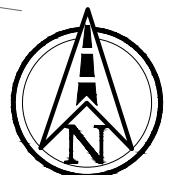
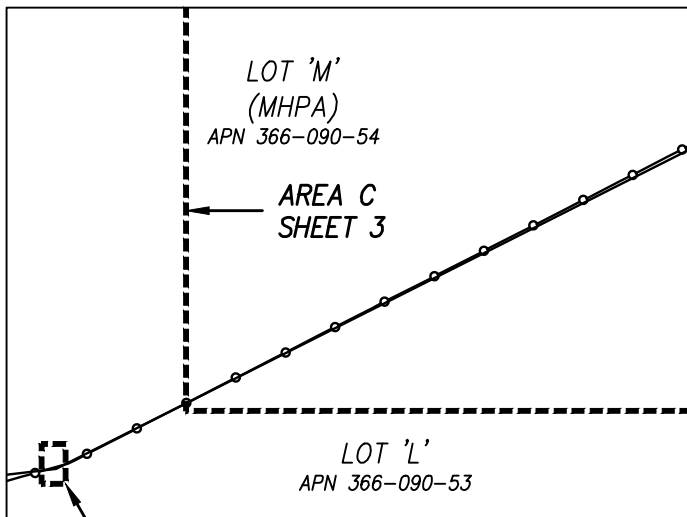


LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY



SCALE: 1"=15'



SCALE: 1"=600'

KEY MAP

WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SAN DIEGO WITH CURRENT DETACHMENT FROM THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135

NOTE:
SEE SHEET 2 FOR LINE
AND CURVE DATA

MAP 16155
CASTLEROCK
UNITS 1,2,3&4

LOT K
(MHPA)
APN 366-090-52

PROPOSED CITY OF
SAN DIEGO

AREA 'A'

PROPOSED CITY OF
SANTEE

LOT J

APN 366-090-51

LOT M

(MHPA)
APN 366-090-54

INTERSECTION WITH A POINT
ON THE SOUTHEASTERLY BDY OF
LOT M OF MAP 16155

PERMANENT COVENANT OF
EASEMENT DOC 2016-0298030 O.R.
39158-B

FINAL MAP LOT LINE

INTERSECTION WITH AN ANGLE
POINT IN PARCEL A OF THE
COVENANT OF EASEMENT MADE
IN FAVOR OF THE CITY OF
SAN DIEGO PER DOC
2016-0298030 O.R.

MAP 16155
CASTLEROCK
UNITS 1,2,3&4

LOT K

(MHPA)
APN 366-090-52

LOT J

APN 366-090-51

AREA 'A'

AREA:
AREA 'A' - 0.845 AC

EXISTING BOUNDARY OF THE CITY OF
SANTEE PADRE DAM MWD & COUNTY
SERVICE AREA NO. 69 AND NO. 135

PROPOSED ANNEXATION TO THE CITY
OF SAN DIEGO

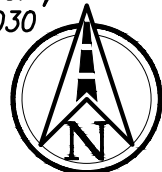
POINT OF
BEGINNING

PERMANENT COVENANT OF
EASEMENT DOC 2016-0298030

FINAL MAP LOT LINE

LOT J

APN 366-090-51



SCALE: 1"=100'

DATE: 10/14/2021

SCALE: 1"=100'

AREA: 0.845 AC

**WESTON (CASTLEROCK) REORGANIZATION
ANNEXATION TO THE CITY OF SAN DIEGO
WITH CURRENT DETACHMENT FROM THE
CITY OF SANTEE, PADRE DAM MWD
AND COUNTY SERVICE AREA NO. 69 AND NO. 135**

LAFCO REF. NO.:

SHEET NO.: 1 OF 13

APN: VARIOUS

DISCLAIMER:
"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A
LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT
AND MAY NOT BE USED AS THE BASIS FOR SALE OF LAND DESCRIBED.

COURSE TABLE			
COURSE	BEARING/DELTA	RADIUS	LENGTH
1	N13°20'32"W		145.47'
2	N3°03'57"E		52.68'
3	N28°23'48"E		59.16'
4	N41°47'42"E		102.26'
5	N71°17'29"E		52.69'
6	S84°24'03"E		57.39'
7	S74°17'58"E		36.13'
8	N85°18'06"E		50.15'
9	N73°03'35"E		49.15'
10	N55°34'51"E		167.49'
11	N45°43'55"E		40.00'
12	N57°10'27"E		184.43'
13	N88°25'27"E		167.73'
14	S59°41'44"E		197.85'
15	58°36'25"	199.00'	203.55'

COURSE TABLE			
COURSE	BEARING/DELTA	RADIUS	LENGTH
16	N61°41'51"E		98.06'
17	N49°00'41"E		238.94'
18	N58°24'51"E		103.30'
19	N32°52'19"E		86.26'
20	N9°40'10"E		53.46'
21	N58°24'51"E		145.62'
22	N49°00'41"E		239.03'
23	N61°41'51"E		98.39'
24	58°36'25"	202.00'	206.62'
25	S59°41'44"E		169.56'
26	N84°40'39"E		89.91'
27	N67°32'13"E		34.86'
28	N85°49'28"E		80.59'
29	N54°36'53"E		55.44'
30	N66°57'49"E		96.91'

COURSE TABLE			
COURSE	BEARING/DELTA	RADIUS	LENGTH
31	N46°04'38"E		97.65'
32	N33°47'55"E		58.58'
33	N48°45'01"E		54.02'
34	N70°25'12"E		11.25'
35	N84°28'50"E		44.20'
36	S84°45'55"E		55.00'
37	S76°43'56"E		58.16'
38	S84°45'39"E		53.85'
39	N80°17'03"E		20.01'
40	N63°42'49"E		31.38'
41	N32°25'31"E		61.85'
42	N20°09'27"E		81.90'
43	N1°04'33"W		53.62'
44	N11°23'06"W		112.10'
45	0°52'41"	2096.00'	32.12'

DISCLAIMER:

"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR SALE OF LAND DESCRIBED.

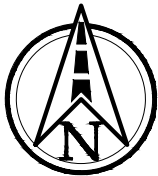
DATE: 10/14/2021	WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SAN DIEGO WITH CURRENT DETACHMENT FROM THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135	LAFCO REF. NO.:
SCALE:		SHEET NO.: 2 OF 13
AREA:		APN:

MAP 16155
CASTLEROCK
UNITS 1,2,3&4

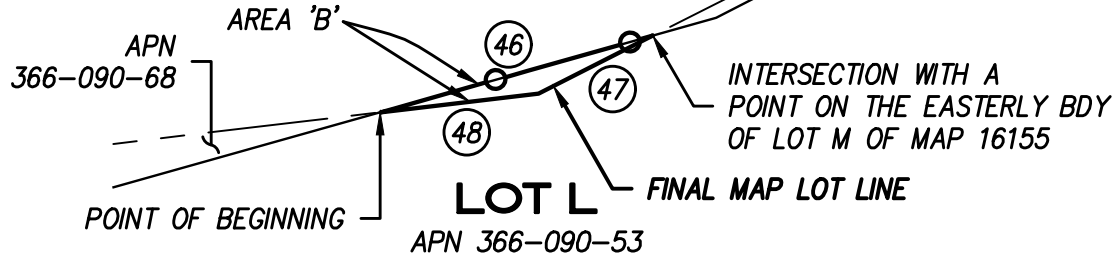
LOT M

(MHPA)

APN 366-090-54



SCALE: 1"=1'

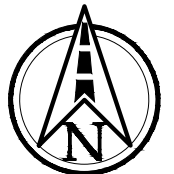


MAP 16155
CASTLEROCK
UNITS 1,2,3&4

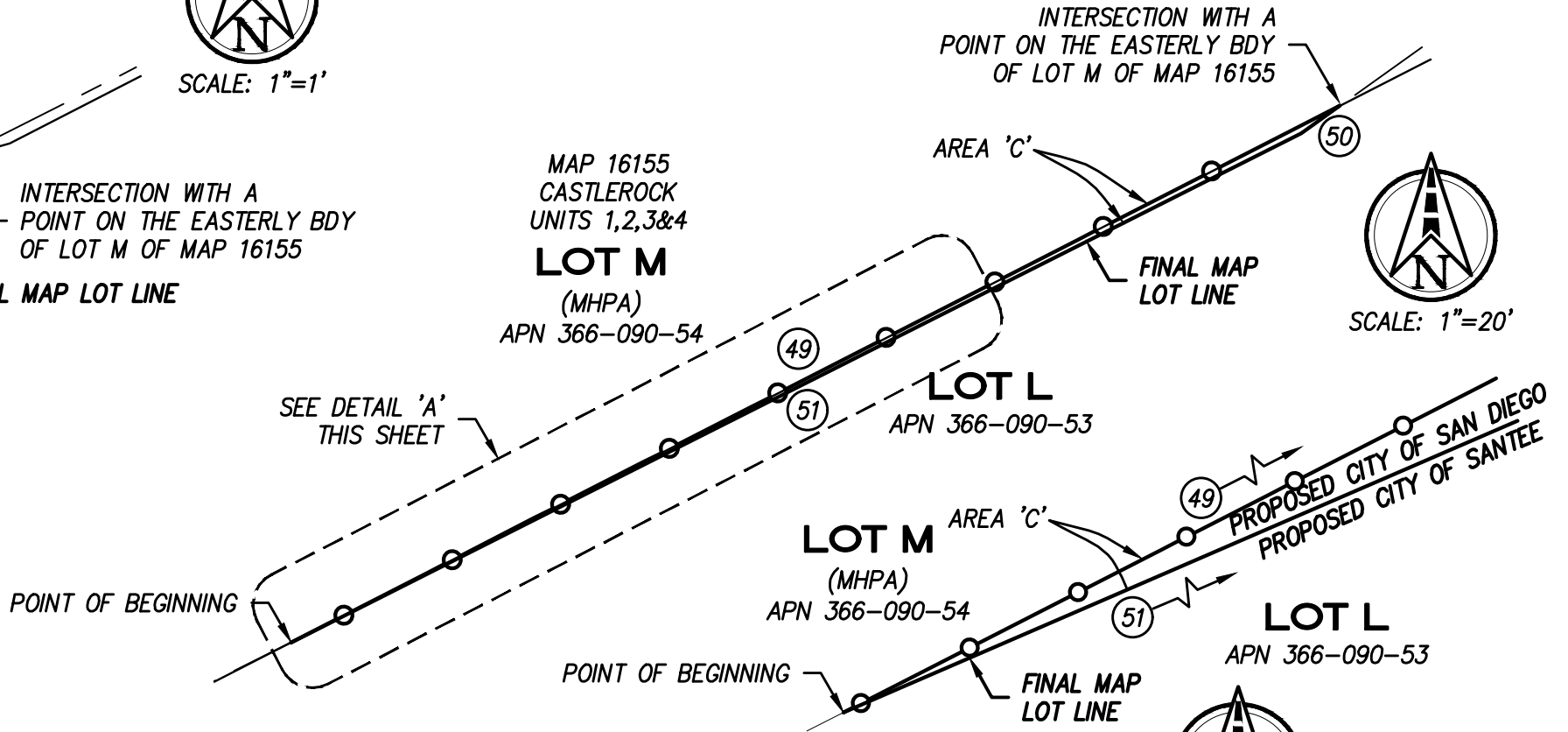
LOT M

(MHPA)

APN 366-090-54



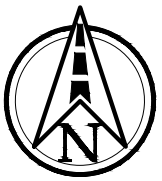
SCALE: 1"=20'



SEE DETAIL 'A'
THIS SHEET

—○— EXISTING BOUNDARY OF THE CITY OF
SANTEE PADRE DAM MWD & COUNTY
SERVICE AREA NO. 69 AND NO. 135

— PROPOSED ANNEXATION TO THE CITY
OF SAN DIEGO



DETAIL 'A'
NOT TO SCALE

COURSE TABLE		
COURSE	BEARING	LENGTH
46	S74°19'48"W	1.47'
47	N63°15'42"E	0.67'
48	N83°15'29"E	0.83'
49	N62°54'48"E	140.25'
50	N54°37'59"E	5.68'
51	N63°15'42"E	134.63'

AREA:

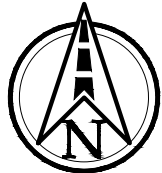
AREA 'B' - 0.09 SF
AREA 'C' - 57.40 SF

DISCLAIMER:

"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR SALE OF LAND DESCRIBED.

DATE: 10/14/2021	WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SAN DIEGO WITH CURRENT DETACHMENT FROM THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135	LAFCO REF. NO.:
SCALE: VARIES		SHEET NO.: 3 OF 13
AREA: 57.49 SF		APN: VARIOUS

NOTE:
SEE SHEET 5 FOR LINE
AND CURVE DATA



SCALE: 1"=50'

INTERSECTION WITH A
POINT ON THE EASTERLY
BDY OF LOT M OF
MAP 16155

SDGE LOT

APN 366-090-24

LOT M

(MHPA)
APN 366-090-54

LOT L

APN 366-090-53

APN 366-090-69

FINAL MAP LOT LINE

POINT OF BEGINNING

MAP 16155
CASTLEROCK
UNITS 1,2,3&4
LOT N

(MHPA)
APN 366-090-55

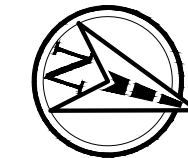
PROPOSED CITY OF SAN DIEGO
PROPOSED CITY OF SANTEE

APN 366-090-70

LOT D

APN 366-092-73

FINAL MAP
LOT LINE



SCALE: 1"=50'

INTERSECTION WITH
A POINT ON THE
EASTERLY BDY OF
LOT N OF MAP 16155

AREA:
AREA 'D' - 0.057 AC
AREA 'E' - 0.124 AC

EXISTING BOUNDARY OF THE CITY OF
SANTEE PADRE DAM MWD & COUNTY
SERVICE AREA NO. 69 AND NO. 135

PROPOSED ANNEXATION TO THE CITY
OF SAN DIEGO



SDGE LOT
APN 366-090-24

POINT OF
BEGINNING

DISCLAIMER:

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DATE: 10/14/2021	WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SAN DIEGO WITH CURRENT DETACHMENT FROM THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135	LAFCO REF. NO.:
SCALE: 1"=50'		SHEET NO.: 4 OF 13
AREA: 0.181 AC		APN: VARIOUS

COURSE TABLE			
COURSE	BEARING/DELTA	RADIUS	LENGTH
52	S33°18'52"W		6.99'
53	S66°38'04"E		31.85'
54	S43°23'20"E		16.01'
55	S18°05'41"E		6.69'
56	S3°03'02"W		24.13'
57	S27°06'10"W		17.78'
58	S29°44'42"W		24.25'
59	N1°37'11"W		19.56'
60	N27°34'58"W		73.76'
61	N54°37'59"E		21.63'

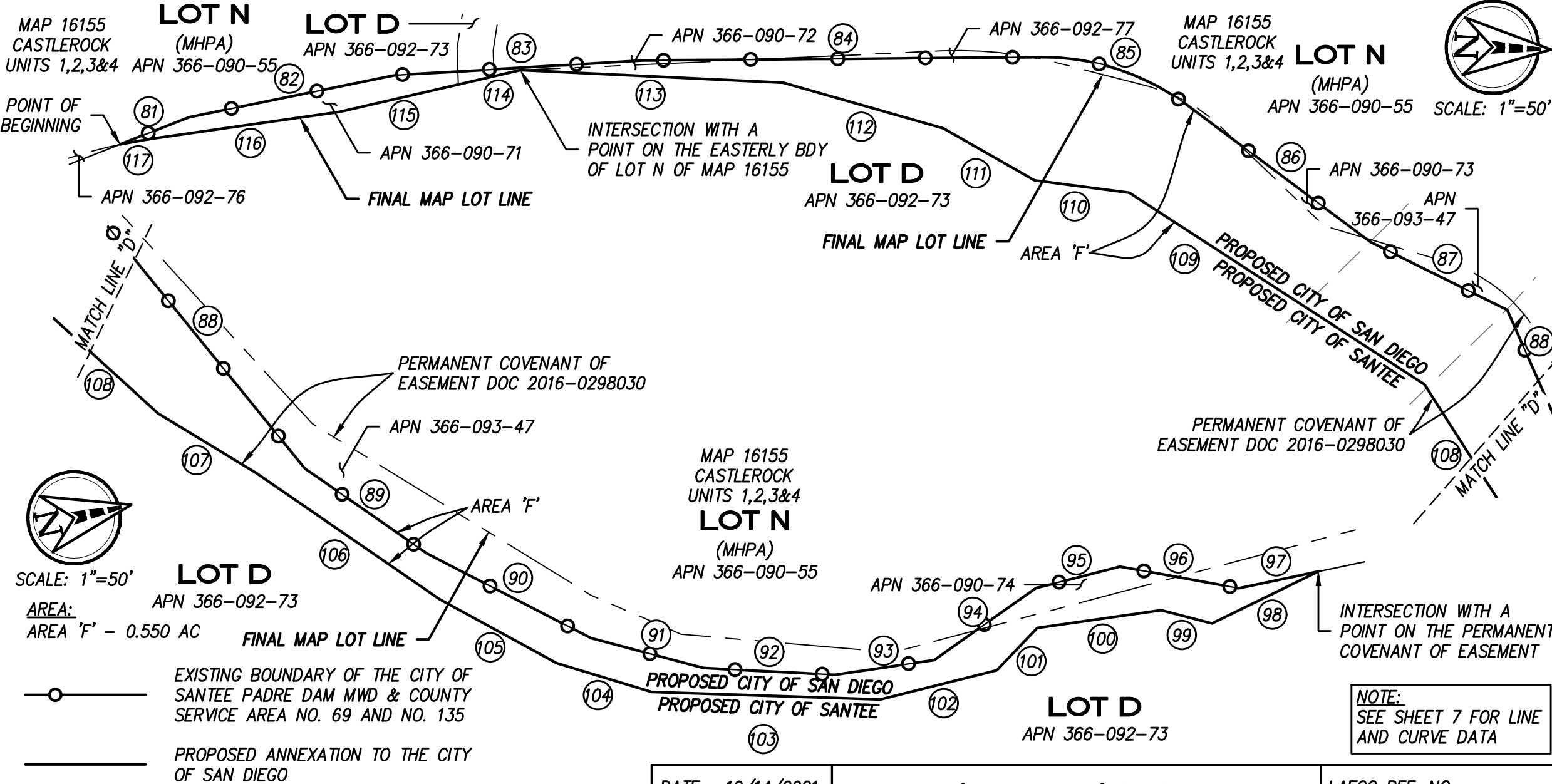
COURSE TABLE			
COURSE	BEARING/DELTA	RADIUS	LENGTH
62	N89°10'46"W		75.78'
63	N0°49'49"E		52.77'
64	N18°19'47"W		79.40'
65	N25°11'57"W		74.68'
66	N34°05'12"W		102.79'
67	N44°00'51"W		137.54'
68	N32°41'13"W		49.10'
69	N23°46'44"W		30.22'
70	0°04'09"	200.00'	0.24'
71	N33°29'06"W		73.92'

COURSE TABLE			
COURSE	BEARING/DELTA	RADIUS	LENGTH
72	N41°24'08"W		28.53'
73	N57°35'10"W		37.23'
74	N39°55'17"W		165.90'
75	N21°01'21"W		51.88'
76	N13°46'08"W		63.22'
77	N18°42'55"W		42.57'
78	59°52'13"	105.00'	109.72'
79	NOT USED		
80	NOT USED		

DISCLAIMER:

"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR SALE OF LAND DESCRIBED.

DATE: 10/14/2021	WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SAN DIEGO WITH CURRENT DETACHMENT FROM THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135	LAFCO REF. NO.:
SCALE:		SHEET NO.: 5 OF 13
AREA:		APN: VARIOUS



DISCLAIMER:
 "FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR SALE OF LAND DESCRIBED.

DATE: 10/14/2021	WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SAN DIEGO WITH CURRENT DETACHMENT FROM THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135	LAFCO REF. NO.:
SCALE: 1"=50'		SHEET NO.: 6 OF 13
AREA: 0.550 AC		APN: VARIOUS

NOTE:
 SEE SHEET 7 FOR LINE AND CURVE DATA

COURSE TABLE			
COURSE	BEARING/DELTA	RADIUS	LENGTH
81	N23°46'44"W		30.86'
82	N13°49'30"W		87.57'
83	N5°41'39"W		103.64'
84	N2°48'15"W		164.87'
85	37°14'19"	100.00'	64.99'
86	N34°26'05"E		94.97'
87	N24°04'13"E		63.64'
88	N63°47'44"E		144.43'
89	N47°49'06"E		61.70'
90	N40°11'34"E		76.95'
91	N27°52'34"E		48.17'
92	N15°54'15"E		54.69'
93	N4°29'00"E		41.88'

COURSE TABLE			
COURSE	BEARING/DELTA	RADIUS	LENGTH
94	N22°18'31"W		51.81'
95	N1°26'19"W		36.03'
96	N23°20'10"E		50.11'
97	N1°01'26"E		33.94'
98	S13°03'24"E		49.32'
99	S27°27'19"W		21.81'
100	S4°46'44"W		51.98'
101	S33°20'22"E		24.38'
102	S1°00'04"E		49.89'
103	S14°50'16"W		95.07'
104	S29°49'43"W		41.30'
105	S41°32'17"W		55.52'

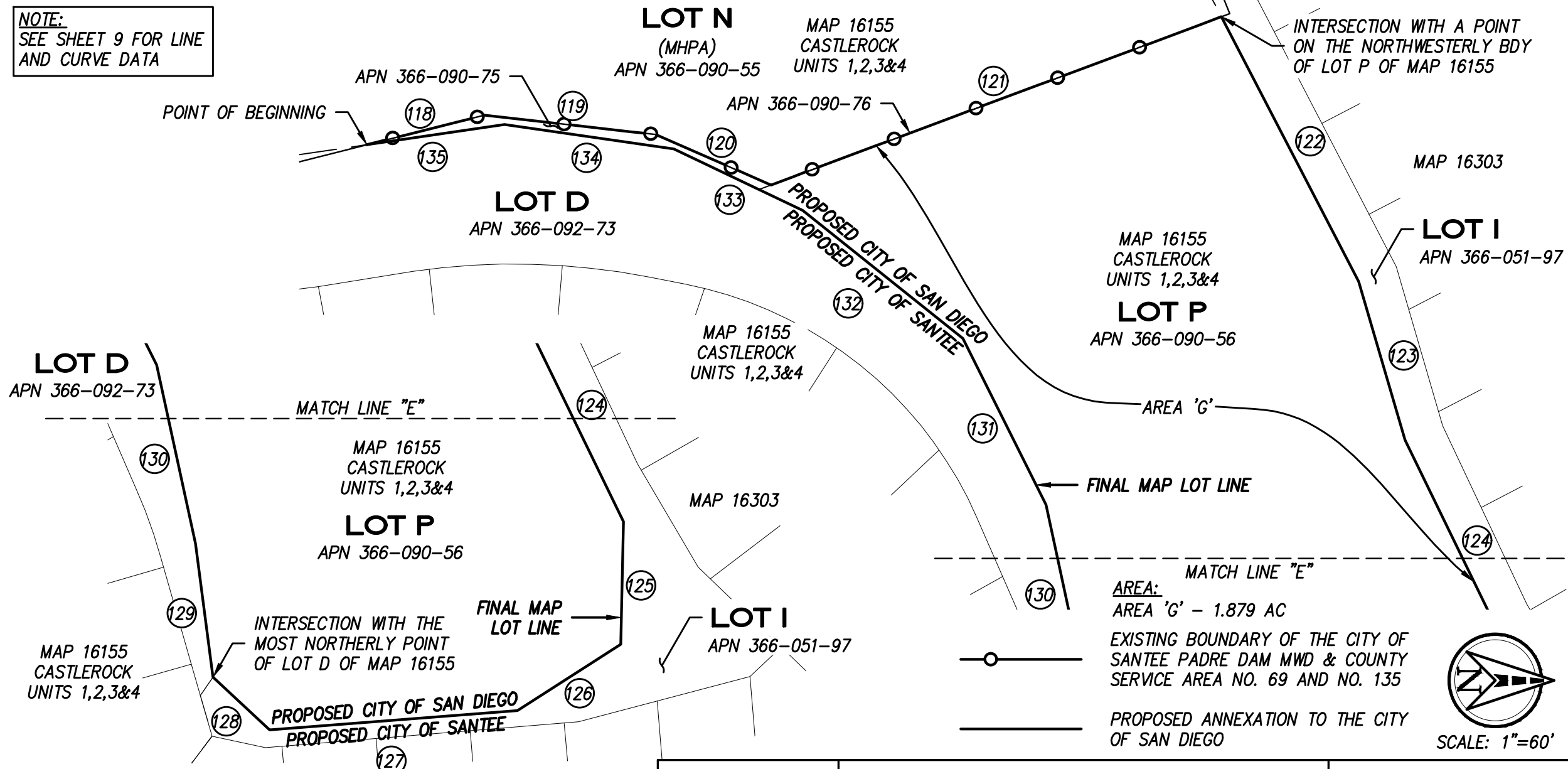
COURSE TABLE			
COURSE	BEARING/DELTA	RADIUS	LENGTH
106	S47°28'52"W		92.47'
107	S44°16'03"W		47.79'
108	S55°13'32"W		74.28'
109	S30°40'27"W		146.32'
110	S5°08'13"W		39.79'
111	S27°20'49"W		43.58'
112	S13°39'17"W		69.23'
113	S0°23'02"W		109.37'
114	S15°18'07"E		26.56'
115	S15°18'07"E		50.67'
116	S10°27'16"E		79.36'
117	3°41'15"	200.00'	12.87'

DISCLAIMER:

"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR SALE OF LAND DESCRIBED.

DATE: 10/14/2021	WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SAN DIEGO WITH CURRENT DETACHMENT FROM THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135	LAFCO REF. NO.:
SCALE:		SHEET NO.: 7 OF 13
AREA:		APN:

NOTE:
SEE SHEET 9 FOR LINE
AND CURVE DATA

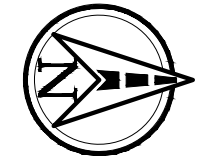


DISCLAIMER:
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DATE:	10/14/2021
SCALE:	1"=60'
AREA:	1.879 AC

**WESTON (CASTLEROCK) REORGANIZATION
ANNEXATION TO THE CITY OF SAN DIEGO
WITH CURRENT DETACHMENT FROM THE
CITY OF SANTEE, PADRE DAM MWD
AND COUNTY SERVICE AREA NO. 69 AND NO. 135**

LAFCO REF. NO.:	
SHEET NO.:	8 OF 13
APN:	VARIOUS



SCALE: 1"=60'

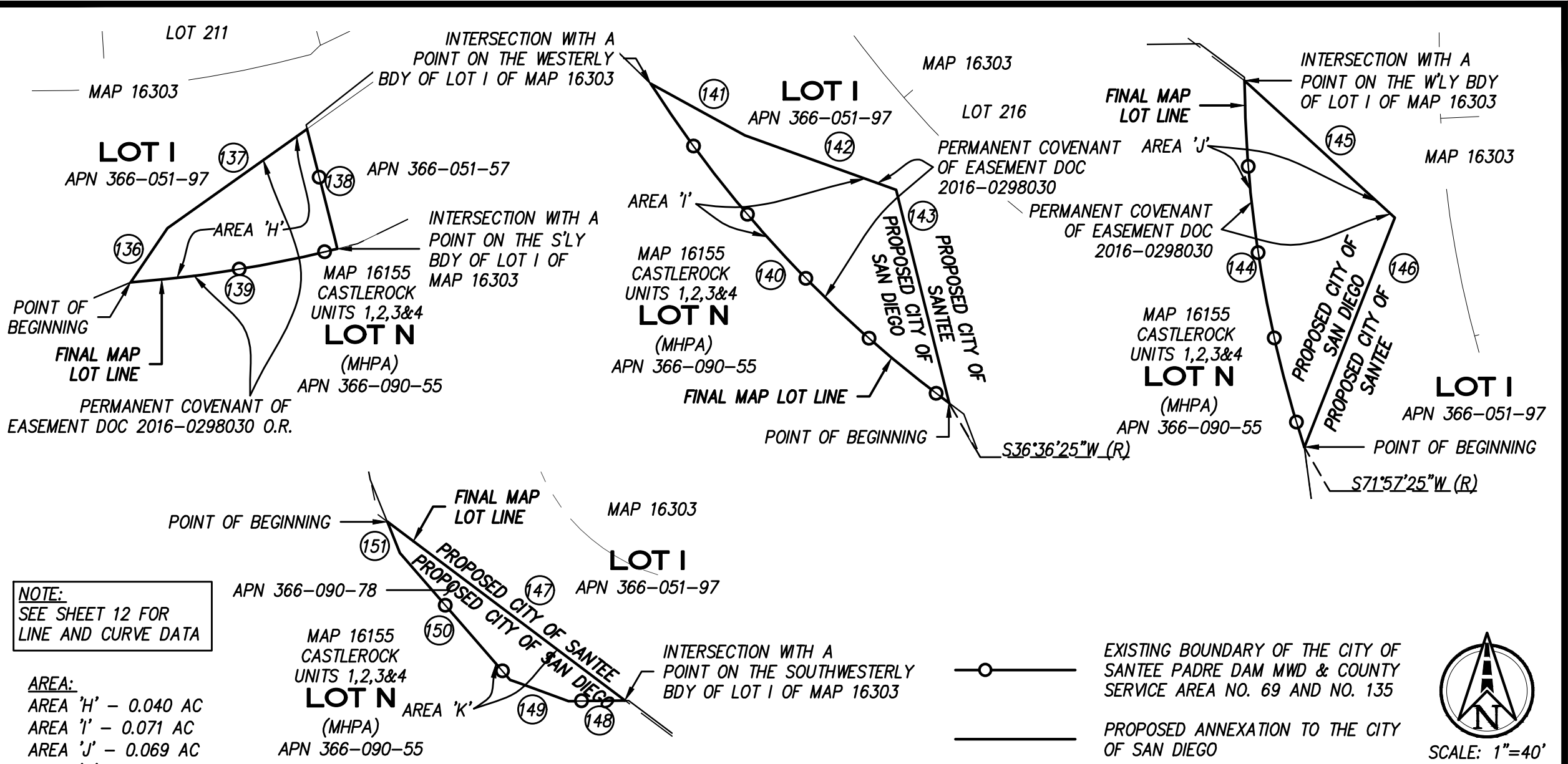
<i>COURSE TABLE</i>		
<i>COURSE</i>	<i>BEARING</i>	<i>LENGTH</i>
118	N14°04'50"W	60.36'
119	N6°24'33"E	85.67'
120	N23°34'51"E	62.83'
121	N20°28'15"W	239.40'
122	N62°34'55"E	148.53'
123	N73°42'06"E	82.14'
124	N64°06'43"E	122.67'
125	S88°39'22"E	61.02'
126	S32°39'49"E	61.02'

<i>COURSE TABLE</i>		
<i>COURSE</i>	<i>BEARING</i>	<i>LENGTH</i>
127	S4°26'11"E	123.78'
128	S42°58'35"W	38.43'
129	S82°29'34"W	66.98'
130	S77°47'40"W	90.97'
131	S63°28'43"W	92.57'
132	S38°39'00"W	102.12'
133	S25°29'55"W	71.16'
134	S8°12'38"W	85.17'
135	S8°21'27"E	69.36'

DISCLAIMER:

"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR SALE OF LAND DESCRIBED.

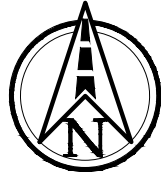
DATE: 10/14/2021	WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SAN DIEGO WITH CURRENT DETACHMENT FROM THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135	LAFCO REF. NO.:
SCALE:		SHEET NO.: 9 OF 13
AREA:		APN:



NOTE:
SEE SHEET 12 FOR
LINE AND CURVE DATA

AREA:
AREA 'H' - 0.040 AC
AREA 'I' - 0.071 AC
AREA 'J' - 0.069 AC
AREA 'K' - 0.024 AC

DISCLAIMER:
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SCALE: 1"=40'

DATE: 10/14/2021	WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SAN DIEGO WITH CURRENT DETACHMENT FROM THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135	LAFCO REF. NO.:
SCALE: 1"=40'		SHEET NO.: 10 OF 13
AREA: 0.204 AC		APN: VARIOUS

EXISTING BOUNDARY OF THE CITY OF SANTEE PADRE DAM MWD & COUNTY SERVICE AREA NO. 69 AND NO. 135

PROPOSED ANNEXATION TO THE CITY OF SAN DIEGO

MAP 16161
CASTLEROCK
UNIT 5

LOT U

TEMPORARY COVENANT OF EASEMENT & ONSITE I.O.D FOR MHPA PURPOSES PER DOCS 2016-0298178 & 2016-0298343 APN 366-052-09

S23°55'48"E (R)

MAP 1703

LOT 9

APN 366-052-15

POINT OF BEGINNING

(153)

(152)

(154)

(157)

(156)

MAP 16303

LOT Y

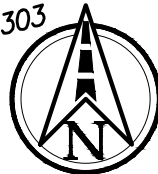
APN 366-052-25

APN 366-052-14

N14°18'22"W (R)

INTERSECTION WITH A POINT ON THE W'LY BDY OF LOT Y OF MAP 16303

TRAILRIDGE AVE
PER MAP 16303



SCALE: 1"=20'

NOTE:
SEE SHEET 12 FOR LINE AND CURVE DATA

AREA:
AREA 'L' - 0.018 AC
AREA 'M' - 0.050 AC

DISCLAIMER:
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MAP 16303

LOT Q

APN 366-052-24

(161)

POINT OF BEGINNING

AREA 'M'

APN 366-053-33

MAP 16303

LOT LL

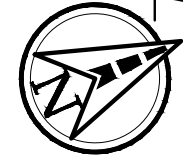
APN 366-053-61

BUILDING RESTRICTION EASEMENT OVER ALL OF LOT 'LL' PER MAP 16161

(158)

(160)

MATCH LINE "F"



SCALE: 1"=30'

MAP 16303

LOT V

TEMPORARY COVENANT OF EASEMENT & ONSITE I.O.D FOR MHPA PURPOSES PER DOCS 2016-0298178 & 2016-0298343 APN 366-053-29

INTERSECTION WITH A POINT ON THE EASTERLY BDY OF LOT V OF MAP 16303

MATCH LINE "F"

(158)

(160)

PROPOSED CITY OF SAN DIEGO
PROPOSED CITY OF SANTEE

APN 366-053-33

MAP 16303

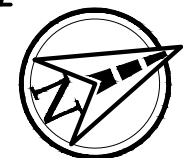
LOT LL

APN 366-053-61

AREA 'M'

FINAL MAP LOT LINE

(159)



SCALE: 1"=30'

DATE: 10/14/2021

SCALE: VARIES

AREA: 0.068 AC

WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SAN DIEGO WITH CURRENT DETACHMENT FROM THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135

LAFCO REF. NO.:

SHEET NO.: 11 OF 13

APN: VARIOUS

COURSE TABLE			
COURSE	BEARING/DELTA	RADIUS	LENGTH
136	S34°20'29"W		21.88'
137	S54°36'00"W		57.11'
138	S14°07'21"E		41.24'
139	9°52'11"	406.00'	69.94'
140	20°42'38"	406.00'	146.76'
141	N61°12'15"W		35.91'
142	N70°10'00"W		53.67'
143	N13°56'06"W		73.33'

COURSE TABLE			
COURSE	BEARING/DELTA	RADIUS	LENGTH
144	17°34'54"	406.00'	124.58'
145	N47°34'31"W		67.94'
146	N21°30'12"E		82.38'
147	N53°02'14"W		99.27'
148	S89°31'05"W		18.81'
149	N70°01'03"W		20.80'
150	N40°58'54"W		56.06'
151	N21°56'11"W		11.23'

COURSE TABLE			
COURSE	BEARING/DELTA	RADIUS	LENGTH
152	N36°40'19"W		24.90'
153	2°19'27"	949.00'	38.50'
154	N79°24'23"E		4.91'
155	N10°40'19"E		16.33'
156	N26°38'33"E		19.49'
157	3°16'12"	238.00'	13.58'
158	N23°19'51"E		393.81'
159	N5°16'07"E		19.17'
160	N23°25'11"E		376.24'
161	S59°39'18"E		5.40'

DISCLAIMER:

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DATE: 10/14/2021	WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SAN DIEGO WITH CURRENT DETACHMENT FROM THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135	LAFCO REF. NO.:
SCALE:		SHEET NO.: 12 OF 13
AREA:		APN:

MAP 16303

LOT V

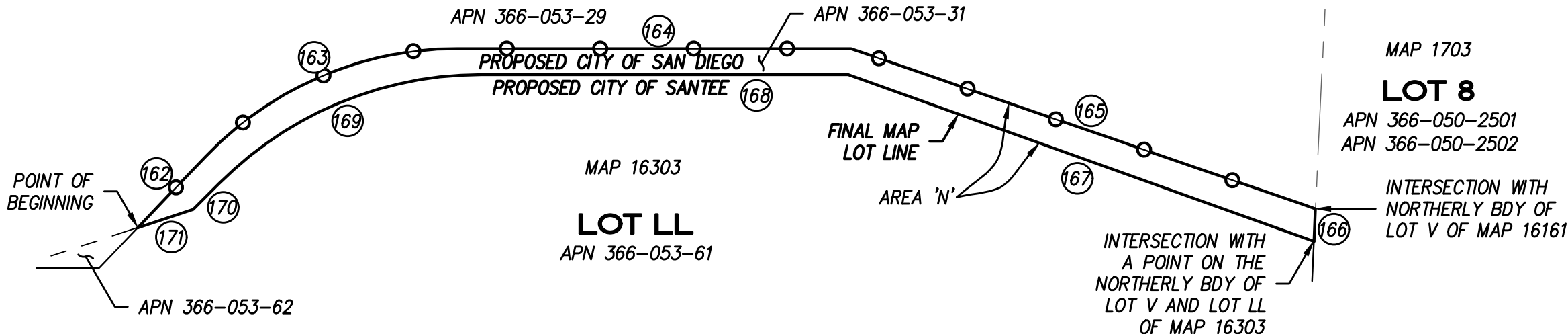
TEMPORARY COVENANT OF EASEMENT &
 ONSITE I.O.D FOR MHPA PURPOSES
 PER DOCS 2016-0298178 & 2016-0298343
 APN 366-053-29

APN 366-053-31

MAP 1703

LOT 8

APN 366-050-2501
 APN 366-050-2502



MAP 16303

LOT LL

APN 366-053-61

INTERSECTION WITH
 A POINT ON THE
 NORTHERLY BDY OF
 LOT V AND LOT LL
 OF MAP 16303

INTERSECTION WITH
 NORTHERLY BDY OF
 LOT V OF MAP 16161

COURSE TABLE

COURSE	BEARING/DELTA	RADIUS	LENGTH
162	N22°57'41"W		30.54'
163	46°17'32"	108.00'	87.26'
164	N23°19'51"E		122.22'
165	N42°20'24"E		152.38'
166	S63°55'34"E		10.03'

COURSE TABLE

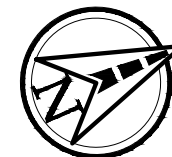
COURSE	BEARING/DELTA	RADIUS	LENGTH
167	N42°59'47"E		153.51'
168	N23°18'46"E		113.81'
169	45°07'37"	114.86'	90.47'
170	N21°45'22"W		11.28'
171	N5°16'07"E		18.15'

AREA:

AREA 'N' - 0.076 AC

—○— EXISTING BOUNDARY OF THE CITY OF
 SANTEE PADRE DAM MWD & COUNTY
 SERVICE AREA NO. 69 AND NO. 135

— PROPOSED ANNEXATION TO THE CITY
 OF SAN DIEGO



SCALE: 1"=40'

DISCLAIMER:

"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A
 LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT
 AND MAY NOT BE USED AS THE BASIS FOR SALE OF LAND DESCRIBED.

DATE: 10/14/2021

SCALE: 1"=40'

AREA: 0.076 AC

**WESTON (CASTLEROCK) REORGANIZATION
 ANNEXATION TO THE CITY OF SAN DIEGO
 WITH CURRENT DETACHMENT FROM THE
 CITY OF SANTEE, PADRE DAM MWD
 AND COUNTY SERVICE AREA NO. 69 AND NO. 135**

LAFCO REF. NO.:

SHEET NO.: 13 OF 13

APN: VARIOUS

GEOGRAPHIC DESCRIPTION

ANNEXATION TO THE CITY OF SAN DIEGO WITH CONCURRENT DETACHMENT FROM THE CITY OF SANTEE, PADRE DAM MUNICIPAL WATER DISTRICT & COUNTY SERVICE AREA NO. 69 AND NO. 135

LAFCO REFERENCE NO.:<INSERT LAFCO REFERENCE NO>

AREA A:

ALL OF THAT PORTION OF LOTS J, K, AND M OF CASTLEROCK UNITS 1, 2, 3 &4, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16155 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 13, 2016, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT AN ANGLE POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSES:

1. NORTH 13°20'32" WEST 145.47 FEET;
2. THENCE NORTH 03°03'57" EAST 52.68 FEET;
3. THENCE NORTH 28°23'48" EAST 59.16 FEET;
4. THENCE NORTH 41°47'42" EAST 102.26 FEET;
5. THENCE NORTH 71°17'29" EAST 52.69 FEET;
6. THENCE SOUTH 84°24'03" EAST 57.39 FEET;
7. THENCE SOUTH 74°17'58" EAST 36.13 FEET;
8. THENCE NORTH 85°18'06" EAST 50.15 FEET;
9. THENCE NORTH 73°03'35" EAST 49.15 FEET;
10. THENCE NORTH 55°34'51" EAST 167.49 FEET;
11. THENCE NORTH 45°43'55" EAST 40.00 FEET;
12. THENCE NORTH 57°10'27" EAST 184.43 FEET;
13. THENCE NORTH 88°25'27" EAST 167.73 FEET;
14. THENCE SOUTH 59°41'44" EAST 197.85 FEET TO THE BEGINNING OF A 199.00 FOOT CURVE CONCAVE NORTHEASTERLY, A LINE RADIAL TO SAID POINT BEARS SOUTH 30°18'16 WEST;
15. THENCE ALONG THE ARC OF SAID CURVE SOUTHEASTERLY AND NORTHEASTERLY 203.55 FEET THROUGH A CENTRAL ANGLE OF 58°36'25";
16. THENCE NORTH 61°41'51" EAST 98.06 FEET;
17. THENCE NORTH 49°00'41" EAST 238.94 FEET;

18. THENCE NORTH 58°24'51" EAST 103.30 FEET;
19. THENCE NORTH 32°52'19" EAST 86.26 FEET TO AN ANGLE POINT ON THE SOUTHEASTERLY BOUNDARY OF LOT M OF SAID MAP NO. 16155;

THENCE ALONG THE BOUNDARY OF LOTS M & K OF SAID MAP NO. 16155 THE FOLLOWING COURSES:

20. SOUTH 09°40'10" WEST 53.46 FEET;
21. THENCE SOUTH 58°24'51" WEST 145.62 FEET;
22. THENCE SOUTH 49°00'41" WEST 239.03 FEET;
23. THENCE SOUTH 61°41'51" WEST 98.39 FEET TO THE BEGINNING OF A 202.00 FOOT CURVE CONCAVE NORTHEASTERLY, A LINE RADIAL TO SAID POINT BEARS SOUTH 28°18'09" EAST;
24. THENCE ALONG THE ARC OF SAID CURVE SOUTHWESTERLY AND NORTHWESTERLY 206.62 FEET THROUGH A CENTRAL ANGLE OF 58°36'25";
25. THENCE NORTH 59°41'44" WEST 169.56 FEET;
26. THENCE SOUTH 84°40'39" WEST 89.91 FEET;
27. THENCE SOUTH 67°32'13" WEST 34.86 FEET;
28. THENCE SOUTH 85°49'28" WEST 80.59 FEET;
29. THENCE SOUTH 54°36'53" WEST 55.44 FEET;
30. THENCE SOUTH 66°57'49" WEST 96.91 FEET;
31. THENCE SOUTH 46°04'38" WEST 97.65 FEET;
32. THENCE SOUTH 33°47'55" WEST 58.58 FEET;
33. THENCE SOUTH 48°45'01" WEST 54.02 FEET;
34. THENCE SOUTH 70°25'12" WEST 11.25 FEET;
35. THENCE SOUTH 84°28'50" WEST 44.20 FEET;
36. THENCE NORTH 84°45'55" WEST 55.00 FEET;
37. THENCE NORTH 76°43'56" WEST 58.16 FEET;
38. THENCE NORTH 84°45'39" WEST 53.85 FEET;
39. THENCE SOUTH 80°17'03" WEST 20.01 FEET;
40. THENCE SOUTH 63°42'49" WEST 31.38 FEET;
41. THENCE SOUTH 32°25'31" WEST 61.85 FEET;
42. THENCE SOUTH 20°09'27" WEST 81.90 FEET;
43. THENCE SOUTH 01°04'33" EAST 53.62 FEET;
44. THENCE SOUTH 11°23'06" EAST 112.10 FEET TO THE BEGINNING OF A 2096.00 FOOT CURVE CONCAVE SOUTHEASTERLY, A LINE RADIAL TO SAID POINT BEARS SOUTH 14°56'54" EAST;

45. THENCE ALONG THE ARC OF SAID CURVE SOUTHWESTERLY 32.12 FEET THROUGH A CENTRAL ANGLE OF 0°52'41" TO THE **POINT OF BEGINNING**.

AREA B:

ALL OF THAT PORTION OF LOT M OF CASTLEROCK UNITS 1, 2, 3 &4, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16155 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 13, 2016, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSES:

46. NORTH 74°19'48" EAST 1.47 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF LOT M OF SAID MAP 16155;

THENCE ALONG THE BOUNDARY OF LOTS L AND M OF SAID MAP NO. 16155 THE FOLLOWING COURSES:

47. SOUTH 63°15'42" WEST 0.67 FEET;
48. THENCE SOUTH 83°15'29" WEST 0.83 FEET TO THE **POINT OF BEGINNING**.

AREA C:

ALL OF THAT PORTION OF LOT M OF CASTLEROCK UNITS 1, 2, 3 &4, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16155 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 13, 2016, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSES:

49. NORTH 62°54'48" EAST 140.25 FEET TO A POINT ON THE EASTERLY BOUNDARY OF LOT M OF SAID MAP NO. 16155;

THENCE ALONG THE BOUNDARY OF LOTS L AND M OF SAID MAP NO. 16155 THE FOLLOWING COURSES:

50. SOUTH 54°37'59" WEST 5.68 FEET;
51. THENCE SOUTH 63°15'42" WEST 134.63 FEET TO THE **POINT OF BEGINNING**.

AREA D:

ALL OF THAT PORTION OF LOT M OF CASTLEROCK UNITS 1, 2, 3 &4, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16155 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 13, 2016, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSES:

52. NORTH 33°18'52" EAST 6.99 FEET;
53. THENCE NORTH 66°38'04" WEST 31.85 FEET;
54. THENCE NORTH 43°23'20" WEST 16.01 FEET;
55. THENCE NORTH 18°05'41" WEST 6.69 FEET;
56. THENCE NORTH 03°03'02" EAST 24.13 FEET;
57. THENCE NORTH 27°06'10" EAST 17.78 FEET;
58. THENCE NORTH 29°44'42" EAST 24.25 FEET TO A POINT ON THE EASTERLY BOUNDARY OF LOT M OF SAID MAP NO. 16155;

THENCE ALONG THE BOUNDARY OF LOTS L AND M OF SAID MAP NO. 16155 THE FOLLOWING COURSES:

59. SOUTH 01°37'11" EAST 19.56 FEET;
60. THENCE SOUTH 27°34'58" EAST 73.76 FEET;
61. THENCE SOUTH 54°37'59" WEST 21.63 FEET TO THE **POINT OF BEGINNING**.

AREA E:

ALL OF THAT PORTION OF LOT N OF CASTLEROCK UNITS 1, 2, 3 &4, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16155 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 13, 2016, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSES:

62. NORTH 89°10'07" WEST 75.78 FEET (PER MAP NO. 16155: NORTH 89°10'46" WEST 75.78');;
63. THENCE NORTH 00°49'49" EAST 52.77 FEET;
64. THENCE NORTH 18°19'47" WEST 79.40 FEET;
65. THENCE NORTH 25°11'57" WEST 74.68 FEET;

66. THENCE NORTH 34°05'12" WEST 102.79 FEET;
67. THENCE NORTH 44°00'51" WEST 137.54 FEET;
68. THENCE NORTH 32°41'13" WEST 49.10 FEET;
69. THENCE SOUTH 23°46'44" EAST 30.22 FEET TO A POINT ON THE EASTERLY BOUNDARY OF LOT N, SAID POINT ALSO BEING THE BEGINNING OF A 200.00 FOOT CURVE CONCAVE NORTHEASTERLY, A LINE RADIAL TO SAID POINT BEARS SOUTH 56°35'03" WEST;

THENCE ALONG THE BOUNDARY OF LOTS D & N OF SAID MAP NO. 16155 THE FOLLOWING COURSES:

70. ALONG THE ARC OF SAID CURVE SOUTHWESTERLY AND SOUTHEASTERLY 0.24 FEET THROUGH A CENTRAL ANGLE OF 00°04'09";
71. THENCE SOUTH 33°29'06" EAST 73.92 FEET;
72. THENCE SOUTH 41°24'08" EAST 28.53 FEET;
73. THENCE SOUTH 57°35'10" EAST 37.23 FEET;
74. THENCE SOUTH 39°55'17" EAST 165.90 FEET;
75. THENCE SOUTH 21°01'21" EAST 51.88 FEET;
76. THENCE SOUTH 13°46'08" EAST 63.22 FEET;
77. THENCE SOUTH 18°42'55" EAST 42.57 FEET TO THE BEGINNING OF A 105.00 FOOT CURVE CONCAVE NORTHEASTERLY, A LINE RADIAL TO SAID POINT BEARS SOUTH 71°17'12" WEST;
78. THENCE ALONG THE ARC OF SAID CURVE SOUTHEASTERLY 109.72 FEET THROUGH A CENTRAL ANGLE OF 59°52'13" TO THE **POINT OF BEGINNING**.
79. NOT USED;
80. NOT USED;

AREA F:

ALL OF THAT PORTION OF LOTS D AND N OF CASTLEROCK UNITS 1, 2, 3 & 4, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16155 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 13, 2016, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSES:

81. NORTH 23°46'44" WEST 30.86 FEET;
82. THENCE NORTH 13°49'30" WEST 87.57 FEET;
83. THENCE NORTH 05°41'39" WEST 103.64 FEET;

84. THENCE NORTH 02°48'15" WEST 164.87 FEET TO THE BEGINNING OF A 100.00 FOOT CURVE CONCAVE SOUTHEASTERLY, A LINE RADIAL TO SAID POINT BEARS NORTH 87°11'45" EAST;
85. THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 64.99 FEET THROUGH A CENTRAL ANGLE OF 37°14'19";
86. THENCE NORTH 34°26'05" EAST 94.97 FEET;
87. THENCE NORTH 24°04'13" EAST 63.64 FEET;
88. THENCE NORTH 63°47'44" EAST 144.43 FEET;
89. THENCE NORTH 47°49'06" EAST 61.70 FEET;
90. THENCE NORTH 40°11'34" EAST 76.95 FEET;
91. THENCE NORTH 27°52'34" EAST 48.17 FEET;
92. THENCE NORTH 15°54'15" EAST 54.69 FEET;
93. THENCE NORTH 04°29'00" EAST 41.88 FEET;
94. THENCE NORTH 22°18'31" WEST 51.81 FEET;
95. THENCE NORTH 01°26'19" WEST 36.03 FEET;
96. THENCE NORTH 23°20'10" EAST 50.11 FEET;
97. THENCE NORTH 01°01'26" EAST 33.94 FEET TO A POINT ON THE BOUNDARY OF THE PERMANENT COVENANT OF EASEMENT PER DOCUMENT NO. 2016-0298030 RECORDED ON JUNE 16, 2016;

THENCE ALONG THE BOUNDARY OF SAID PERMANENT COVENANT OF EASEMENT THE FOLLOWING COURSES:

98. SOUTH 13°03'24" EAST 49.32 FEET;
99. THENCE SOUTH 27°27'19" WEST 21.81 FEET;
100. THENCE SOUTH 04°46'44" WEST 51.98 FEET;
101. THENCE SOUTH 33°20'22" EAST 24.38 FEET;
102. THENCE SOUTH 01°00'04" EAST 49.89 FEET;
103. THENCE SOUTH 14°50'16" WEST 95.07 FEET;
104. THENCE SOUTH 29°49'43" WEST 41.30 FEET;
105. THENCE SOUTH 41°32'17" WEST 55.52 FEET;
106. THENCE SOUTH 47°28'52" WEST 92.47 FEET;
107. THENCE SOUTH 44°16'03" WEST 47.79 FEET;
108. THENCE SOUTH 55°13'32" WEST 74.28 FEET;
109. THENCE SOUTH 30°40'27" WEST 146.32 FEET;
110. THENCE SOUTH 05°08'13" WEST 39.79 FEET;
111. THENCE SOUTH 27°20'49" WEST 43.58 FEET;
112. THENCE SOUTH 13°39'17" WEST 69.23 FEET;

113. THENCE SOUTH 00°23'02" WEST 109.37 FEET TO AN ANGLE POINT ON THE EASTERLY BOUNDARY OF LOT N OF SAID MAP NO. 16155;

THENCE ALONG THE BOUNDARY OF LOTS D & N OF SAID MAP NO. 16155 THE FOLLOWING COURSES:

114. SOUTH 15°18'07" EAST 26.56 FEET;

115. THENCE SOUTH 15°18'07" EAST 50.67 FEET;

116. THENCE SOUTH 10°27'16" EAST 79.36 FEET TO THE BEGINNING OF A 200.00 CURVE CONCAVE EASTERLY, A LINE RADIAL TO SAID POINT BEARS NORTH 79°32'44" EAST;

117. THENCE ALONG THE ARC OF SAID CURVE SOUTHERLY 12.87 FEET THROUGH A CENTRAL ANGLE OF 03°41'15" TO THE **POINT OF BEGINNING**.

AREA G:

ALL OF THAT PORTION OF LOTS N AND P OF CASTLEROCK UNITS 1, 2, 3 & 4, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16155 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 13, 2016, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSES:

118. NORTH 14°04'50" WEST 60.36 FEET;

119. THENCE NORTH 06°24'33" EAST 85.67 FEET;

120. THENCE NORTH 23°34'51" EAST 62.83 FEET;

121. THENCE NORTH 20°28'15" WEST 239.40 FEET TO AN ANGLE POINT ON THE NORTHWESTERLY BOUNDARY OF LOT P OF MAP NO. 16155;

THENCE ALONG THE BOUNDARY OF LOT P OF SAID MAP NO. 16155 AND THE BOUNDARY OF LOT I OF SAID MAP NO. 16161 THE FOLLOWING COURSES:

122. NORTH 62°34'55" EAST 148.53 FEET;

123. THENCE NORTH 73°42'06" EAST 82.14 FEET;

124. THENCE 64°06'43" EAST 122.67 FEET;

125. THENCE SOUTH 88°39'22" EAST 61.02 FEET;

126. THENCE SOUTH 32°39'49" EAST 61.02 FEET;

127. THENCE SOUTH 04°26'11" EAST 123.78 FEET;

128. THENCE SOUTH 42°58'35" WEST 38.43 FEET TO THE MOST NORTHERLY POINT OF LOT D OF MAP NO. 16155;

THENCE ALONG THE BOUNDARY OF LOTS D & P OF SAID MAP NO. 16155 THE FOLLOWING COURSES:

129. SOUTH 82°29'34" WEST 66.98 FEET;

130. THENCE SOUTH 77°47'40" WEST 90.97 FEET;
131. THENCE SOUTH 63°28'43" WEST 92.57 FEET;
132. THENCE SOUTH 38°39'00" WEST 102.12 FEET;
133. THENCE SOUTH 25°29'55" WEST 71.16 FEET;
134. THENCE SOUTH 08°12'38" WEST 85.17 FEET;
135. THENCE SOUTH 08°21'27" EAST 69.36 FEET TO THE **POINT OF BEGINNING**.

AREA H:

ALL OF THAT PORTION OF LOT I OF AMENDED MAP OF LOTS 201 THROUGH 216, LOTS 222 THROUGH 274, AND LOTS G, H, I, CC, Q, Y, EE AND LL OF CASTLEROCK UNIT 5, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16303 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 14, 2018, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

THENCE LEAVING THE SAID BOUNDARY THE FOLLOWING COURSES:

136. NORTH 34°20'29" EAST 21.88 FEET;
137. THENCE NORTH 54°36'00" EAST 57.11 FEET;
138. THENCE SOUTH 14°07'21" EAST 41.24 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT I OF SAID MAP NO. 16303, SAID POINT ALSO BEING THE BEGINNING OF A 406.00 FOOT CURVE CONCAVE NORTHERLY, A LINE RADIAL TO SAID POINT BEARS NORTH 14°07'21" WEST;
139. THENCE ALONG THE ARC OF SAID CURVE WESTERLY 69.94 FEET THROUGH A CENTRAL ANGLE OF 09°52'11" TO THE **POINT OF BEGINNING**.

AREA I:

ALL OF THAT PORTION OF LOT I OF AMENDED MAP OF LOTS 201 THROUGH 216, LOTS 222 THROUGH 274, AND LOTS G, H, I, CC, Q, Y, EE AND LL OF CASTLEROCK UNIT 5, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16303 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 14, 2018, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY, SAID POINT ALSO BEING A POINT ON A 406.00 FOOT CURVE CONCAVE NORTHEASTERLY, A LINE RADIAL TO SAID POINT BEARS SOUTH 36°36'25" WEST;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE, SAID BOUNDARY ALSO BEING THE WESTERLY BOUNDARY OF LOT I OF SAID MAP NO. 16303, THE FOLLOWING COURSE:

140. NORTHWESTERLY 69.94 FEET THROUGH A CENTRAL ANGLE OF 09°52'11" TO A POINT ON THE WESTERLY BOUNDARY OF LOT I OF SAID MAP NO. 16303;

THENCE LEAVING BOUNDARY OF SAID LOT I THE FOLLOWING COURSES:

141. SOUTH 61°12'15" EAST 35.91 FEET;

142. THENCE SOUTH 70°10'00" EAST 53.67 FEET;

143. THENCE SOUTH 13°56'06" EAST 73.33 FEET TO THE **POINT OF BEGINNING**.

AREA J:

ALL OF THAT PORTION OF LOT I OF AMENDED MAP OF LOTS 201 THROUGH 216, LOTS 222 THROUGH 274, AND LOTS G, H, I, CC, Q, Y, EE AND LL OF CASTLEROCK UNIT 5, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16303 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 14, 2018, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE BEGINNING OF A 406.00 FOOT CURVE CONCAVE NORTHEASTERLY, A LINE RADIAL TO SAID POINT BEARS SOUTH 71°57'25" WEST;

THENCE ALONG THE SAID BOUNDARY OF SAID CITY OF SANTEE, SAID BOUNDARY ALSO BEING THE WESTERLY BOUNDARY OF LOT I OF SAID MAP NO. 16303, THE FOLLOWING COURSE:

144. NORTHERLY 124.58 FEET THROUGH A CENTRAL ANGLE OF 17°34'54" TO AN ANGLE POINT ON THE WESTERLY BOUNDARY OF LOT I OF SAID MAP NO. 16303;

THENCE LEAVING BOUNDARY OF SAID LOT I THE FOLLOWING COURSES:

145. SOUTH 47°34'31" EAST 67.94 FEET;

146. THENCE SOUTH 21°30'12" WEST 82.38 TO THE **POINT OF BEGINNING**.

AREA K:

ALL OF THAT PORTION OF LOT N OF CASTLEROCK UNITS 1, 2, 3 & 4, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16155 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 13, 2016, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY, SAID POINT ALSO BEING A POINT ON THE WESTERLY BOUNDARY OF LOT I OF SAID MAP NO. 16161;

THENCE LEAVING THE BOUNDARY OF SAID CITY OF SANTEE AND ALONG THE WESTERLY BOUNDARY OF LOT I OF SAID MAP NO. 16161 THE FOLLOWING COURSE:

147. SOUTH 53°02'14" EAST 99.27 FEET TO A POINT ON THE BOUNDARY OF SAID CITY OF SANTEE;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSES:

148. NORTH 89°31'05" EAST 18.81 FEET;
149. THENCE NORTH 70°01'03" WEST 20.80 FEET;
150. THENCE NORTH 40°58'54" WEST 56.06 FEET;
151. THENCE NORTH 21°56'11" WEST 11.23 FEET TO THE **POINT OF BEGINNING**.

AREA L:

ALL OF THAT PORTION OF LOT U OF CASTLEROCK UNIT 5, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16161 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 23, 2016, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSE:

152. NORTH 36°40'19" WEST 24.90 FEET TO THE BEGINNING OF A 949.00 FOOT CURVE CONCAVE NORTHWESTERLY, A LINE RADIAL TO SAID POINT BEARS NORTH 23°55'48" WEST, SAID POINT ALSO BEING A POINT ON THE WESTERLY BOUNDARY OF LOT U OF SAID MAP NO. 16161;
153. THENCE LEAVING THE WESTERLY BOUNDARY OF LOT U OF SAID MAP NO. 16161, ALONG THE ARC OF SAID CURVE NORTHEASTERLY 38.50 FEET THROUGH A CENTRAL ANGLE OF 02°19'27";
154. THENCE NORTH 79°24'23" EAST 4.91 FEET TO AN ANGLE POINT ON THE NORTH WESTERLY BOUNDARY OF LOT Y OF SAID MAP NO. 16161;

THENCE ALONG THE BOUNDARY OF SAID LOT Y OF SAID MAP NO. 16161 THE FOLLOWING COURSE:

155. SOUTH 10°40'19" WEST 16.33 FEET;
156. THENCE SOUTH 26°38'33" WEST 19.49 FEET TO THE BEGINNING OF A 238.00 FOOT CURVE CONCAVE SOUTHEASTERLY, A LINE RADIAL TO SAID POINT BEARS SOUTH 14°18'22" EAST, SAID POINT BEING THE MOST SOUTH WESTERLY BOUNDARY OF LOT Y OF SAID MAP NO. 16161;
157. ALONG THE ARC OF SAID CURVE SOUTHWESTERLY AND SOUTHERLY 13.58 FEET THROUGH A CENTRAL ANGLE OF 03°16'12" TO THE **POINT OF BEGINNING**.

AREA M:

ALL OF THAT PORTION OF LOT V OF CASTLEROCK UNIT 5, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16161 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 23, 2016, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSE:

158. NORTH 23°19'51" EAST 393.81 FEET TO A POINT ON THE EASTERLY BOUNDARY OF LOT V OF SAID MAP NO. 16161;

THENCE ALONG THE BOUNDARY OF LOTS LL AND V OF SAID MAPS, RESPECTIVELY, NO. 16303 AND NO. 16161 THE FOLLOWING COURSES:

159. THENCE SOUTH 05°16'07" WEST 19.17 FEET;

160. THENCE SOUTH 23°25'11" WEST 376.24 FEET TO A POINT ON LOT Q OF SAID MAP NO. 16303;

THENCE ALONG THE BOUNDARY OF LOT Q OF SAID MAP NO. 16303 THE FOLLOWING COURSE:

161. NORTH 59°39'18" WEST 5.40 FEET TO THE **POINT OF BEGINNING.**

AREA N:

ALL OF THAT PORTION OF LOT V OF CASTLEROCK UNIT 5, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16161 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 23, 2016, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSE:

162. NORTH 22°57'41" WEST 30.54 FEET TO THE BEGINNING OF A 108.00 FOOT CURVE CONCAVE NORTHERLY, A LINE RADIAL TO SAID POINT BEARS SOUTH 67°02'19" WEST;

163. THENCE ALONG THE ARC OF SAID CURVE NORTHERLY 87.26 FEET THROUGH A CENTRAL ANGLE OF 46°17'32";

164. THENCE NORTH 23°19'51" EAST 122.22 FEET;

165. THENCE NORTH 42°20'24" EAST 152.38 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT V OF SAID MAP NO. 16161;

THENCE ALONG THE BOUNDARY OF LOT V OF SAID MAP NO. 16161 THE FOLLOWING COURSE:

166. SOUTH 63°55'34" EAST 10.03 FEET TO THE MOST NORTHWESTERLY POINT OF LOT LL OF SAID MAP NO. 16303;

THENCE ALONG THE BOUNDARY OF LOTS LL AND V OF SAID MAPS, RESPECTIVELY, NO. 16303 AND NO. 16161 THE FOLLOWING COURSES:

167. SOUTH 42°59'47" WEST 153.51 FEET;

168. THENCE SOUTH 23°18'46" WEST 113.81 FEET TO THE BEGINNING OF A 114.86 FOOT CURVE CONCAVE NORTHWESTERLY, A LINE RADIAL TO SAID POINT BEARS NORTH 66°39'29" WEST;

169. ALONG THE ARC OF SAID CURVE SOUTHWESTERLY AND SOUTHEASTERLY 90.47 FEET THROUGH A CENTRAL ANGLE OF 45°07'37";
170. THENCE SOUTH 21°45'22" EAST 11.28 FEET;
171. THENCE SOUTH 05°16'07" WEST 18.15 FEET TO THE **POINT OF BEGINNING**.

AREA A CONTAINING **0.845 ACRES** OF LAND MORE OR LESS.

AREA B CONTAINING **0.09 SQUARE FEET** OF LAND MORE OR LESS.

AREA C CONTAINING **57.40 SQUARE FEET** OF LAND MORE OR LESS.

AREA D CONTAINING **0.057 ACRES** OF LAND MORE OR LESS.

AREA E CONTAINING **0.124 ACRES** OF LAND MORE OR LESS.

AREA F CONTAINING **0.550 ACRES** OF LAND MORE OR LESS.

AREA G CONTAINING **1.879 ACRES** OF LAND MORE OR LESS.

AREA H CONTAINING **0.040 ACRES** OF LAND MORE OR LESS.

AREA I CONTAINING **0.071 ACRES** OF LAND MORE OR LESS.

AREA J CONTAINING **0.069 ACRES** OF LAND MORE OR LESS.

AREA K CONTAINING **0.024 ACRES** OF LAND MORE OR LESS.

AREA L CONTAINING **0.018 ACRES** OF LAND MORE OR LESS.

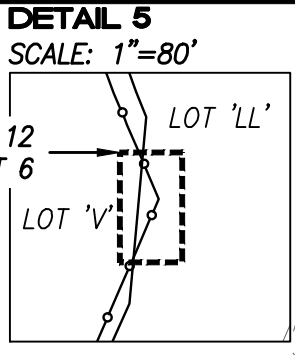
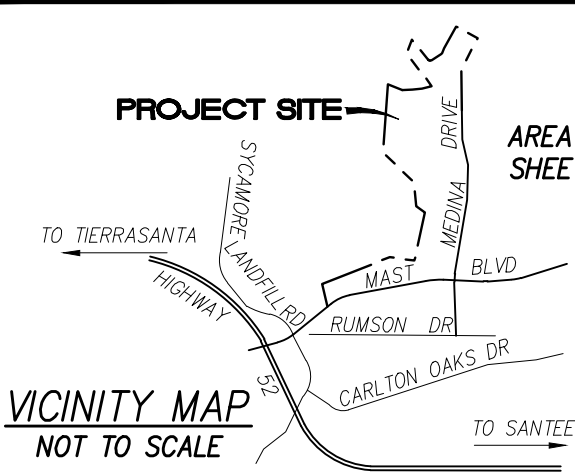
AREA M CONTAINING **0.050 ACRES** OF LAND MORE OR LESS.

AREA N CONTAINING **0.076 ACRES** OF LAND MORE OR LESS.

TOTAL COMPUTED ACREAGE CONTAINING **3.804 ACRES** MORE OR LESS.

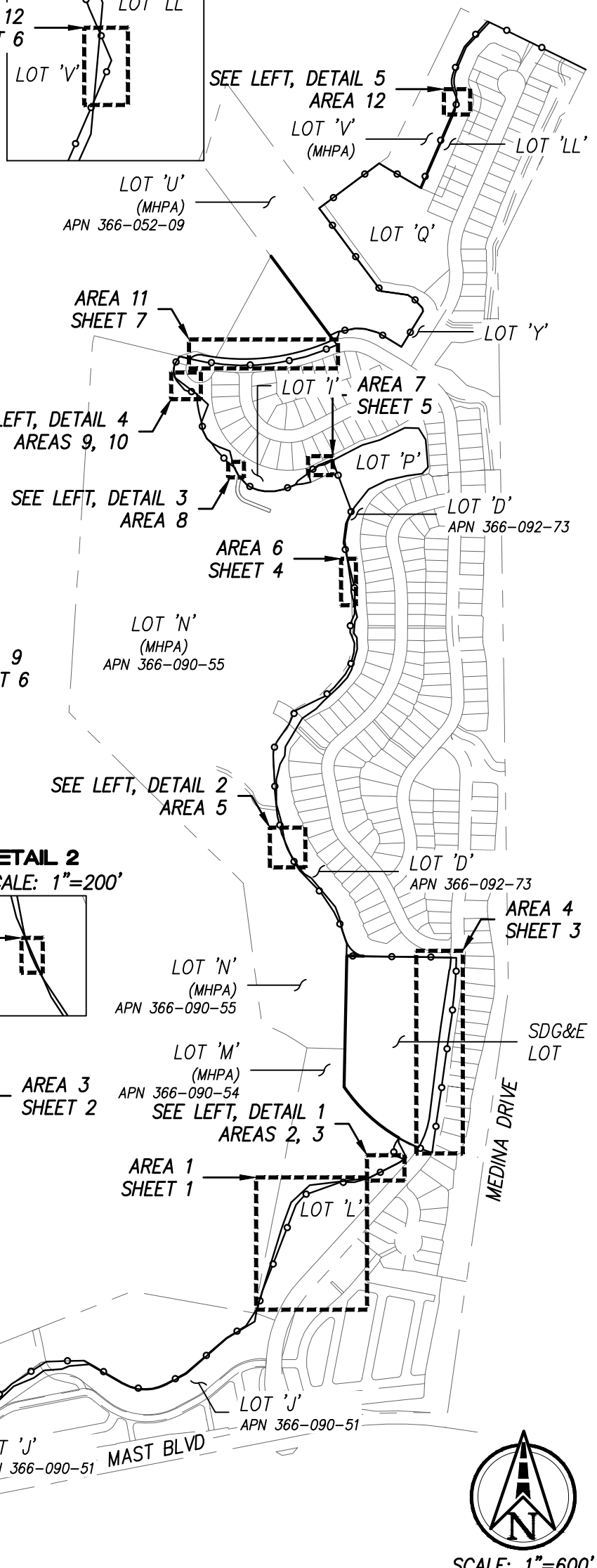
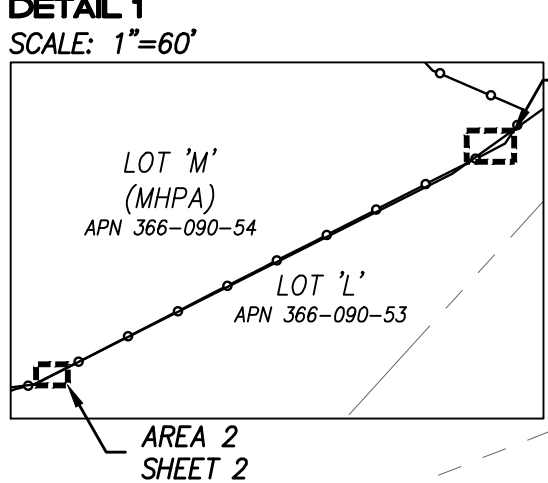
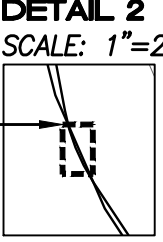
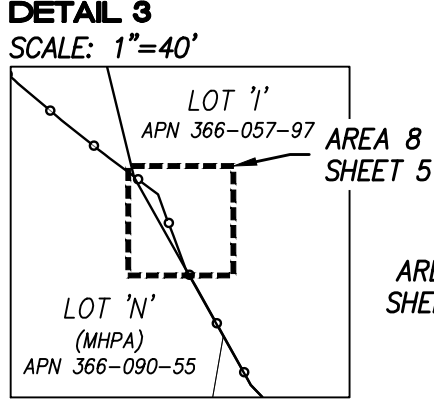
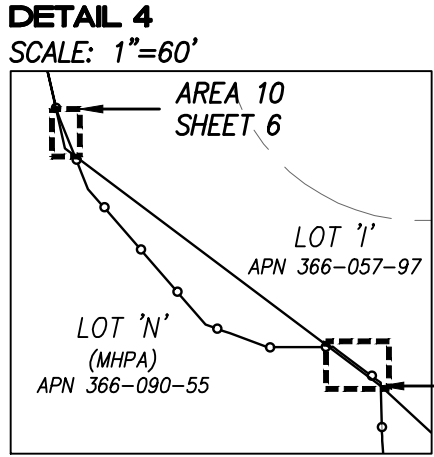
FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

**Annexation to the City of
Santee, Padre Dam Municipal
Water District and County
Service Area No. 69 and No. 135**



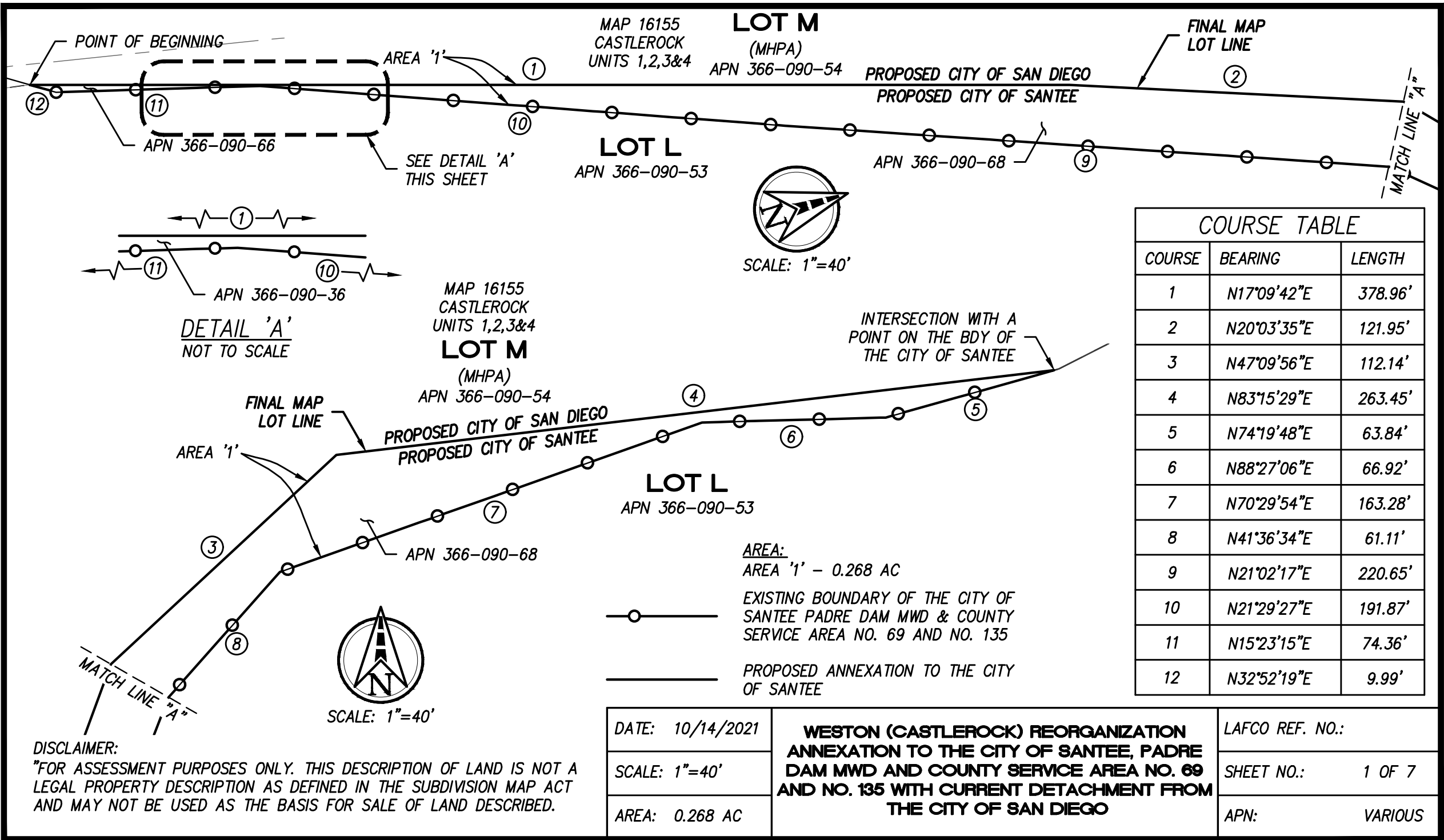
LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY

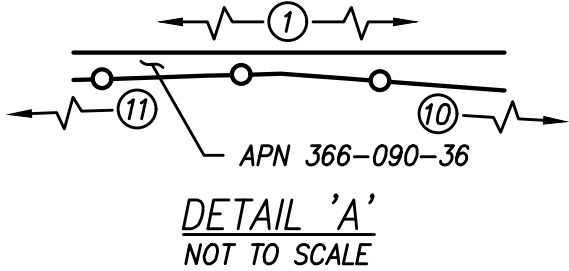


SCALE: 1"=600'

WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135 WITH CURRENT DETACHMENT FROM THE CITY OF SAN DIEGO

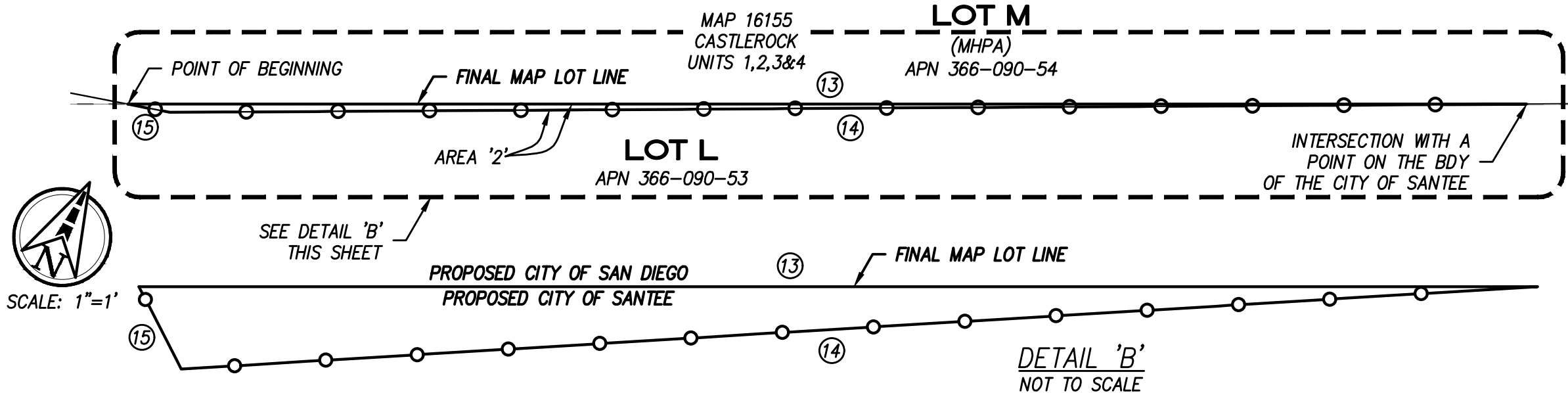


COURSE TABLE		
COURSE	BEARING	LENGTH
1	N17°09'42"E	378.96'
2	N20°03'35"E	121.95'
3	N47°09'56"E	112.14'
4	N83°15'29"E	263.45'
5	N74°19'48"E	63.84'
6	N88°27'06"E	66.92'
7	N70°29'54"E	163.28'
8	N41°36'34"E	61.11'
9	N21°02'17"E	220.65'
10	N21°29'27"E	191.87'
11	N15°23'15"E	74.36'
12	N32°52'19"E	9.99'



DATE: 10/14/2021	WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135 WITH CURRENT DETACHMENT FROM THE CITY OF SAN DIEGO	LAFCO REF. NO.:
SCALE: 1"=40'		SHEET NO.: 1 OF 7
AREA: 0.268 AC		APN: VARIOUS

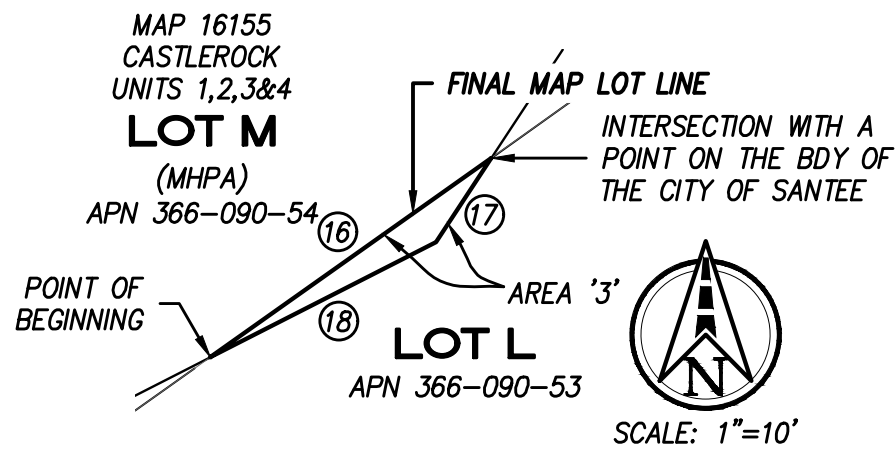
DISCLAIMER:
"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR SALE OF LAND DESCRIBED.



COURSE TABLE		
COURSE	BEARING	LENGTH
13	N63°15'42"E	11.09'
14	N62°54'48"E	10.76'
15	N74°19'48"E	0.34'
16	N54°37'59"E	17.94'
17	N33°18'52"E	5.23'
18	N62°54'48"E	13.21'

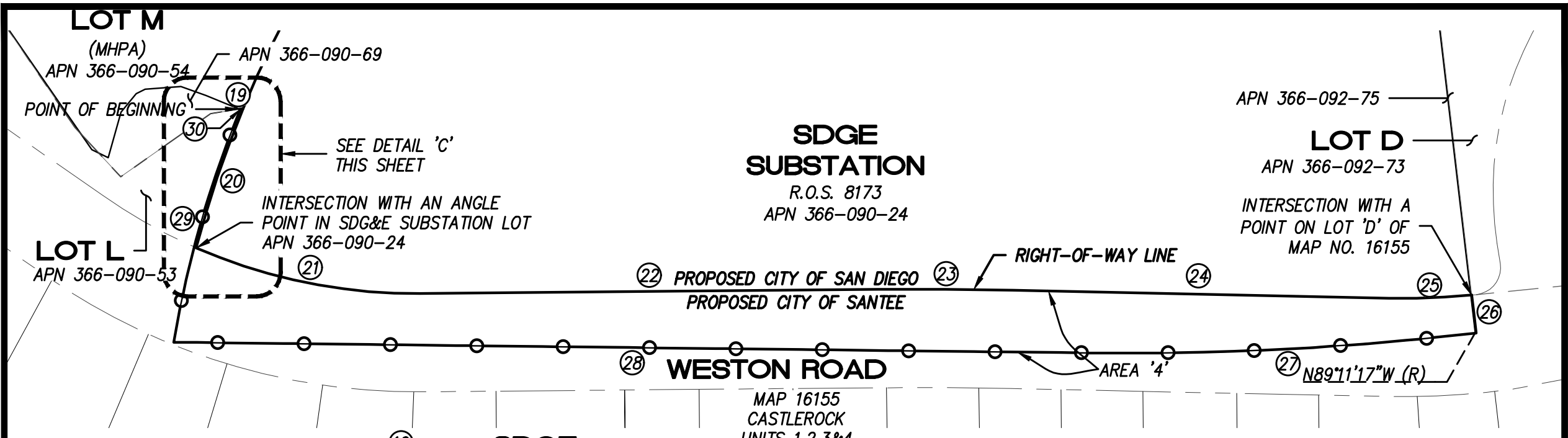
AREA:
 AREA '2' - 0.36 SF
 AREA '3' - 17.06 SF

DISCLAIMER:
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—○— EXISTING BOUNDARY OF THE CITY OF SANTEE PADRE DAM MWD & COUNTY SERVICE AREA NO. 69 AND NO. 135
 — PROPOSED ANNEXATION TO THE CITY OF SANTEE

DATE: 10/14/2021	WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135 WITH CURRENT DETACHMENT FROM THE CITY OF SAN DIEGO	LAFCO REF. NO.:
SCALE: VARIES		SHEET NO.: 2 OF 7
AREA: 17.42 SF		APN: VARIOUS

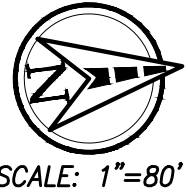


**SDGE
SUBSTATION**
R.O.S. 8173
APN 366-090-24

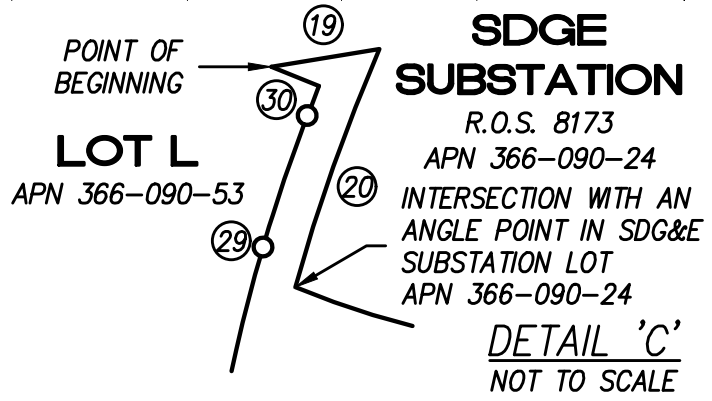
APN 366-092-75
LOT D
APN 366-092-73
INTERSECTION WITH A
POINT ON LOT 'D' OF
MAP NO. 16155

LOT M
(MHPA)
APN 366-090-54
POINT OF BEGINNING
APN 366-090-69
SEE DETAIL 'C'
THIS SHEET
INTERSECTION WITH AN ANGLE
POINT IN SDG&E SUBSTATION LOT
APN 366-090-24
LOT L
APN 366-090-53

PROPOSED CITY OF SAN DIEGO
PROPOSED CITY OF SANTEE
WESTON ROAD
MAP 16155
CASTLEROCK
UNITS 1,2,3&4
RIGHT-OF-WAY LINE
AREA '4'
N89°11'17"W (R)



SCALE: 1"=80'



EXISTING BOUNDARY OF THE CITY OF
SANTEE PADRE DAM MWD & COUNTY
SERVICE AREA NO. 69 AND NO. 135

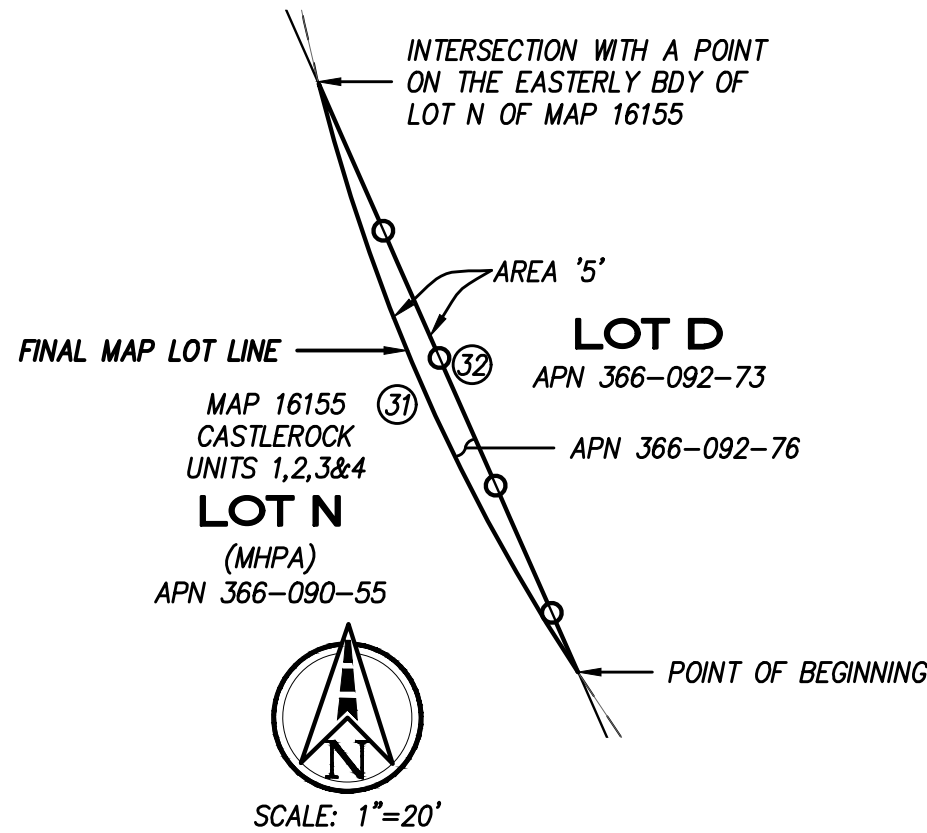
PROPOSED ANNEXATION TO THE CITY
OF SANTEE

COURSE TABLE			
COURSE	BEARING/DELTA	RADIUS	LENGTH
19	N1°37'11"W		2.57'
20	7°39'01"	740.00'	98.81'
21	24°06'07"	367.00'	154.38'
22	N6°59'01"E		307.29'
23	1°43'01"	3033.00'	90.89'
24	N8°42'02"E		252.47'

COURSE TABLE			
COURSE	BEARING/DELTA	RADIUS	LENGTH
25	6°50'10"	467.00'	55.72'
26	N89°10'25"W		25.65'
27	7°20'58"	2000.00'	256.54'
28	N8°09'41"E		618.49'
29	12°36'42"	740.00'	162.88'
30	N29°44'42"E		0.55'

DATE: 10/14/2021	WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135 WITH CURRENT DETACHMENT FROM THE CITY OF SAN DIEGO	LAFCO REF. NO.:
SCALE: 1"=80'		SHEET NO.: 3 OF 7
AREA: 0.774 AC		APN: VARIOUS

DISCLAIMER:
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LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT
AND MAY NOT BE USED AS THE BASIS FOR SALE OF LAND DESCRIBED.

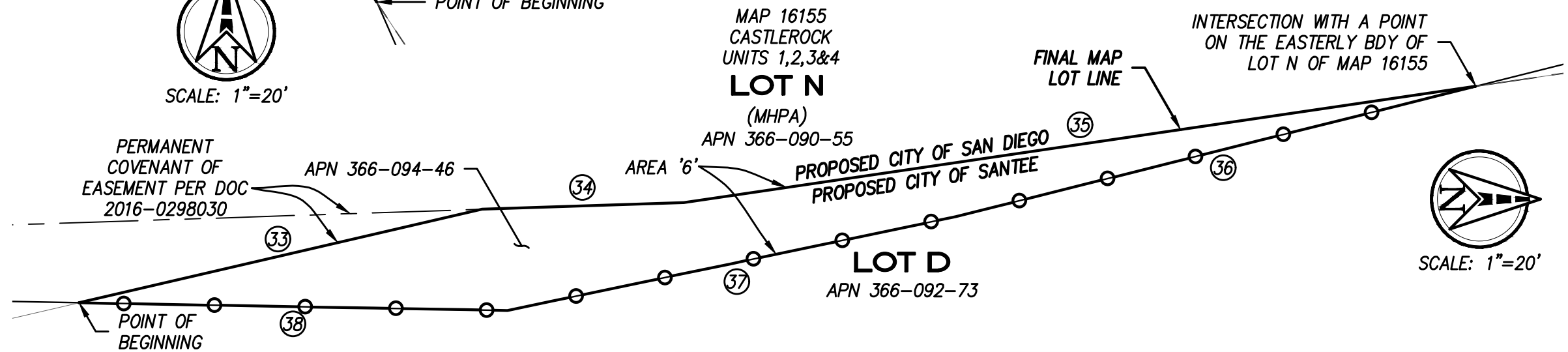


—○— EXISTING BOUNDARY OF THE CITY OF SANTEE PADRE DAM MWD & COUNTY SERVICE AREA NO. 69 AND NO. 135

— PROPOSED ANNEXATION TO THE CITY OF SANTEE

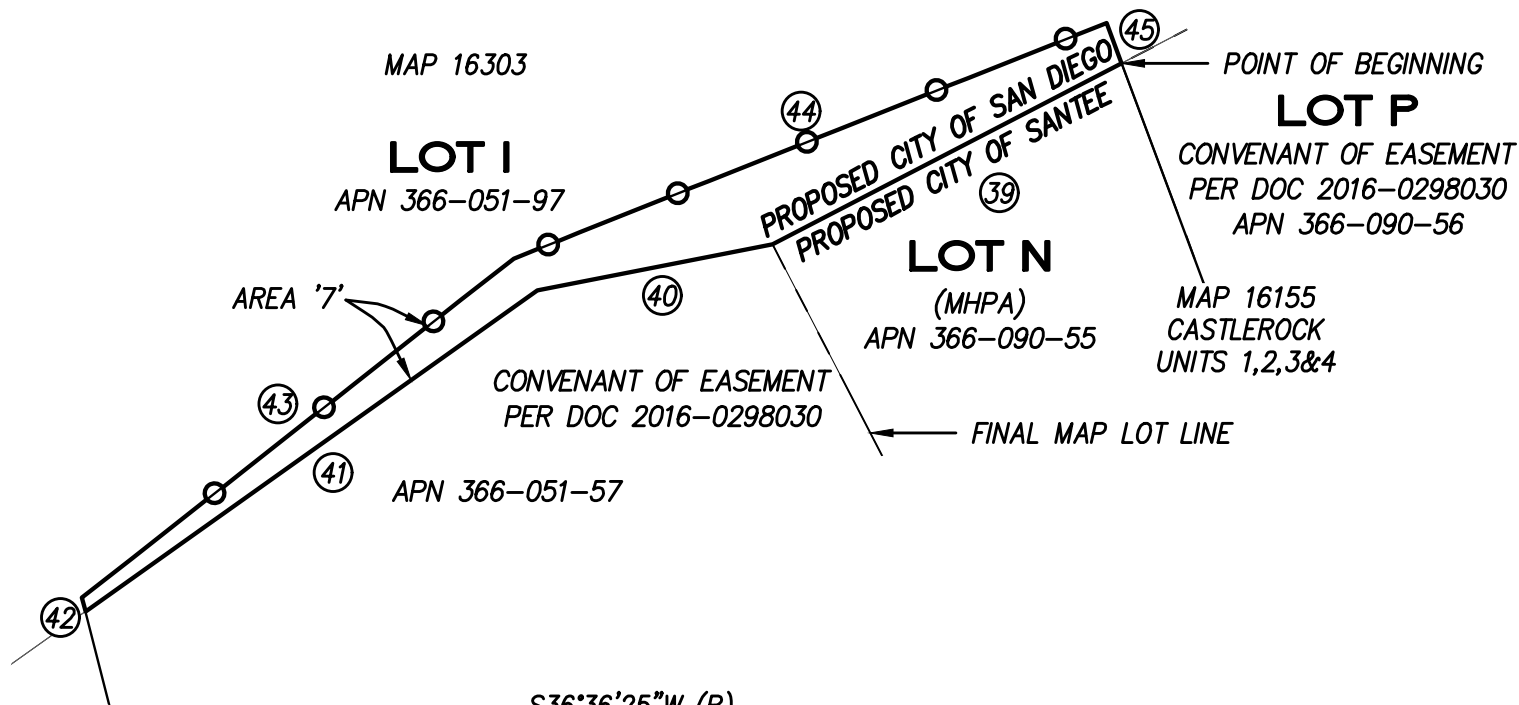
AREA:
AREA '5' - 126.17 SF
AREA '6' - 1,766.94 SF

COURSE TABLE			
COURSE	BEARING/DELTA	RADIUS	LENGTH
31	19°16'26"	200.00'	67.28'
32	N23°46'44"W		66.96'
33	N13°03'24"W		66.15'
34	N1°53'47"W		32.26'
35	N8°21'27"W		127.93'
36	N14°04'50"W		85.72'
37	N11°48'32"W		73.19'
38	N1°01'26"E		68.49'

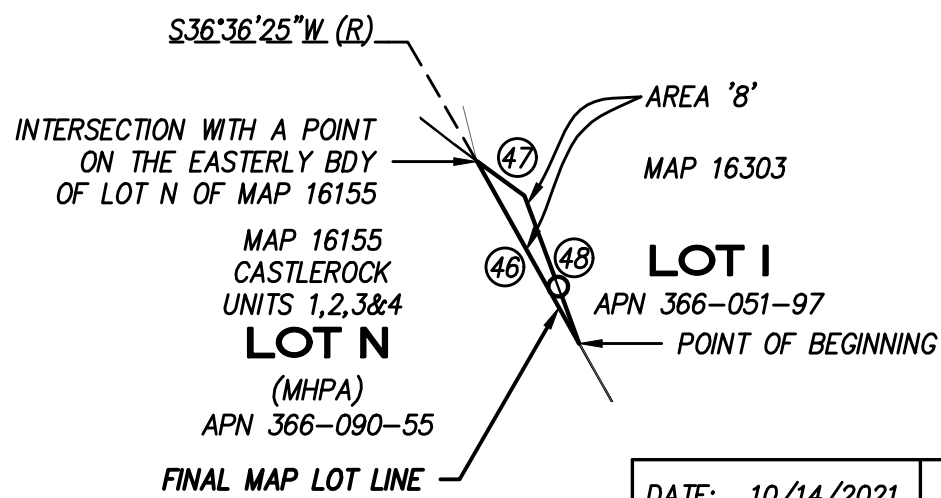


DISCLAIMER:
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DATE: 10/14/2021	WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135 WITH CURRENT DETACHMENT FROM THE CITY OF SAN DIEGO	LAFCO REF. NO.:
SCALE: 1"=20'		SHEET NO.: 4 OF 7
AREA: 1,893.11 SF		APN: VARIOUS



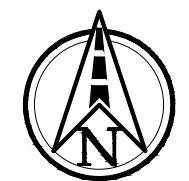
COURSE TABLE			
COURSE	BEARING/DELTA	RADIUS	LENGTH
39	S62°34'55"W		40.99'
40	S78°57'49"W		24.95'
41	S54°36'00"W		57.74'
42	S14°07'21"E		1.47'
43	S51°50'36"W		57.17'
44	S68°18'55"W		66.47'
45	N20°28'15"W		4.49'
46	N29°19'35"W		21.75'
47	0°51'50"	406.00'	6.12'
48	N20°24'34"W		16.38'



AREA:
 AREA '7' - 580.16 SF
 AREA '8' - 27.56 SF

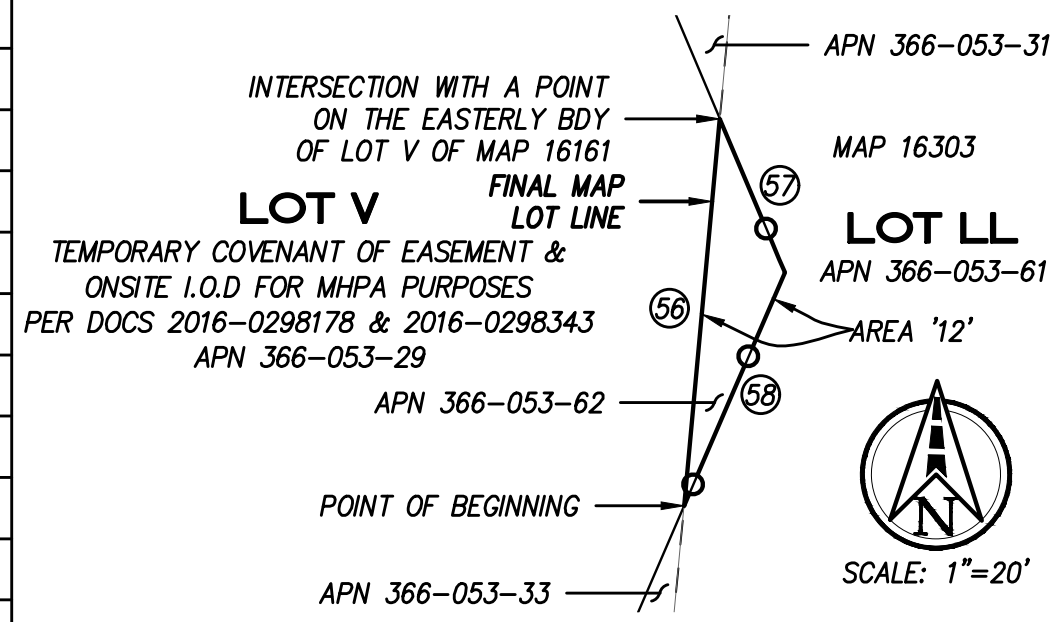
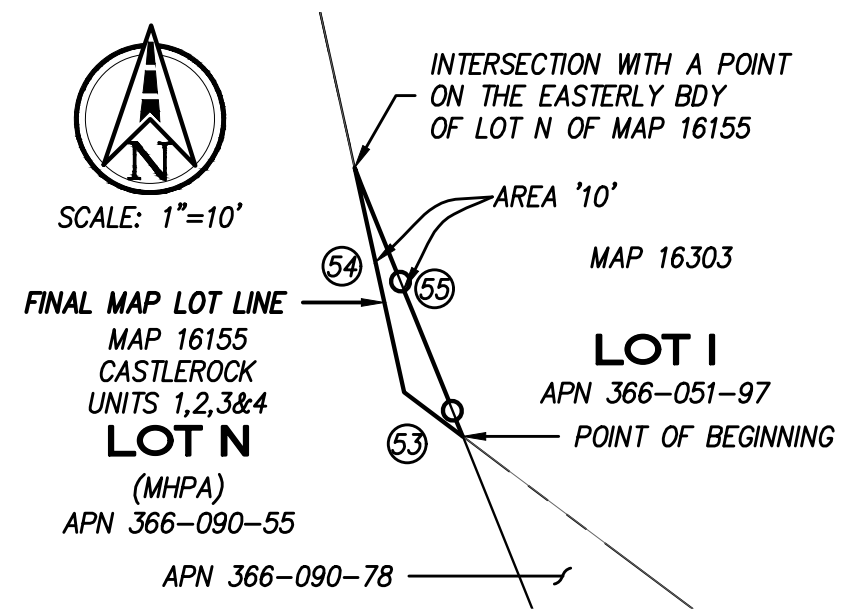
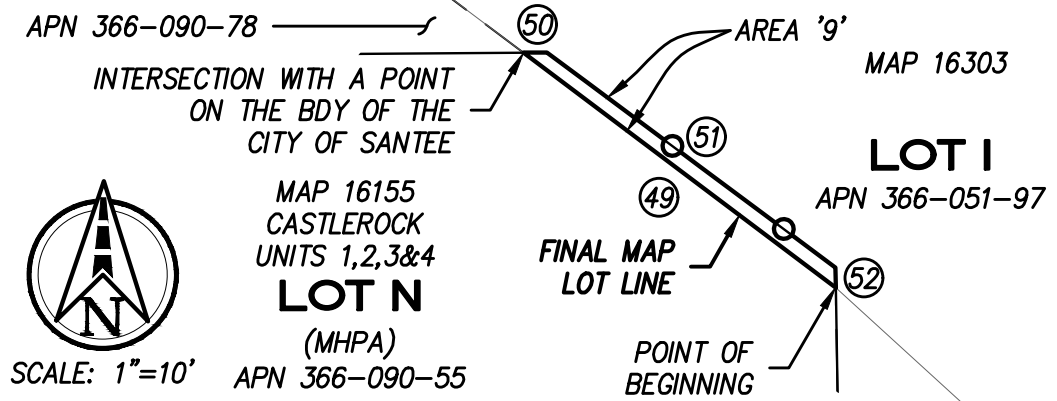
DISCLAIMER:
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EXISTING BOUNDARY OF THE CITY OF SANTEE PADRE DAM MWD & COUNTY SERVICE AREA NO. 69 AND NO. 135
 PROPOSED ANNEXATION TO THE CITY OF SANTEE



SCALE: 1"=20'

DATE: 10/14/2021	WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135 WITH CURRENT DETACHMENT FROM THE CITY OF SAN DIEGO	LAFCO REF. NO.:
SCALE: 1"=20'		SHEET NO.: 5 OF 7
AREA: 607.72 SF		APN: VARIOUS



AREA:
 AREA '9' - 15.38 SF
 AREA '10' - 14.87 SF
 AREA '12' - 166.24 SF

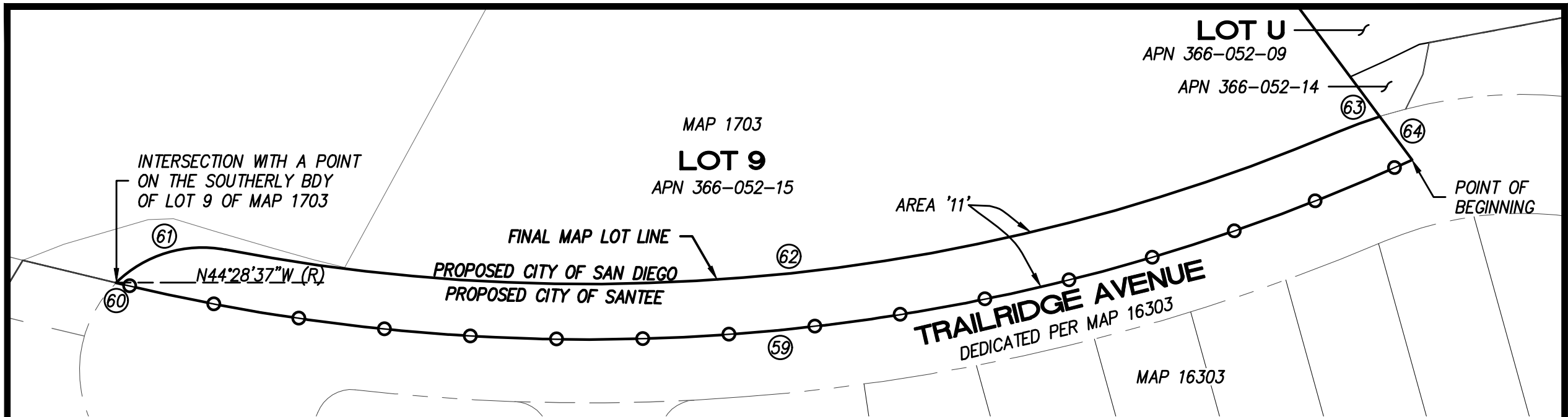
EXISTING BOUNDARY OF THE CITY OF SANTEE PADRE DAM MWD & COUNTY SERVICE AREA NO. 69 AND NO. 135

PROPOSED ANNEXATION TO THE CITY OF SANTEE

COURSE TABLE		
COURSE	BEARING	LENGTH
49	N53°02'14"W	20.34'
50	S89°31'05"W	1.24'
51	N53°15'37"W	18.73'
52	N0°27'41"W	1.04'
53	N53°02'14"W	3.81'
54	N12°28'47"W	11.99'
55	N21°56'11"W	15.09'
56	N5°16'07"E	40.48'
57	N22°57'41"W	17.36'
58	N23°19'51"E	26.49'



DISCLAIMER:
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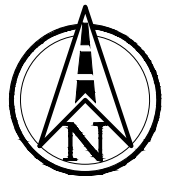
DATE: 10/14/2021	WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135 WITH CURRENT DETACHMENT FROM THE CITY OF SAN DIEGO	LAFCO REF. NO.:
SCALE: VARIES		SHEET NO.: 6 OF 7
AREA: 196.49 SF		APN: VARIOUS



COURSE TABLE

COURSE	BEARING/DELTA	RADIUS	LENGTH
59	38°09'14"	1000.00'	665.91'
60	S76°26'10"E		3.16'
61	55°18'01"	62.00'	59.84'
62	33°45'59"	972.00'	572.83'
63	5°22'00"	238.00'	22.29'
64	N36°40'19"W		27.32'

 EXISTING BOUNDARY OF THE CITY OF SANTEE PADRE DAM MWD & COUNTY SERVICE AREA NO. 69 AND NO. 135
 PROPOSED ANNEXATION TO THE CITY OF SANTEE



SCALE: 1"=60'

DISCLAIMER:

"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR SALE OF LAND DESCRIBED.

DATE: 10/14/2021	WESTON (CASTLEROCK) REORGANIZATION ANNEXATION TO THE CITY OF SANTEE, PADRE DAM MWD AND COUNTY SERVICE AREA NO. 69 AND NO. 135 WITH CURRENT DETACHMENT FROM THE CITY OF SAN DIEGO	LAFCO REF. NO.:
SCALE: 1"=60'		SHEET NO.: 7 OF 7
AREA: 0.413 AC		APN: VARIOUS

GEOGRAPHIC DESCRIPTION

ANNEXATION TO THE CITY OF SANTEE, PADRE DAM MUNICIPAL WATER DISTRICT & COUNTY SERVICE AREA NO. 69 AND NO. 135 WITH CONCURRENT DETACHMENT FROM THE CITY OF SAN DIEGO

LAFCO REFERENCE NO.:<INSERT LAFCO REFERENCE NO>

AREA 1:

ALL OF THAT PORTION OF LOT L OF CASTLEROCK UNITS 1, 2, 3 &4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16155 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 13, 2016, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

LEAVING THE BOUNDARY OF SAID CITY OF SANTEE AND ALONG THE BOUNDARY OF LOTS L & M OF SAID MAP NO. 16155 THE FOLLOWING COURSES:

1. NORTH 17°09'42" EAST 378.96 FEET;
2. THENCE NORTH 20°03'35" EAST 121.95 FEET;
3. THENCE NORTH 47°09'56" EAST 112.14 FEET;
4. THENCE NORTH 83°15'29" EAST 263.45 FEET TO A POINT ON THE BOUNDARY OF THE SAID CITY OF SANTEE;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSES:

5. SOUTH 74°19'48" WEST 63.84 FEET;
6. THENCE SOUTH 88°27'06" WEST 66.92 FEET;
7. THENCE SOUTH 70°29'54" WEST 163.28 FEET;
8. THENCE SOUTH 41°36'34" WEST 61.11 FEET;
9. THENCE SOUTH 21°02'17" WEST 220.65 FEET;
10. THENCE SOUTH 21°29'27" WEST 191.87 FEET;
11. THENCE SOUTH 15°23'15" WEST 74.36 FEET;
12. THENCE SOUTH 32°52'19" WEST 9.99 FEET TO THE **POINT OF BEGINNING**.

AREA 2:

ALL OF THAT PORTION OF LOT L OF CASTLEROCK UNITS 1, 2, 3 &4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16155 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 13, 2016, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

LEAVING THE BOUNDARY OF SAID CITY OF SANTEE AND ALONG THE BOUNDARY OF LOTS L & M OF SAID MAP NO. 16155 THE FOLLOWING COURSE:

13. NORTH 63°15'42" EAST 11.09 FEET TO A POINT ON THE BOUNDARY OF THE SAID CITY OF SANTEE;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSES:

14. SOUTH 62°54'48" WEST 10.76 FEET;
15. THENCE SOUTH 74°19'48" WEST 0.34 FEET TO THE **POINT OF BEGINNING**.

AREA 3:

ALL OF THAT PORTION OF LOT L OF CASTLEROCK UNITS 1, 2, 3 &4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16155 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 13, 2016, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

LEAVING THE BOUNDARY OF SAID CITY OF SANTEE AND ALONG THE BOUNDARY OF LOTS L & M OF SAID MAP NO. 16155 THE FOLLOWING COURSE:

16. NORTH 54°37'59" EAST 17.94 FEET TO A POINT ON THE BOUNDARY OF THE SAID CITY OF SANTEE;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSES:

17. SOUTH 33°18'52" WEST 5.23 FEET;
18. THENCE SOUTH 62°54'48" WEST 13.21 FEET TO THE **POINT OF BEGINNING**.

AREA 4:

ALL OF THAT PORTION OF LOT L OF CASTLEROCK UNITS 1, 2, 3 &4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16155 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 13, 2016 AND A PORTION OF CASTLEROCK ROAD DEDICATED PER MAP NO. 16155, NOW RENAMED WESTON ROAD PER DRAWING 40130-B, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

LEAVING THE BOUNDARY OF SAID CITY OF SANTEE AND ALONG THE BOUNDARY OF LOTS L & M OF SAID MAP NO. 16155 THE FOLLOWING COURSE:

19. NORTH 01°37'11" WEST 2.57 FEET TO THE SOUTHERLY BOUNDARY OF SDG&E SUBSTATION LOT PER R.O.S. 8173, SAID POINT BEING THE BEGINNING OF A 740.00 FOOT CURVE CONCAVE NORTHWESTERLY, A LINE RADIAL TO SAID POINT BEARS SOUTH 29°57'59" WEST;

THENCE ALONG THE BOUNDARY OF SAID SDG&E SUBSTATION LOT PER R.O.S. 8173 THE FOLLOWING COURSES:

20. ALONG THE ARC OF SAID CURVE SOUTHEASTERLY 98.81 FEET THROUGH A CENTRAL ANGLE OF 07°39'01" TO THE BEGINNING OF A NON-TANGENT 367.00 FOOT CURVE, CONCAVE WESTERLY, A LINE RADIAL TO SAID POINT BEARS SOUTH 58°54'52" EAST, SAID POINT ALSO BEING AN ANGLE POINT ON THE SOUTHEASTERLY BOUNDARY OF SAID SDG&E SUBSTATION LOT;
21. THENCE ALONG THE ARC OF SAID CURVE NORTHERLY 154.38 FEET THROUGH A CENTRAL ANGLE OF 24°06'07";
22. THENCE NORTH 06°59'01" EAST 307.29 FEET TO THE BEGINNING OF A 3033.00 FOOT CURVE CONCAVE EASTERLY, A LINE RADIAL TO SAID POINT BEARS NORTH 83°00'59" WEST;
23. THENCE ALONG THE ARC OF SAID CURVE NORTHERLY 90.89 FEET THROUGH A CENTRAL ANGLE OF 01°43'01";
24. THENCE NORTH 08°42'02" EAST 252.47 FEET TO THE BEGINNING OF A 467.00 FOOT CURVE CONCAVE NORTHWESTERLY, A LINE RADIAL TO SAID POINT BEARS SOUTH 81°17'58" EAST;
25. THENCE ALONG THE ARC OF SAID CURVE NORTHERLY 55.72 FEET THROUGH A CENTRAL ANGLE OF 06°50'10" TO AN ANGLE POINT ON THE NORTHEASTERLY BOUNDARY OF SAID SDG&E SUBSTATION LOT, SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF SAID CITY OF SANTEE;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSES:

26. NORTH 89°10'25" WEST 25.65 FEET TO THE BEGINNING OF A 2000.00 FEET CURVE CONCAVE NORTHWESTERLY, A LINE RADIAL TO SAID POINT BEARS NORTH 89°11'07" WEST, SAID POINT ALSO BEING AN ANGLE POINT ON THE BOUNDARY OF SAID CITY OF SANTEE;
27. THENCE ALONG THE ARC OF SAID CURVE SOUTHWESTERLY AND SOUTHERLY 256.54 FEET THROUGH A CENTRAL ANGLE 07°20'58";
28. THENCE SOUTH 08°09'41" WEST 618.49 FEET TO THE BEGINNING OF A 740.00 FOOT CURVE CONCAVE NORTHEASTERLY, A LINE RADIAL TO SAID POINT BEARS SOUTH 16°53'34" WEST, SAID POINT ALSO BEING AN ANGLE POINT ON THE EASTERLY BOUNDARY OF SAID CITY OF SANTEE;

29. THENCE ALONG THE ARC OF SAID CURVE NORTHWESTERLY AND NORTHERLY 162.88 FEET THROUGH A CENTRAL ANGLE OF 12°36'42" TO AN ANGLE POINT ON THE BOUNDARY OF SAID CITY OF SANTEE;
30. THENCE SOUTH 29°44'42" WEST 0.55 FEET TO THE **POINT OF BEGINNING**.

AREA 5:

ALL OF THAT PORTION OF LOT D OF CASTLEROCK UNITS 1, 2, 3 &4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16155 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 13, 2016, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY, SAID POINT BEING THE BEGINNING OF A 200.00 FOOT CURVE CONCAVE NORTHEASTERLY, A LINE RADIAL TO SAID POINT BEARS SOUTH 56°35'03" WEST;

LEAVING THE BOUNDARY OF SAID CITY OF SANTEE AND ALONG THE BOUNDARY OF LOTS D & N OF SAID MAP NO. 16155 THE FOLLOWING COURSE:

31. ALONG THE ARC OF SAID CURVE NORTHERLY 67.28 FEET THROUGH A CENTRAL ANGLE OF 19°16'26" TO A POINT ON THE BOUNDARY OF THE SAID CITY OF SANTEE;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSE:

32. SOUTH 23°46'44" EAST 66.96 FEET TO THE **POINT OF BEGINNING**.

AREA 6:

ALL OF THAT PORTION OF LOTS D & N OF CASTLEROCK UNITS 1, 2, 3 &4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16155 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 13, 2016, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

LEAVING THE BOUNDARY OF SAID CITY OF SANTEE AND ALONG THE BOUNDARY OF THE PERMANENT COVENANT OF EASEMENT PER DOC NO. 2016-0298030 RECORDED ON JUNE 16, 2016 THE FOLLOWING COURSE:

33. NORTH 13°03'24" WEST 66.15 FEET TO THE EASTERLY BOUNDARY OF LOT N OF SAID MAP NO. 16155;

THENCE ALONG THE BOUNDARY OF LOTS D & N OF SAID MAP NO. 16155 THE FOLLOWING COURSES:

34. NORTH 01°53'47" WEST 32.26 FEET;
35. THENCE NORTH 08°21'27" WEST 127.93 FEET TO A POINT ON THE BOUNDARY OF THE SAID CITY OF SANTEE;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSES:

36. SOUTH 14°04'50" EAST 85.72 FEET;
37. THENCE SOUTH 11°48'32" EAST 73.19 FEET;
38. THENCE SOUTH 01°01'26" WEST 68.49 FEET TO THE **POINT OF BEGINNING**.

AREA 7:

ALL OF THAT PORTION OF LOT I OF AMENDED MAP OF LOTS 201 THROUGH 216, LOTS 222 THROUGH 274, AND LOTS G, H, I, CC, Q, Y, EE AND LL OF CASTLEROCK UNIT 5, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16303 FILED IN THE OFFICE OF THE COUNTY OF RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 14, 2018, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

LEAVING THE BOUNDARY OF SAID CITY OF SANTEE AND ALONG THE NORTHERLY BOUNDARY OF LOT N OF SAID MAP NO. 16155 THE FOLLOWING COURSE:

39. SOUTH 62°34'55" WEST 40.99 FEET TO AN ANGLE POINT ON THE NORTHERLY BOUNDARY OF LOT N OF SAID MAP NO. 16155;

THENCE LEAVING THE BOUNDARY OF LOT N OF SAID MAP NO. 16155 THE FOLLOWING COURSES:

40. SOUTH 78°57'49" WEST 24.95 FEET;
41. THENCE SOUTH 54°36'00" WEST 57.74 FEET TO A POINT ON THE BOUNDARY OF SAID CITY OF SANTEE;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSES:

42. NORTH 14°07'21" WEST 1.47 FEET;
43. THENCE NORTH 51°50'36" EAST 57.17 FEET;
44. THENCE NORTH 68°18'55" EAST 66.47 FEET;
45. THENCE SOUTH 20°28'15" EAST 4.49 FEET TO THE **POINT OF BEGINNING**.

AREA 8:

ALL OF THAT PORTION OF LOT I OF AMENDED MAP OF LOTS 201 THROUGH 216, LOTS 222 THROUGH 274, AND LOTS G, H, I, CC, Q, Y, EE AND LL OF CASTLEROCK UNIT 5, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16303 FILED IN THE OFFICE OF THE COUNTY OF RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 14, 2018, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL

AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

LEAVING THE BOUNDARY OF SAID CITY OF SANTEE AND ALONG THE BOUNDARY OF LOT N OF SAID MAP NO. 16155 AND BOUNDARY OF LOT I OF SAID MAP NO. 16303 THE FOLLOWING COURSE:

- 46. NORTH 29°19'35" WEST 21.75 FEET TO THE BEGINNING OF A 406.00 FOOT CURVE CONCAVE NORTHERLY, A LINE RADIAL TO SAID POINT BEARS SOUTH 36°36'25" WEST, ALSO BEING A POINT ON THE BOUNDARY OF SAID CITY OF SANTEE;

THENCE ALONG BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSES:

- 47. ALONG THE ARC OF SAID CURVE SOUTHEASTERLY AND SOUTHERLY 6.12 FEET THROUGH A CENTRAL ANGLE OF 0°51'50";
- 48. THENCE SOUTH 20°24'34" EAST 16.38 FEET TO THE **POINT OF BEGINNING**.

AREA 9:

ALL OF THAT PORTION OF LOT I OF AMENDED MAP OF LOTS 201 THROUGH 216, LOTS 222 THROUGH 274, AND LOTS G, H, I, CC, Q, Y, EE AND LL OF CASTLEROCK UNIT 5, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16303 FILED IN THE OFFICE OF THE COUNTY OF RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 14, 2018, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

LEAVING THE BOUNDARY OF SAID CITY OF SANTEE AND ALONG THE BOUNDARY OF LOT N OF SAID MAP NO. 16155 AND BOUNDARY OF LOT I OF SAID MAP NO. 16303 THE FOLLOWING COURSE:

- 49. NORTH 53°02'14" WEST 20.34 FEET TO A POINT ON THE BOUNDARY OF SAID CITY OF SANTEE;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSES:

- 50. NORTH 89°31'05" EAST 1.24 FEET;
- 51. THENCE SOUTH 53°15'37" EAST 18.73 FEET;
- 52. THENCE SOUTH 00°27'41" EAST 1.04 FEET TO THE **POINT OF BEGINNING**.

AREA 10:

ALL OF THAT PORTION OF LOT I OF AMENDED MAP OF LOTS 201 THROUGH 216, LOTS 222 THROUGH 274, AND LOTS G, H, I, CC, Q, Y, EE AND LL OF CASTLEROCK UNIT 5, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16303 FILED IN THE OFFICE OF THE COUNTY OF RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 14, 2018, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL

AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

LEAVING THE BOUNDARY OF SAID CITY OF SANTEE AND ALONG THE BOUNDARY OF LOT N OF SAID MAP NO. 16155 AND BOUNDARY OF LOT I OF SAID MAP NO. 16303 THE FOLLOWING COURSES:

53. NORTH 53°02'14" WEST 3.81 FEET;
54. THENCE NORTH 12°28'47" WEST 11.99 FEET TO A POINT ON THE BOUNDARY OF SAID CITY OF SANTEE;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSE:

55. SOUTH 21°56'11" EAST 15.09 FEET TO THE **POINT OF BEGINNING**.

AREA 12:

ALL OF THAT PORTION OF LOT LL OF AMENDED MAP OF LOTS 201 THROUGH 216, LOTS 222 THROUGH 274, AND LOTS G, H, I, CC, Q, Y, EE AND LL OF CASTLEROCK UNIT 5, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16303 FILED IN THE OFFICE OF THE COUNTY OF RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 14, 2018, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY;

LEAVING THE BOUNDARY OF SAID CITY OF SANTEE AND ALONG THE BOUNDARY OF LOT LL OF SAID MAP NO. 16303 THE FOLLOWING COURSE:

56. NORTH 05°16'07" EAST 40.48 FEET TO A POINT ON THE BOUNDARY OF SAID CITY OF SANTEE;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSES:

57. SOUTH 22°57'41" EAST 17.36 FEET;
58. THENCE SOUTH 23°19'51" WEST 26.49 FEET TO THE **POINT OF BEGINNING**.

AREA 11:

ALL OF THAT PORTION OF PUBLIC ROAD EASEMENT FROM THE UNITED STATES OF AMERICA IN FAVOR OF THE CITY OF SAN DIEGO RECORDED JUNE 7, 1965 AS FILE NO. 101350 OF OFFICIAL RECORDS AND ALL THAT PORTION OF PUBLIC ROAD EASEMENTS OVER PORTIONS OF THE DESCRIBED LAND AS SHOWN ON CITY ENGINEER'S DWG NO. 11844-D, MISCELLANEOUS MAP NO. 465 FILED IN THE OFFICE OF THE COUNTY RECORDER OF FEBRUARY 15, 1965 AS FILE NO. 26326 AND RECORDED MAY 3, 1966 AS FILE NO. 74588, ALL OF OFFICIAL RECORDS, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT AN ANGLE POINT ON THE BOUNDARY OF THE CITY OF SANTEE, AS ESTABLISHED BY THE "CASTLEROCK REORGANIZATION" (RO13-99), ADOPTED NOVEMBER 2, 2015 BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO AND RECORDED ON AUGUST 1, 2016 AS FILE NO. 2016-0387239, RECORDS OF SAID COUNTY, SAID

ANGLE POINT ALSO BEING THE BEGINNING OF A 1000.00 FOOT CURVE CONCAVE NORTHWEST, A LINE RADIAL TO SAID POINT BEARS NORTH 24°35'24" WEST;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSES:

59. ALONG THE ARC OF SAID CURVE SOUTHWESTERLY AND NORTHWESTERLY 665.91 FEET THROUGH A CENTRAL ANGLE 38°09'14";
60. THENCE NORTH 76°26'10" WEST 3.16 FEET TO THE BEGINNING OF A NON-TANGENT 62.00 FOOT RADIUS CURVE, A LINE RADIAL TO SAID POINT BEARS NORTH 44°28'37" WEST, SAID POINT BEING ON THE NORTHERLY LINE OF TRAILRIDGE AVENUE;
61. THENCE ALONG THE ARC OF SAID CURVE NORTHEASTERLY 59.84 FEET THROUGH A CENTRAL ANGLE OF 55°18'01" TO THE BEGINNING OF A 972.00 FOOT REVERSE CURVE CONCAVE NORTHERLY, A LINE RADIAL TO SAID POINT BEARS NORTH 10°49'24" EAST;
62. THENCE ALONG THE ARC OF SAID CURVE EASTERLY 572.83 FEET THROUGH A CENTRAL ANGLE OF 33°45'59" TO THE BEGINNING OF A 238.00 FOOT REVERSE CURVE CONCAVE SOUTHEASTERLY, A LINE RADIAL TO SAID POINT BEARS NORTH 22°56'34" WEST;
63. THENCE ALONG THE ARC OF SAID CURVE NORTHEASTERLY 22.29 FEET THROUGH A CENTRAL ANGLE 05°22'00" TO A POINT ON THE BOUNDARY OF SAID CITY OF SANTEE;

THENCE ALONG THE BOUNDARY OF SAID CITY OF SANTEE THE FOLLOWING COURSE:

64. SOUTH 36°40'19" EAST 27.32 TO THE **POINT OF BEGINNING**.

AREA 1 CONTAINING **0.268 ACRES** OF LAND MORE OR LESS.

AREA 2 CONTAINING **0.360 SQUARE FEET** OF LAND MORE OR LESS.

AREA 3 CONTAINING **17.06 SQUARE FEET** OF LAND MORE OR LESS.

AREA 4 CONTAINING **0.774 ACRES** OF LAND MORE OR LESS.

AREA 5 CONTAINING **126.17 SQUARE FEET** OF LAND MORE OR LESS.

AREA 6 CONTAINING **1,766.94 SQUARE FEET** OF LAND MORE OR LESS.

AREA 7 CONTAINING **580.16 SQUARE FEET** OF LAND MORE OR LESS.

AREA 8 CONTAINING **27.56 SQUARE FEET** OF LAND MORE OR LESS.

AREA 9 CONTAINING **15.38 SQUARE FEET** OF LAND MORE OR LESS.

AREA 10 CONTAINING **14.87 SQUARE FEET** OF LAND MORE OR LESS.

AREA 11 CONTAINING **0.413 ACRES** OF LAND MORE OR LESS.

AREA 12 CONTAINING **166.24 SQUARE FEET** OF LAND MORE OR LESS.

TOTAL COMPUTED ACREAGE CONTAINING **1.517 ACRES** MORE OR LESS.

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

Acreage and APN's

Proposal A Acreage (Annexation to City of San Diego)		
Area	Area (AC or SF where noted)	Approximate Acreage (AC)
A	0.845 AC	0.85
B	0.09 SF	0.00
C	57.40 SF	0.00
D	.057 AC	0.06
E	.130 AC	0.13
F	.550 AC	0.55
G	1.879 AC	1.88
H	0.04 AC	0.04
I	.071 AC	0.07
J	.069 AC	0.07
K	.024 AC	0.02
L	.018 AC	0.02
M	.050 AC	0.05
N	.076 AC	0.08
TOTAL (AC)		3.81

Proposal B Acreage (Annexation to City of Santee)		
Area	Area (AC or SF where noted)	Approximate Acreage (AC)
1	0.268 AC	0.27
2	0.360 SF	0.00
3	17.06 SF	0.00
4	0.772 AC	0.77
5	126.17 SF	0.00
6	1766.94 SF	0.04
7	580.16 SF	0.01
8	27.56 SF	0.00
9	15.38 SF	0.00
10	14.87 SF	0.00
11	0.413 AC	0.41
12	166.24 SF	0.00
TOTAL (AC)		1.52

Area	APN (parcels within proposed annexation area)	Approximate Acreage (AC)	Notes
A	366-090-58**	0.06	SanGIS parcel report indicates City of Santee. Acreage from PDC exhibit but may need to be confirmed.
	366-090-59*	0.00	SanGIS parcel report indicates City of San Diego. Acreage from PDC exhibit but may need to be confirmed.
	366-090-60		Jurisdiction unclear from SanGIS parcel report. However map from Dieu appears to indicate within Santee. Acreage appears negligible (sliver).
	366-090-61*	0.01	SanGIS parcel report indicates City of San Diego. Acreage from PDC exhibit but may need to be confirmed.
	366-090-62**	0.00	Jurisdiction unclear from SanGIS parcel report. However map from Dieu indicates as Santee. Acreage appears negligible (sliver).
	366-090-63*	0.00	SanGIS parcel report indicates as City of San Diego. Acreage from PDC exhibit and appears negligible (sliver).
	366-090-64**	0.00	SanGIS parcel report indicates City of Santee. Acreage from PDC exhibit and appears negligible (sliver).
	366-090-51 **	0.78	This area is non-sliver cleanup (annex back MHPA conservation easement area to City of San Diego and in other area 'snap' proposed line to match final map lot line for lots J & K. The acreage is an estimate.
B	Portion of 366-090-54	0.00	Unsure which APN this cleanup is associated with since no sliver shown in SanGIS (may be portion of 366-090-53).
C	Portion of 366-090-54	0.00	Unsure which APN this cleanup is associated with since no sliver shown in SanGIS (may be portion of 366-090-53).

Area	APN (parcels within proposed annexation area)	Approximate Acreage (AC)	Notes
1	366-090-66*	0.00	Map from Dieu indicates in the City of San Diego. Acreage is negligible (sliver).
	366-090-68	0.26	SanGIS parcel report indicates City of Santee. However map from Dieu indicates in the City of San Diego. Acreage from PDC exhibit (sliver).
2	Portion of 366-090-54	0.00	Unsure which APN this cleanup is associated with since no sliver shown in SanGIS (may be portion of 366-090-53).
3	Portion of 366-090-54	0.00	Unsure which APN this cleanup is associated with since no sliver shown in SanGIS (may be portion of 366-090-53).
4	ROW	0.77	Road right-of-way area that does not get an APN.
5	366-092-76*	0.00	SanGIS parcel report indicates City of San Diego. Acreage from PDC exhibit (sliver).
6	366-094-46*	0.06	SanGIS parcel report indicates City of San Diego. Acreage from PDC exhibit (sliver).
7	Portion of 366-051-57*	0.01	SanGIS parcel report indicates City of San Diego. Acreage from PDC exhibit (sliver).
8	Portion of 366-051-97	0.00	Unsure which APN this cleanup is associated with since no sliver shown in SanGIS (may be portion of 366-090-55).
9	Portion of 366-051-97	0.00	Unsure which APN this cleanup is associated with since no sliver shown in SanGIS (may be portion of 366-090-55). Also may be related to 366-051-57 based on map from Dieu which shows three parcels as 366-051-57. Acreage is negligible.

D	366-090-69**	0.06	SanGIS parcel report indicates City of Santee. Acreage from PDC exhibit (sliver).
E	366-090-70**	0.12	SanGIS parcel report indicates City of San Diego. However map from Dieu shows as Santee. Acreage from PDC exhibit (sliver).
	366-092-75*	0.01	Resolved. Per discussion with 8/25/21 this sliver is being removed as technical correction independent of the Cleanup.
F	366-090-71**	0.03	SanGIS parcel report indicates City of Santee. Acreage from PDC exhibit (sliver).
	366-090-72**	0.00	SanGIS parcel report indicates City of Santee. Acreage from PDC exhibit (sliver).
	366-092-77*	0.01	SanGIS parcel report indicates City of San Diego. Acreage from PDC exhibit (sliver).
	Portion of 366-090-73*	0.01	SanGIS parcel report indicates City of San Diego. Acreage from PDC exhibit (sliver). Note SanGIS depicts as a sliver however parcel report indicates 4.73 acres.
	366-090-74**	0.02	SanGIS parcel report indicates City of Santee. Acreage from PDC exhibit (sliver).
	Portion of 366-092-73**	0.50	This area is non-sliver cleanup (annex back MHPA conservation easement area to City of San Diego and in other area 'snap' proposed line to match final map lot line for lots J & K. The acreage is an estimate.
G	366-090-75**	0.01	SanGIS parcel report indicates City of Santee. Acreage from PDC exhibit (sliver).
	366-090-56**	1.86	Vernal Pool lot P cleanup to return to City of San Diego
H	366-051-97**	0.04	This area is non-sliver cleanup (annex back MHPA conservation easement area to City of San Diego).
I	Portion of 366-051-97**	0.07	This area is non-sliver cleanup (annex back MHPA conservation easement area to City of San Diego).
J	Portion of 366-051-97**	0.07	This area is non-sliver cleanup (annex back MHPA conservation easement area to City of San Diego).
K	366-090-78**	0.02	SanGIS parcel report indicates City of Santee. Acreage from PDC exhibit (sliver).
L	Portion of 366-052-14**	0.02	SanGIS parcel report indicates City of Santee. Acreage from PDC exhibit (sliver).
M	366-053-33**	0.05	SanGIS parcel report indicates City of Santee. Acreage from PDC exhibit (sliver).
N	366-053-31**	0.08	SanGIS parcel report indicates City of Santee. Acreage from PDC exhibit (sliver).
TOTAL (AC)		3.81	

10	Portion of 366-051-97	0.00	Unsure which APN this cleanup is associated with since no sliver shown in SanGIS (may be portion of 366-090-55). Also may be related to 366-051-57 based on map from Dieu which shows three parcels as 366-051-57. Acreage is negligible.
11	ROW	0.41	Road right-of-way area that does not get an APN.
12	366-053-62*	0.00	SanGIS parcel report indicates City of San Diego. Acreage from PDC exhibit (sliver).

TOTAL (AC) 1.53

Legend:

- * City of San Diego per SanGIS
- ** City of Santee per SanGIS
- *, ** Sliver APN acreages taken from PDC Weston Annexation map (these acreages have not been verified - APN CAD info would be needed to verify)
- Resolved. Per discussion with 8/25/21 this sliver is being removed as technical correction independent of the Cleanup.
- Road right-of-way areas that do not get assigned APNs.
- Already in jurisdiction per SanGIS however slivers should get removed with annexation.

**Environmental Documentation
Environmental Impact Report
(EIR)**

Weston Boundary Clean-up CEQA EIR

4. Environmental documentation to comply with the California Environmental Quality Act (CEQA); submit documents for applicable category only:

(d) ENVIRONMENTAL IMPACT REPORT (EIR)

An EIR was certified by the City of San Diego in 2013, which the agencies considered as responsible agencies. This is solely a boundary clarification consistent with the project that was analyzed in the EIR and approved in 2013.

See, Final Program Environmental Impact Report (EIR), SCH NO. 2004061029, for the Residential Development Project (as defined in Sections 2.3 and 3.34 of the Annexation Agreement) certified by the City of San Diego pursuant to the California Environmental Quality Act, Public Resources Code section 21000 et seq. (CEQA), technical studies in support of the EIR, CEQA Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program. (See, Annexation Agreement Section 3.14.)

The parties (City of Santee, City of San Diego and Padre Dam Municipal Water District), entered into Annexation Agreement in 2013 which included a Plan for Providing Services as required by Government Code Section 56653, which still apply.

**City Resolution Approving Rezoning
and General Plan Land-Use Designations**

N/A

Covered by original reorganization approved by LAFCO
“The Castlerock Reorganization (City of Santee)
RO13-99” in 2015.

Jurisdictional Conflicts

N/A

Completed
Campaign Contribution Disclosure Form and
Evaluation Checklist for
Disclosure of Political Expenditures

CAMPAIGN CONTRIBUTION DISCLOSURE PROVISIONS

LAFCOs are subject to the campaign disclosure provisions detailed in Government Code Section 84308, and the Regulations of the Fair Political Practices Commission (FPPC), Section 18438.

Please carefully read the following information to determine if the provisions apply to you. If you determine that the provisions are applicable, the Campaign Disclosure Form must be completed and returned to San Diego LAFCO with your application.

1. No LAFCO commissioner shall accept, solicit, or direct a contribution of more than \$250 from any party¹ or agent² while a change of organization proceeding is pending, and for three months subsequent to the date a final decision is rendered by LAFCO. This prohibition commences when your application has been filed, or the proceeding is otherwise initiated.

2. A party to a LAFCO proceeding shall disclose on the record of the proceeding any contribution of more than \$250 made to any commissioner by the party, or agent, during the preceding 12 months. No party to a LAFCO proceeding, or agent, shall make a contribution to a commissioner during the proceeding and for three months following the date a final decision is rendered by LAFCO.

3. Prior to rendering a decision on a LAFCO proceeding, any commissioner who received contribution of more than \$250 within the preceding 12 months from any party, or agent, to a proceeding shall disclose that fact on the record of the proceeding, and shall be disqualified from participating in the proceeding. However, if any commissioner receives a contribution that otherwise would require disqualification, and returns the contribution within 30 days of knowing about the contribution and the relevant proceeding, that commissioner shall be permitted to participate in the proceeding.

¹ "Party" is defined as any person who files an application for, or is the subject of, a proceeding.

² "Agent" is defined as a person who represents a party in connection with a proceeding. If an individual acting as an agent also is acting as an employee or member of a law, architectural, engineering, or consulting firm, or a similar entity or corporation, both the individual and the entity or corporation are agents. When a closed corporation is a party to a proceeding, the majority shareholder is subject to these provisions.

To determine whether a campaign contribution of more than \$250 has been made by you or your agent to a commissioner within the preceding 12 months, all contributions made by you or your agent during that period must be aggregated.

Names of current LAFCO commissioners are available at <http://www.sdlafco.org/document/CommRoster.pdf>. If you have questions about Government Code Section 84308, FPPC regulations, or the Campaign Disclosure Form, please contact San Diego LAFCO at 9335 Hazard Way, Suite 200, San Diego, CA 92123, (858) 614-7755.

CAMPAIGN CONTRIBUTION DISCLOSURE FORM

(a) Proposed change(s) of organization: _____

Reorganization to correct inadvertent boundary description errors

in 2015 Castlerock Reorganization (City of Santee) RO13-99.

(b) Name and address of any party, or agent, who has contributed more than \$250 to any commissioner within the preceding 12 months:

1. The applicant is a municipality. _____

No campaign contributions have been made.

2. N/A _____

(c) Date and amount of contribution:

Date N/A Amount \$ N/A

Date N/A Amount \$ N/A

(d) Name of commissioner to whom contribution was made:

1. N/A _____

2. N/A _____

(e) I certify that the above information is provided to the best of my knowledge.

Printed Name Marlene Best _____

Signature _____

Date February 1, 2022 Phone (619) 258-4100 ext. 295

To be completed by LAFCO:

Proposal:

Ref. No.

DISCLOSURE OF POLITICAL EXPENDITURES

Effective January 1, 2008, expenditures for political purposes, which are related to a change of organization or reorganization proposal that will be or has been submitted to LAFCO, are subject to the reporting and disclosure requirements of the Political Reform Act of 1974 and the Cortese-Knox-Hertzberg Act of 2000.

Please carefully read the following information to determine if reporting and disclosure provisions apply to you.

- Any person or combination of persons who, for political purposes, directly or indirectly contributes \$1,000 or more, or expend \$1,000 or more in support of, or in opposition to a proposal for a change of organization or reorganization that will be submitted to the Commission, shall disclose and report to the Commission to the same extent and subject to the same requirements of the Political Reform Act of 1974 (Government Code Section 81000 et seq.) as provided for local initiative measures, and Section 56700.1 of the Cortese-Knox-Hertzberg Act of 2000.
- Pursuant to Government Code Section 57009, any person or combination of persons who directly or indirectly contributes \$1,000 or more, or expends \$1,000 or in support of, or in opposition to, the conducting authority proceedings for a change of organization or reorganization, must comply with the disclosure requirements of the Political Reform Act of 1974, (Government Code section 81000 et seq.). Applicable reports must be filed with the Secretary of State and the appropriate city or county clerk. Copies of the report must also be filed with the Executive Officer of San Diego LAFCO.
- A roster of current San Diego LAFCO commissioners is available from the LAFCO office: 9335 Hazard Way, Suite 200, San Diego, CA 92123, (858) 614-7755, or from <http://www.sdlafco.org/document/CommRoster.pdf>

EVALUATION CHECKLIST FOR DISCLOSURE OF POLITICAL EXPENDITURES

The following checklist is provided to assist you in determining if the requirements of Government Code Sections 81000 et seq. apply to you. For further assistance contact the Fair Political Practices Commission at 428 J Street, Suite 450, Sacramento, CA 95814, (866) 275-3772 or at <http://www.fppc.ca.gov>.

1. Have you directly or indirectly made a contribution or expenditure of \$1,000 or more related to the support or opposition of a proposal that has been or will be submitted to LAFCO?

Yes

No

Date of contribution N/A Amount \$ N/A

Name/Ref. No. of LAFCO proposal Weston Boundary Correction

The applicant is a municipality (City of Santee).

Date proposal submitted to LAFCO February 2022

2. Have you, in combination with other person(s), directly or indirectly contributed or expended \$1,000 or more related to the support or opposition of a proposal that has been or will be submitted to LAFCO?

Yes

No

Date of contribution N/A Amount \$ N/A

Name/Ref. No. of LAFCO proposal _____

N/A

Date proposal submitted to LAFCO N/A

3. If you have filed a report in accordance with FPPC requirements, has a copy of the report been filed with San Diego LAFCO?

Yes

No

Property-Owner Consent Form For Inclusion of Property

PROPERTY-OWNER CONSENT FORM FOR INCLUSION OF PROPERTY

Note: Processing of jurisdictional boundary change proposals, which involve *uninhabited*¹ territory, can be expedited by approximately 60 days if all affected landowners consent to the proposal. If you wish to take advantage of this option, please return the completed PROPERTY-OWNER CONSENT FORM FOR INCLUSION OF PROPERTY to San Diego LAFCO with your application for a jurisdictional boundary change. If consenting signatures of **100%** of the affected property owners are affixed and LAFCO does not receive any opposition from subject agencies, the Commission may consider the proposal without public notice, public hearing and/or an election.


¹ Territory included within a proposed boundary change that includes less-than 12 registered voters is considered *uninhabited* (Government Code 56045).

The undersigned owners(s) of property hereby consent(s) to inclusion of that property within a proposed change of organization or reorganization consisting of:

(Please list all proposed actions)

Annexation to: 1. City of Santee or City of San Diego
 2. Padre Dam Municipal Water District
 3. CSA 69 & 135

Detachment from: 1. City of Santee & Padre Dam Municipal Water District
 2. City of San Diego
 3. CSA 135 & 69

<u>Date</u>	<u>Signature</u>	<u>Assessor's Parcel Number(s)</u>
1. <u>December 21, 2021</u>	<u></u>	<u>Division President, Tri Pointe Homes</u>
2. _____		<u>See Attached APN List</u>
3. _____		
4. _____		
5. _____		

Attach additional sheets if necessary

PROPERTY-OWNER CONSENT FORM FOR INCLUSION OF PROPERTY

Note: Processing of jurisdictional boundary change proposals, which involve **uninhabited**¹ territory, can be expedited by approximately 60 days if all affected landowners consent to the proposal. If you wish to take advantage of this option, please return the completed PROPERTY-OWNER CONSENT FORM FOR INCLUSION OF PROPERTY to San Diego LAFCO with your application for a jurisdictional boundary change. If consenting signatures of **100%** of the affected property owners are affixed and LAFCO does not receive any opposition from subject agencies, the Commission may consider the proposal without public notice, public hearing and/or an election.

¹ Territory included within a proposed boundary change that includes less-than 12 registered voters is considered **uninhabited** (Government Code 56045).

The undersigned owners(s) of property hereby consent(s) to inclusion of that property within a proposed change of organization or reorganization consisting of:

(Please list all proposed actions)

Annexation to: 1. City of Santee or City of San Diego
2. Padre Dam Municipal Water District
3. CSA 69 & 135

Detachment from: 1. City of Santee & Padre Dam Municipal Water District
2. City of San Diego
3. CSA 69 & 135

<u>Date</u>	<u>Signature</u>	<u>Assessor's Parcel Number(s)</u>
1.	<u>Kevin Pfefferkorn</u>	<u>Weston HOA Board</u>
2.	<u>P.M. Gomez</u>	<u>See Attached</u>
3.	<u>Joshua Schroeder</u>	
4.	<u>[Signature]</u>	
5.	<u>Stacie Donahue</u>	

Attach additional sheets if necessary

**Subject Agency
Supplemental Information Forms**

**City of Santee
Subject Agency
Supplemental Information Form**

SUBJECT AGENCY SUPPLEMENTAL INFORMATION FORM

NOTE: A copy of this form must be completed and signed by **each** local agency that will gain or lose territory as a result of the proposed jurisdictional boundary change. Attach additional sheets if necessary.

Signature of agency representative City Manager, City of Santee	Marlene Best Print name
Title (619) 258-4100 ext. 295	February 1, 2022 Date
Telephone	

A. JURISDICTIONAL INFORMATION:

Name of agency:
 City of Santee

1. Is the proposal territory within the agency's sphere of influence? Yes No
2. Upon annexation, will the proposal territory be included within an assessment district and be subject to assessment for new or extended services? Yes No
3. Does the agency have plans to establish any new assessment district that would include the proposal territory? Yes No
4. Will the proposal territory assume any existing bonded indebtedness? Yes No
 If yes, indicate any taxpayer cost: \$ N/A
5. Will the proposal territory be subject to any special taxes, benefit charges, or fees? Yes No
 If yes, please provide details of all costs: The correction will result in 3.81 acres annexed to the City of San Diego, and 1.52 acres annexed to Santee. These areas, mostly peripheral adjustments, will not hold any potential for new development (vernal pool, MHPA and roadway). Refer to 2013 Annexation Agreement.
6. Is the agency requesting an exchange of property tax revenues as a result of this proposal? Yes No
7. Is this proposed jurisdictional change subject to a master property tax agreement or master enterprise district resolution? Yes No
8. FOR CITY ANNEXATIONS: Does the proposal territory contain existing commercial development that generates retail sales of ten million dollars or more per year? Yes No
9. FOR CITY ANNEXATIONS: If any part of the proposal territory is under a Williamson Act contract, please contact the LAFCO office for special instructions regarding petition or resolution of application requirements.

EXPEDITED PROPOSAL PROCESSING: Processing of jurisdictional boundary change proposals can be expedited by approximately 60 days if all affected landowners consent to the waiver of protest and termination (conducting authority) proceedings and subject agencies do not oppose the waiver. If you do NOT want to waive these proceedings, then attach a written statement to the subject agency information form containing a signature, date, and declaration of opposition to a waiver of such proceedings.

B. SEWER SERVICE:

1. What is the agency's current wastewater treatment capacity (expressed in million gallons per day and equivalent dwelling units)? N/A. Sewer services are not specifically a part of this application

(since it is just a boundary correction application) and services will remain unchanged.

2. What is the average volume of influent currently being treated by the agency (expressed in million gallons per day and equivalent dwelling units)? N/A

3. (a) What is the agency's peak flow volume (expressed in million gallons per day)? N/A

(b) What is the agency's peak flow capacity (expressed in million gallons per day)? N/A

(c) Has the agency exceeded the flow (peak) capacity within the past two years?

(d) **If yes**, please describe the frequency and volume of incidents that exceeded the agency's peak capacity: _____
N/A

YES NO

4. (a) Has the agency issued a letter of sewer availability for the proposal territory?

(b) **If yes**, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

YES NO

5. (a) How many future equivalent dwelling units have been reserved or committed for proposed projects? N/A

(b) Can all projects that have received commitments of sewer availability (e.g., "will serve letters") be accommodated with planned capacity?

YES NO

6. (a) Does the agency have the necessary contractual and/or operational treatment capacity to provide sewer service to the proposal territory?

(b) **If yes**, please specify the proposal territory 's estimated sewer demand and the agency's available sewer capacity (expressed in million gallons per day and equivalent dwelling units):

N/A

YES NO

(c) **If no**, please describe the agency's plans to upgrade capacity to resolve any capacity related issues: N/A

7. Will the proposal territory be annexed to a sewer improvement district?

YES NO

8. (a) The distance for connection of the proposal territory to the agency's existing sewer system is N/A feet.

(b) Describe the location of the connection to the agency's existing sewer system:

N/A

C. WATER SERVICE:

1. (a) Does the subject agency have adequate water supply and sufficient contractual and/or operational capacity available to serve the proposal territory? YES NO

(b) **If yes**, describe the proposal territory's estimated water demand and the agency's available water supply and capacity (expressed in acre-feet or million gallons per day):

N/A. Water services are not specifically a part of this application (since it is just a boundary correction application) and services will remain unchanged.

(c) **If no**, what plans does the agency have to increase its water capacity?

N/A

2. Specify any improvements (on and off-site) that will be necessary to connect and serve the anticipated development. Indicate the total cost of these improvements and method of financing (e.g., general property tax, assessment district, landowner or developer fees): N/A YES NO

3. (a) Has the agency issued a letter of water availability for the proposal territory? YES NO

(b) **If yes**, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

4. (a) The distance for connection of the proposal territory to the agency's existing water system is N/A feet.

(b) Describe the location of the connection to the agency's existing water system: N/A

5. (a) Is the agency currently under any drought-related conditions and/or restrictions? YES NO

(b) **If yes**, describe the conditions and specify any related restrictions: N/A

6. (a) Will the proposal territory utilize reclaimed water? YES NO

(b) **If yes**, describe the proposal territory's reclaimed water use and the agency's available reclaimed water supply and capacity (expressed in acre-feet or million gallons per day): N/A

(c) The distance for connection of the proposal territory to the agency's existing reclaimed water system is N/A feet.

(d) Describe the location of the connection to the agency's existing reclaimed water system: N/A

(e) **If no**, has the agency considered availability of reclaimed water to the proposal territory? YES NO

(f) What restrictions prevent use of reclaimed water? _____

N/A

7. Will the proposal territory be annexed to an improvement district? YES NO

**Padre Dam
Municipal Water District
Subject Agency
Supplemental Information Form**

SUBJECT AGENCY SUPPLEMENTAL INFORMATION FORM

NOTE: A copy of this form must be completed and signed by **each** local agency that will gain or lose territory as a result of the proposed jurisdictional boundary change. Attach additional sheets if necessary.

	Allen Carlisle
Signature of agency representative CEO/General Manager	Print name
Title 619.258.4614	Date December 6, 2021
Telephone	Date

A. JURISDICTIONAL INFORMATION:

Name of agency:
Padre Dam Municipal Water District

1. Is the proposal territory within the agency's sphere of influence? Yes No
2. Upon annexation, will the proposal territory be included within an assessment district and be subject to assessment for new or extended services? Yes No
3. Does the agency have plans to establish any new assessment district that would include the proposal territory? Yes No
4. Will the proposal territory assume any existing bonded indebtedness? Yes No
If yes, indicate any taxpayer cost: \$ N/A
5. Will the proposal territory be subject to any special taxes, benefit charges, or fees? Yes No
If yes, please provide details of all costs: As noted in the 2013 form, Water and Sewer Capacity, Installation, & Annexation fees. Rec. Water Installation fees, Water, Sewer, and Rec, Water Rates
6. Is the agency requesting an exchange of property tax revenues as a result of this proposal? Yes No
7. Is this proposed jurisdictional change subject to a master property tax agreement or master enterprise district resolution? Yes No
8. FOR CITY ANNEXATIONS: Does the proposal territory contain existing commercial development that generates retail sales of ten million dollars or more per year? Yes No
9. FOR CITY ANNEXATIONS: If any part of the proposal territory is under a Williamson Act contract, please contact the LAFCO office for special instructions regarding petition or resolution of application requirements.

EXPEDITED PROPOSAL PROCESSING: *Processing of jurisdictional boundary change proposals can be expedited by approximately 60 days if all affected landowners consent to the waiver of protest and termination (conducting authority) proceedings and subject agencies do not oppose the waiver. If you do NOT want to waive these proceedings, then attach a written statement to the subject agency information form containing a signature, date, and declaration of opposition to a waiver of such proceedings.*

B. SEWER SERVICE:

1. What is the agency's current wastewater treatment capacity (expressed in million gallons per day and equivalent dwelling units)? This section is not applicable for this LAFCO Application

for the Weston Boundary Correction. Sewer services are not a part of this application and remain unchanged.

2. What is the average volume of influent currently being treated by the agency (expressed in million gallons per day and equivalent dwelling units)? _____

N/A

3. (a) What is the agency's peak flow volume (expressed in million gallons per day)?

N/A

(b) What is the agency's peak flow capacity (expressed in million gallons per day)?

N/A

(c) Has the agency exceeded the flow (peak) capacity within the past two years?

(d) **If yes**, please describe the frequency and volume of incidents that exceeded the agency's peak capacity: N/A

YES NO

4. (a) Has the agency issued a letter of sewer availability for the proposal territory?

YES NO

(b) **If yes**, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

5. (a) How many future equivalent dwelling units have been reserved or committed for proposed projects? N/A

(b) Can all projects that have received commitments of sewer availability (e.g., "will serve letters") be accommodated with planned capacity?

YES NO

6. (a) Does the agency have the necessary contractual and/or operational treatment capacity to provide sewer service to the proposal territory?

YES NO

(b) **If yes**, please specify the proposal territory's estimated sewer demand and the agency's available sewer capacity (expressed in million gallons per day and equivalent dwelling units):

N/A

(c) **If no**, please describe the agency's plans to upgrade capacity to resolve any capacity related issues: N/A

7. Will the proposal territory be annexed to a sewer improvement district?

YES NO

8. (a) The distance for connection of the proposal territory to the agency's existing sewer system is N/A feet.

(b) Describe the location of the connection to the agency's existing sewer system:

N/A

C. WATER SERVICE:

1. (a) Does the subject agency have adequate water supply and sufficient contractual and/or operational capacity available to serve the proposal territory? YES NO

(b) **If yes**, describe the proposal territory's estimated water demand and the agency's available water supply and capacity (expressed in acre-feet or million gallons per day):

As per the 2013 form, the Proposed Water Demand: 0.4 MGD, Available Supply: 27 MGD, Capacity: 37 MGD

(c) **If no**, what plans does the agency have to increase its water capacity?

2. Specify any improvements (on and off-site) that will be necessary to connect and serve the anticipated development. Indicate the total cost of these improvements and method of financing (e.g., general property tax, assessment district, landowner or developer fees): YES NO
Developer paid for on-site water mains for the Weston project.

3. (a) Has the agency issued a letter of water availability for the proposal territory? YES NO
(b) **If yes**, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

4. (a) The distance for connection of the proposal territory to the agency's existing water system is As per the 2013 form, 25 feet.

(b) Describe the location of the connection to the agency's existing water system:
Mast Blvd. across from West Hills High School

5. (a) Is the agency currently under any drought-related conditions and/or restrictions? YES NO
(b) **If yes**, describe the conditions and specify any related restrictions:
None

6. (a) Will the proposal territory utilize reclaimed water? YES NO
(b) **If yes**, describe the proposal territory's reclaimed water use and the agency's available reclaimed water supply and capacity (expressed in acre-feet or million gallons per day):

As per the 2013 form, Rec. Water Demand: 0.06 MGD, Available Supply: 0.4 MGD, Capacity: 1.8 MGD

(c) The distance for connection of the proposal territory to the agency's existing reclaimed water system is As per the 2013 form, 25 feet.

(d) Describe the location of the connection to the agency's existing reclaimed water system: Mast Blvd. Across from West Hills High School

(e) **If no**, has the agency considered availability of reclaimed water to the proposal territory? YES NO

(f) What restrictions prevent use of reclaimed water? None

7. Will the proposal territory be annexed to an improvement district? YES NO

**City of San Diego
Subject Agency
Supplemental Information Form**

SUBJECT AGENCY SUPPLEMENTAL INFORMATION FORM

NOTE: A copy of this form must be completed and signed by **each** local agency that will gain or lose territory as a result of the proposed jurisdictional boundary change. Attach additional sheets if necessary.

Elyse Lowe Elyse Lowe
Signature of agency representative *Print name*
Development Services Department Director, City of San Diego
Title
619.446.5423 August 26, 2021
Telephone *Date*

A. JURISDICTIONAL INFORMATION:

Name of agency:
City of San Diego

1. Is the proposal territory within the agency's sphere of influence? Yes No
2. Upon annexation, will the proposal territory be included within an assessment district and be subject to assessment for new or extended services? Yes No
3. Does the agency have plans to establish any new assessment district that would include the proposal territory? Yes No
4. Will the proposal territory assume any existing bonded indebtedness? Yes No
 If yes, indicate any taxpayer cost: \$ N/A
5. Will the proposal territory be subject to any special taxes, benefit charges, or fees? Yes No
 If yes, please provide details of all costs: N/A
6. Is the agency requesting an exchange of property tax revenues as a result of this proposal? Yes No
7. Is this proposed jurisdictional change subject to a master property tax agreement or master enterprise district resolution? Yes No
8. FOR CITY ANNEXATIONS: Does the proposal territory contain existing commercial development that generates retail sales of ten million dollars or more per year? Yes No
9. FOR CITY ANNEXATIONS: If any part of the proposal territory is under a Williamson Act contract, please contact the LAFCO office for special instructions regarding petition or resolution of application requirements.

EXPEDITED PROPOSAL PROCESSING: Processing of jurisdictional boundary change proposals can be expedited by approximately 60 days if all affected landowners consent to the waiver of protest and termination (conducting authority) proceedings and subject agencies do not oppose the waiver. If you do NOT want to waive these proceedings, then attach a written statement to the subject agency information form containing a signature, date, and declaration of opposition to a waiver of such proceedings.

B. SEWER SERVICE:

1. What is the agency's current wastewater treatment capacity (expressed in million gallons per day and equivalent dwelling units)? N/A, This section is not applicable for this LAFCO Application for the Weston Boundary Correction. Sewer services are not part of this application and remain unchanged.

2. What is the average volume of influent currently being treated by the agency (expressed in million gallons per day and equivalent dwelling units)? N/A

3. (a) What is the agency's peak flow volume (expressed in million gallons per day)? N/A

(b) What is the agency's peak flow capacity (expressed in million gallons per day)? N/A

(c) Has the agency exceeded the flow (peak) capacity within the past two years?

(d) *If yes*, please describe the frequency and volume of incidents that exceeded the agency's peak capacity: N/A

YES NO

4. (a) Has the agency issued a letter of sewer availability for the proposal territory?

YES NO

(b) *If yes*, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

5. (a) How many future equivalent dwelling units have been reserved or committed for proposed projects? N/A

(b) Can all projects that have received commitments of sewer availability (e.g., "will serve letters") be accommodated with planned capacity?

YES NO

6. (a) Does the agency have the necessary contractual and/or operational treatment capacity to provide sewer service to the proposal territory?

YES NO

(b) *If yes*, please specify the proposal territory's estimated sewer demand and the agency's available sewer capacity (expressed in million gallons per day and equivalent dwelling units): N/A

(c) *If no*, please describe the agency's plans to upgrade capacity to resolve any capacity related issues: N/A

7. Will the proposal territory be annexed to a sewer improvement district?

YES NO

8. (a) The distance for connection of the proposal territory to the agency's existing sewer system is N/A feet.

(b) Describe the location of the connection to the agency's existing sewer system:

N/A

C. WATER SERVICE:

1. (a) Does the subject agency have adequate water supply and sufficient contractual and/or operational capacity available to serve the proposal territory? YES NO

(b) *If yes*, describe the proposal territory's estimated water demand and the agency's available water supply and capacity (expressed in acre-feet or million gallons per day); This section is not applicable for the application. This is solely a boundary correction. Services do not change.
This section is not applicable for the application. This is solely a boundary correction. Services do not change.

(c) *If no*, what plans does the agency have to increase its water capacity?
 N/A

2. Specify any improvements (on and off-site) that will be necessary to connect and serve the anticipated development. Indicate the total cost of these improvements and method of financing (e.g., general property tax, assessment district, landowner or developer fees); N/A YES NO

3. (a) Has the agency issued a letter of water availability for the proposal territory? YES NO
 (b) *If yes*, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

4. (a) The distance for connection of the proposal territory to the agency's existing water system is N/A feet.
 (b) Describe the location of the connection to the agency's existing water system:
 Intersection of Mission Gorge Road and West Hills Parkway

5. (a) Is the agency currently under any drought-related conditions and/or restrictions? YES NO
 (b) *If yes*, describe the conditions and specify any related restrictions:
 N/A

6. (a) Will the proposal territory utilize reclaimed water? YES NO
 (b) *If yes*, describe the proposal territory's reclaimed water use and the agency's available reclaimed water supply and capacity (expressed in acre-feet or million gallons per day):
 N/A

(c) The distance for connection of the proposal territory to the agency's existing reclaimed water system is N/A feet.

(d) Describe the location of the connection to the agency's existing reclaimed water system: N/A

- (e) *If no*, has the agency considered availability of reclaimed water to the proposal territory? YES NO

(f) What restrictions prevent use of reclaimed water? _____
 N/A

7. Will the proposal territory be annexed to an improvement district? YES NO

CITY OF SAN DIEGO
SUPPLEMENTAL INFORMATION

Pages 10 through 12 of LAFCO Application

SUBJECT AGENCY SUPPLEMENTAL INFORMATION FORM

NOTE: A copy of this form must be completed and signed by **each** local agency that will gain or lose territory as a result of the proposed jurisdictional boundary change. Attach additional sheets if necessary.

Tom Tomlinson Tom Tomlinson
 Signature of agency representative Print name

Interim Development Services Director
 Title

619-533-3187 October 25, 2013
 Telephone Date

A. JURISDICTIONAL INFORMATION:

Name of agency: City of San Diego

1. Is the proposal territory within the agency's sphere of influence? **YES**
2. Upon annexation, will the proposal territory be included within an assessment district and be subject to assessment for new or extended services? **YES**
3. Does the agency have plans to establish any new assessment district that would include the proposal territory? **NO (it would be outside of the City's jurisdiction)**
4. Will the proposal territory assume any existing bonded indebtedness? **NO**
 If yes, Indicate any taxpayer cost: \$_ n.a
5. Will the proposal territory be subject to any special taxes, benefit charges, or fees? **NO**
 If yes, please provide details of all costs: _____ n.a.

6. Is the agency requesting an exchange of property tax revenues as a result of this proposal? **YES**

7. Is this proposed jurisdictional change subject to a master property tax agreement or master enterprise district resolution? **NO**

8. FOR CITY ANNEXATIONS: Does the proposal territory contain existing commercial development that generates retail sales of ten million dollars or more per year? **NO**

9. FOR CITY ANNEXATIONS: If any part of the proposal territory is under a Williamson Act contract, please contact the LAFCO office for special instructions regarding petition or resolution of application requirements. **NO**

EXPEDITED PROPOSAL PROCESSING: Processing of jurisdictional boundary change proposals can be expedited by approximately 60 days if all affected landowners consent to the waiver of protest and termination (conducting authority) proceedings and subject agencies do not oppose the waiver. If you do NOT want to waive these proceedings, then attach a written statement to the subject agency information form containing a signature, date, and declaration of opposition to a waiver of such proceedings.

C. WATER SERVICE:

1. (a) Does the subject agency have adequate water supply and sufficient contractual and/or operational capacity available to serve the proposal territory? **YES. See item C below.**

(b) *If yes*, describe the proposal territory's estimated water demand and the agency's available water supply and capacity (expressed in acre-feet or million gallons per day):

Proposed project water demand: 0.4 MGD

City of San Diego has water capacity to serve not only the proposed project but the entire territory, however City does not have operational capability to serve the project due to the project site's distance from the available City water mains. A 1.7 Million Gallon water tank would be required as a backup source.

(c) *If no*, what plans does the agency have to increase its water capacity?

City of San Diego has water capacity to serve the proposal territory, however City does not have operational capability to serve the project due to the project site's distance from the available City water mains. A 1.7 Million Gallon water tank will be required as a backup source.

2. Specify any improvements (on and off-site) that will be necessary to connect and serve the anticipated development. Indicate the total cost of these improvements and method of financing (e.g., general property tax, assessment district, landowner or developer fees): **On-site, 1.7 Million Gallon water tank, access road, pipelines and appurtenances in the approximate amount of \$2.0 Million (based upon preliminary cost estimate). On-site, private sewer pump station and dual forcemains in the approximate amount of \$1.1 Million (based upon preliminary cost estimate). Off-site, water and sewer main extensions from the project site to the existing City's water and sewer facilities and appurtenances in the approximate amount of \$1.3 Million (based upon preliminary cost estimate). These costs will be paid by the developer.**

3. (a) Has the agency issued a letter of water availability for the proposal territory? **NO**

(b) *If yes*, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.) **n.a.**

4. (a) The distance for connection of the proposal territory to the agency's existing water system is **5,950 feet**.

(b) Describe the location of the connection to the agency's existing water system: **Intersection of Mission Gorge Road and West Hills Parkway**

5. (a) Is the agency currently under any drought-related conditions and/or restrictions? **NO**

(b) *If yes*, describe the conditions and specify any related restrictions: **n.a.**

6. (a) Will the proposal territory utilize reclaimed water? **YES**

(b) *If yes*, describe the proposal territory's reclaimed water use and the agency's available reclaimed water supply and capacity (expressed in acre-feet or million gallons per day): **City of San Diego does not have reclaimed water available in the area (see item C below). Reclaimed water will be provided by Padre Dam.**

(c) The distance for connection of the proposal territory to the agency's existing reclaimed water system is **more than 66,000 feet**.

(d) Describe the location of the connection to the agency's existing reclaimed water system: **The closest source of City's reclaimed water is in the North City Water Reclamation Plant**

**County Service Areas
69 and 135
Points of Contact**

CSA 69

Adria Cavanaugh
San Diego County
Heartland Paramedics
adria.cavanaugh@sdcounty.ca.gov
(858) 694-2960

CSA 135

Gayda Cher Pia
San Diego County
Sheriff's Department
Principal Administrative Analyst
Wireless Services Division
Regional Communications System
gayda.pia@sdsheriff.org
(858) 694-3836
Cell (619) 679-4392
www.sdsheriff.net

CSA 135

David Brooks
San Diego County
Sheriff's Department
Communications Systems Manager
Authorized Signatory
david.Brooks@sdsheriff.org

CSA 69
Subject Agency
Supplemental Information Form

SUBJECT AGENCY SUPPLEMENTAL INFORMATION FORM

NOTE: A copy of this form must be completed and signed by **each** local agency that will gain or lose territory as a result of the proposed jurisdictional boundary change. Attach additional sheets if necessary.

<u>Adria Cavanaugh</u> Signature of agency representative Program Coordinator	Adria Cavanaugh Print name
Title 619-733-1538	Date July 9, 2021
Telephone	

A. JURISDICTIONAL INFORMATION:

Name of agency:
County Service Area 69 (CSA 69) Hearland Paramedics

1. Is the proposal territory within the agency's sphere of influence? Yes No
2. Upon annexation, will the proposal territory be included within an assessment district and be subject to assessment for new or extended services? Yes No
3. Does the agency have plans to establish any new assessment district that would include the proposal territory? Yes No
4. Will the proposal territory assume any existing bonded indebtedness? Yes No
If yes, indicate any taxpayer cost: \$ _____
5. Will the proposal territory be subject to any special taxes, benefit charges, or fees? Yes No
If yes, please provide details of all costs: Benefit fee collected per dwelling
2021-2022 fee is \$59.49
6. Is the agency requesting an exchange of property tax revenues as a result of this proposal? Refer to the 2013 Annexation Agreement Yes No
7. Is this proposed jurisdictional change subject to a master property tax agreement or master enterprise district resolution? Yes No
8. FOR CITY ANNEXATIONS: Does the proposal territory contain existing commercial development that generates retail sales of ten million dollars or more per year? Yes No
9. FOR CITY ANNEXATIONS: If any part of the proposal territory is under a Williamson Act contract, please contact the LAFCO office for special instructions regarding petition or resolution of application requirements.

EXPEDITED PROPOSAL PROCESSING: *Processing of jurisdictional boundary change proposals can be expedited by approximately 60 days if all affected landowners consent to the waiver of protest and termination (conducting authority) proceedings and subject agencies do not oppose the waiver. If you do NOT want to waive these proceedings, then attach a written statement to the subject agency information form containing a signature, date, and declaration of opposition to a waiver of such proceedings.*

B. SEWER SERVICE:

1. What is the agency's current wastewater treatment capacity (expressed in million gallons per day and equivalent dwelling units)? N/A

2. What is the average volume of influent currently being treated by the agency (expressed in million gallons per day and equivalent dwelling units)? N/A

3. (a) What is the agency's peak flow volume (expressed in million gallons per day)? N/A

(b) What is the agency's peak flow capacity (expressed in million gallons per day)? N/A

(c) Has the agency exceeded the flow (peak) capacity within the past two years?

(d) **If yes**, please describe the frequency and volume of incidents that exceeded the agency's peak capacity: N/A

YES NO

4. (a) Has the agency issued a letter of sewer availability for the proposal territory? YES NO

(b) **If yes**, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

5. (a) How many future equivalent dwelling units have been reserved or committed for proposed projects? N/A

(b) Can all projects that have received commitments of sewer availability (e.g., "will serve letters") be accommodated with planned capacity? YES NO

6. (a) Does the agency have the necessary contractual and/or operational treatment capacity to provide sewer service to the proposal territory? YES NO

(b) **If yes**, please specify the proposal territory's estimated sewer demand and the agency's available sewer capacity (expressed in million gallons per day and equivalent dwelling units):

N/A

(c) **If no**, please describe the agency's plans to upgrade capacity to resolve any capacity related issues: N/A

7. Will the proposal territory be annexed to a sewer improvement district? YES NO

8. (a) The distance for connection of the proposal territory to the agency's existing sewer system is N/A feet.

(b) Describe the location of the connection to the agency's existing sewer system:

N/A

C. WATER SERVICE:

1. (a) Does the subject agency have adequate water supply and sufficient contractual and/or operational capacity available to serve the proposal territory? YES NO

(b) **If yes**, describe the proposal territory's estimated water demand and the agency's available water supply and capacity (expressed in acre-feet or million gallons per day):

N/A _____

(c) **If no**, what plans does the agency have to increase its water capacity?

2. Specify any improvements (on and off-site) that will be necessary to connect and serve the anticipated development. Indicate the total cost of these improvements and method of financing (e.g., general property tax, assessment district, landowner or developer fees): YES NO

N/A _____

3. (a) Has the agency issued a letter of water availability for the proposal territory? YES NO

(b) **If yes**, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

4. (a) The distance for connection of the proposal territory to the agency's existing water system is N/A feet.

(b) Describe the location of the connection to the agency's existing water system:
N/A _____

5. (a) Is the agency currently under any drought-related conditions and/or restrictions? YES NO

(b) **If yes**, describe the conditions and specify any related restrictions:
N/A _____

6. (a) Will the proposal territory utilize reclaimed water? YES NO

(b) **If yes**, describe the proposal territory's reclaimed water use and the agency's available reclaimed water supply and capacity (expressed in acre-feet or million gallons per day):

N/A _____

(c) The distance for connection of the proposal territory to the agency's existing reclaimed water system is N/A feet.

(d) Describe the location of the connection to the agency's existing reclaimed water system: N/A _____

- (e) **If no**, has the agency considered availability of reclaimed water to the proposal territory? YES NO


(f) What restrictions prevent use of reclaimed water? N/A _____

7. Will the proposal territory be annexed to an improvement district? YES NO

CSA 135
Subject Agency
Supplemental Information Form

SUBJECT AGENCY SUPPLEMENTAL INFORMATION FORM

NOTE: A copy of this form must be completed and signed by each local agency that will gain or lose territory as a result of the proposed jurisdictional boundary change. Attach additional sheets if necessary.

	David H. Brooks
Signature of agency representative	Print name
Communications Systems Manager, San Diego County Sheriff's Department	
Title	Date
858-694-3953	July 7, 2021
Telephone	Date

A. JURISDICTIONAL INFORMATION:

Name of agency:

County Service Area (CSA) No. 135, 800 MHz Regional Communications System

1. Is the proposal territory within the agency's sphere of influence? Yes No
2. Upon annexation, will the proposal territory be included within an assessment district and be subject to assessment for new or extended services? Yes No
3. Does the agency have plans to establish any new assessment district that would include the proposal territory? Yes No
4. Will the proposal territory assume any existing bonded indebtedness? Yes No
If yes, indicate any taxpayer cost: \$ _____
5. Will the proposal territory be subject to any special taxes, benefit charges, or fees? Yes No
If yes, please provide details of all costs: _____

6. Is the agency requesting an exchange of property tax revenues as a result of this proposal? Refer to the 2013 Annexation Agreement Yes No
7. Is this proposed jurisdictional change subject to a master property tax agreement or master enterprise district resolution? Yes No
8. FOR CITY ANNEXATIONS: Does the proposal territory contain existing commercial development that generates retail sales of ten million dollars or more per year? Yes No
9. FOR CITY ANNEXATIONS: If any part of the proposal territory is under a Williamson Act contract, please contact the LAFCO office for special instructions regarding petition or resolution of application requirements.

EXPEDITED PROPOSAL PROCESSING: Processing of jurisdictional boundary change proposals can be expedited by approximately 60 days if all affected landowners consent to the waiver of protest and termination (conducting authority) proceedings and subject agencies do not oppose the waiver. If you do NOT want to waive these proceedings, then attach a written statement to the subject agency information form containing a signature, date, and declaration of opposition to a waiver of such proceedings.

B. SEWER SERVICE:

1. What is the agency's current wastewater treatment capacity (expressed in million gallons per day and equivalent dwelling units)? N/A

Not Applicable to CSA 135

2. What is the average volume of influent currently being treated by the agency (expressed in million gallons per day and equivalent dwelling units)? N/A

3. (a) What is the agency's peak flow volume (expressed in million gallons per day)? N/A

(b) What is the agency's peak flow capacity (expressed in million gallons per day)? N/A

(c) Has the agency exceeded the flow (peak) capacity within the past two years?

(d) *If yes*, please describe the frequency and volume of incidents that exceeded the agency's peak capacity: N/A

YES NO

4. (a) Has the agency issued a letter of sewer availability for the proposal territory? YES NO

(b) *If yes*, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

5. (a) How many future equivalent dwelling units have been reserved or committed for proposed projects? N/A

(b) Can all projects that have received commitments of sewer availability (e.g., "will serve letters") be accommodated with planned capacity? YES NO

6. (a) Does the agency have the necessary contractual and/or operational treatment capacity to provide sewer service to the proposal territory? YES NO

(b) *If yes*, please specify the proposal territory's estimated sewer demand and the agency's available sewer capacity (expressed in million gallons per day and equivalent dwelling units): N/A

(c) *If no*, please describe the agency's plans to upgrade capacity to resolve any capacity related issues: N/A

7. Will the proposal territory be annexed to a sewer improvement district? YES NO

8. (a) The distance for connection of the proposal territory to the agency's existing sewer system is N/A feet.

(b) Describe the location of the connection to the agency's existing sewer system:

N/A

C. WATER SERVICE:

1. (a) Does the subject agency have adequate water supply and sufficient contractual and/or operational capacity available to serve the proposal territory? YES NO
- (b) *If yes*, describe the proposal territory's estimated water demand and the agency's available water supply and capacity (expressed in acre-feet or million gallons per day):
N/A Not Applicable to CSA 135 _____
- (c) *If no*, what plans does the agency have to increase its water capacity?

2. Specify any improvements (on and off-site) that will be necessary to connect and serve the anticipated development. Indicate the total cost of these improvements and method of financing (e.g., general property tax, assessment district, landowner or developer fees): YES NO
N/A _____
3. (a) Has the agency issued a letter of water availability for the proposal territory? YES NO
- (b) *If yes*, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)
4. (a) The distance for connection of the proposal territory to the agency's existing water system is ^{N/A} _____ feet.
- (b) Describe the location of the connection to the agency's existing water system:
^{N/A} _____
5. (a) Is the agency currently under any drought-related conditions and/or restrictions? YES NO
- (b) *If yes*, describe the conditions and specify any related restrictions:
^{N/A} _____
6. (a) Will the proposal territory utilize reclaimed water? YES NO
- (b) *If yes*, describe the proposal territory's reclaimed water use and the agency's available reclaimed water supply and capacity (expressed in acre-feet or million gallons per day):
^{N/A} _____
- (c) The distance for connection of the proposal territory to the agency's existing reclaimed water system is ^{N/A} _____ feet.
- (d) Describe the location of the connection to the agency's existing reclaimed water system: ^{N/A} _____
- (e) *If no*, has the agency considered availability of reclaimed water to the proposal territory? YES NO
- (f) What restrictions prevent use of reclaimed water? ^{N/A} _____
7. Will the proposal territory be annexed to an improvement district? YES NO

**LAFCO Processing Fees
Provided to LAFCO**

MEETING DATE January 26, 2022

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA IN SUPPORT OF THE COUNTY OF SAN DIEGO'S APPLICATION FOR A REORGANIZATION TO INCLUDE THE DISSOLUTION OF COUNTY SERVICE AREA NO. 69

DIRECTOR/DEPARTMENT John Garlow, Fire Department 

SUMMARY

County Service Area No. 69 (CSA 69) currently provides funding for enhanced advanced life support (ALS) ambulance transport service within the City of Santee ("City") and Lakeside Fire Protection District (FPD) (including the unincorporated communities of Pepper Drive and Bostonia), covering approximately 63 square miles. Funding and administrative oversight for CSA 69 are provided by the County of San Diego ("County") Emergency Medical Services Office. Through a contract with the County, the City's Fire Department and Lakeside FPD receive funding from CSA 69 for enhanced ALS ambulance transport service. In 2019, the County retained a consultant to evaluate the effectiveness and sustainability of the current management system and service delivery model. The evaluation indicated that greater efficiency and economies of scale would be achieved through dissolution of CSA 69 and transfer of responsibility for funding and administrative oversight of ALS ambulance transport services to the City and Lakeside FPD as successor agencies. The dissolution would align responsibilities and provide local control for administrative oversight, management of tax revenue, and service provision.

The City has been working with the County and Lakeside FPD to develop a plan for dissolution of CSA 69 and transfer of CSA 69's responsibility for funding and administrative oversight of ALS ambulance transport service to the City and Lakeside FPD, and the agencies are now in agreement on a plan for the dissolution. On October 5, 2021, the County Board of Supervisors adopted a Resolution of Application requesting that the Local Agency Formation Commission of the County of San Diego initiate proceedings for a reorganization to include the dissolution of CSA 69 and the transfer of funding and administrative oversight of ALS ambulance transport service, including transfer of the authority to levy, collect and receive all tax and benefit fee revenues currently levied and collected by CSA 69, to the City and Lakeside FPD to serve as successor agencies. The attached Resolution would formally demonstrate the City's support for the County's application.

ENVIRONMENTAL REVIEW

Adoption of the resolution of support is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3)(no possibility that the activity in question may have a significant effect on the environment); and CEQA Guidelines Sections 15378(b)(4)(government fiscal activities) and (5)(government organizational or administrative activities). Additionally, CEQA Guidelines Section 15320 will apply to the actual reorganization because the proposed action involves a reorganization of

local governmental agencies where the changes do not alter the geographical area in which existing powers are exercised.

FINANCIAL STATEMENT *jm*

CSA 69 reserves will cover any costs required to complete the reorganization, to the extent permitted by law. In addition, CSA 69 reserves will be used to pay County administrative costs needed to facilitate the reorganization for three years following the reorganization. All CSA 69 property tax increment, benefit fees and remaining reserves will go to the successor agencies for the sole purpose of providing ALS ambulance transport service. The successor agencies will form a JPA to manage the provisions of service within CSA 69 in the same scope and manner as is currently provided. The successor agencies and/or JPA will assume costs and responsibility for service, dispatch, billing, and other administrative costs, and determine transport fees for residents and non-residents.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Adopt the Resolution in Support of the County of San Diego's Application for a Reorganization to Include the Dissolution of County Service Area No. 69.

ATTACHMENT

Staff Report

Resolution

County Application for a Reorganization to Include the Dissolution of County Service Area No. 69

STAFF REPORT

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE IN SUPPORT OF THE COUNTY OF SAN DIEGO'S APPLICATION FOR A REORGANIZATION TO INCLUDE THE DISSOLUTION OF COUNTY SERVICE AREA NO. 69

CITY COUNCIL MEETING
January 26, 2022

A. INTRODUCTION

The City of Santee ("City") has been working with the County of San Diego ("County") and Lakeside Fire Protection District ("Lakeside FPD") to develop a plan for dissolution of County Service Area No. 69 ("CSA 69") and transfer of CSA 69's responsibility for funding and administrative oversight of Advanced Life Support ("ALS") ambulance transport service to the City and Lakeside FPD. The County recently adopted a Resolution of Application for a proposed reorganization that would dissolve CSA 69, and the City is in agreement with the terms of the proposed reorganization. City staff requests that the City Council adopt a resolution in support of the County's application.

B. BACKGROUND

CSA 69 currently provides funding for enhanced ALS ambulance transport service within the City and Lakeside FPD (including the unincorporated communities of Pepper Drive and, Bostonia), covering approximately 63 square miles. Currently, under governance of the County Board of Supervisors, funding and administrative oversight is provided by the County Emergency Medical Services Office. Through a contract with the County, the City's Fire Department and Lakeside FPD receive funding from CSA 69 for enhanced ALS ambulance transport service.

In 2019, the County retained a consultant to evaluate the effectiveness and sustainability of the current management system and service delivery model. The evaluation indicated that greater efficiency and economies of scale would be achieved through dissolution of CSA 69 and transfer of responsibility for funding and administrative oversight of ALS ambulance transport services to the City and Lakeside FPD as successor agencies. The dissolution would align responsibilities and provide local control for administrative oversight, management of tax revenue, and service provision.

On August 25, 2021, the City Council adopted Resolution No. 081-2021, supporting the County's consideration of the dissolution of CSA 69.

C. PROPOSED REORGANIZATION

On October 5, 2021, the County Board of Supervisors adopted a Resolution of Application (Resolution No. 21-155) requesting that the Local Agency Formation

Commission of the County of San Diego ("LAFCO") initiate proceedings for a reorganization upon the terms and conditions specified therein, to include the dissolution of CSA 69 and the transfer of funding and administrative oversight of ALS ambulance transport service, including transfer of the authority to levy, collect and receive all tax and benefit fee revenues currently levied and collected by CSA 69, to the City of Santee and Lakeside FPD to serve as successor agencies.

The City and Lakeside FPD plan to create a joint powers authority ("JPA") to manage the provision of service within CSA 69 in the same scope and manner as is currently provided. It is expected that this approach will better meet current and future demands for ALS ambulance transport service within the former CSA 69 area.

CSA 69 reserves will cover any costs required to complete the reorganization, to the extent permitted by law. In addition, CSA 69 reserves will be used to pay County administrative costs needed to facilitate the reorganization for three years following the reorganization. All CSA 69 property tax increment, benefit fees, and remaining reserves will be provided to the City and Lakeside FPD for the sole purpose of providing ALS ambulance transport service.

Additional details regarding the services to be provided by the City and Lakeside FPD upon the dissolution of CSA 69 are set forth in the Plan for Services attached as Exhibit "B" to County Resolution 21-155.

The County has already submitted to LAFCO the application for the proposed reorganization. The attached Resolution would formally demonstrate the City's support for the County's application.

D. STAFF RECOMMENDATION

Adopt the Resolution in Support of the County of San Diego's Application for the Dissolution of County Service Area No. 69.

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA IN SUPPORT OF THE COUNTY OF SAN DIEGO'S
APPLICATION FOR A REORGANIZATION TO INCLUDE
THE DISSOLUTION OF COUNTY SERVICE AREA NO. 69**

WHEREAS, County Service Area No. 69 ("CSA 69") was established by the County of San Diego ("County") Board of Supervisors ("Board") in 1974 to provide funding for enhanced Advanced Life Support ("ALS") ambulance transport service within the current boundaries of the City of Santee ("City") and Lakeside Fire Protection District ("FPD") (including the unincorporated communities of Pepper Drive and Bostonia); and

WHEREAS, under governance of the County Board, funding and administrative oversight is provided by the County of San Diego Emergency Medical Services Office, and through a contract with the County, the City's Fire Department and Lakeside FPD receive funding from CSA 69 for enhanced ALS ambulance transport service; and

WHEREAS, in 2019, the County retained a consultant to evaluate the effectiveness and sustainability of the current management system and service delivery model, and the evaluation indicated that greater efficiency and economies of scale would be achieved through dissolution of CSA 69 and transfer of responsibility for funding and administrative oversight of ALS ambulance transport services to the City and Lakeside FPD as successor agencies, and that the dissolution would align responsibilities and provide local control for administrative oversight, management of tax revenue, and service provision; and

WHEREAS, the City has been working with the County and Lakeside FPD to develop a plan for dissolution of CSA 69 and transfer of CSA 69's responsibility for funding and administrative oversight of ALS ambulance transport service to the City and Lakeside FPD; and

WHEREAS, on October 5, 2021, the County Board adopted Resolution No. 21-155, a Resolution of Application to the Local Agency Formation Commission of the County of San Diego ("LAFCO") requesting that LAFCO initiate proceedings for a reorganization upon the terms specified therein, to include the dissolution of CSA 69 and the transfer of funding and administrative oversight of ALS ambulance transport service, including transfer of the authority to levy, collect and receive all tax and benefit fee revenues currently levied and collected by CSA 69, to the City and Lakeside FPD to serve as successor agencies (the "Reorganization"); and

WHEREAS, County Resolution 21-155 includes as Exhibit "B" a Plan for Services that further describes the services to be provided by the City and Lakeside FPD upon the dissolution of CSA 69, and the City is in agreement with the Plan for Services; and

WHEREAS, the Reorganization would better maximize funding, and better meet current and future demands for ALS ambulance transportation service within the City and

RESOLUTION NO. _____

Lakeside FPD by aligning funding and administrative oversight of service with the governing bodies responsible for providing the service, resulting in efficiencies; and

WHEREAS, by adoption of this Resolution, the City desires to communicate to LAFCO its consent to the proposed Reorganization and its support of the County's Resolution of Application for the Reorganization.

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

SECTION 1. The City finds and determines that the foregoing recitals are true and correct.

SECTION 2. This Resolution in Support of the County of San Diego's Application for a Reorganization to Include the Dissolution of County Service Area No. 69 is hereby approved and adopted.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 26th day of January, 2022, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

RESOLUTION OF APPLICATION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO TO INITIATE PROCEEDINGS WITH THE SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION FOR A REORGANIZATION TO INCLUDE THE DISSOLUTION OF COUNTY SERVICE AREA NO. 69

WHEREAS, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3 of Title 5 of the Government Code, commencing with Section 56000, the San Diego County Board of Supervisors (Board) desires to initiate proceedings with San Diego County Local Agency Formation Commission (LAFCO) for a reorganization to include the dissolution of County Service Area No. 69 (CSA 69) and transfer funding and administrative oversight of Advance Life Support (ALS) ambulance transport service to the City of Santee and Lakeside Fire Protection District to serve as successor agencies;

WHEREAS, the proposed reorganization entails the following jurisdictional changes and sphere of influence amendment:

1. Dissolution of CSA 69 and designation of the City of Santee and Lakeside Fire Protection District as successor agencies (collectively, Successor Agencies), each responsible for funding and administrative oversight of ALS transport service within their respective boundaries; and
2. Annexation of certain areas of the unincorporated communities of Pepper Drive and Bostonia by Lakeside Fire Protection District for continued funding and administrative oversight of ALS transport service therein, and a corresponding amendment to the Lakeside Fire Protection District sphere of influence consistent therewith.

WHEREAS, the Successor Agencies are the existing providers of ALS ambulance transport service within CSA 69 with authority to provide service;

WHEREAS, the City of Santee and the Lakeside Fire Protection District will create a Joint Powers Authority (JPA) to manage the provision of service within CSA 69 in the same scope and manner as is currently provided;

WHEREAS, the proposed reorganization will better meet current and future demands for ALS ambulance transport service within the former CSA 69 area;

WHEREAS, the territory subject to the proposed reorganization is inhabited, as defined in Government Code Section 56046, contains an identical boundary to that of CSA 69, and is depicted in Exhibit A;

WHEREAS, the proposed reorganization is consistent with the sphere of influence of the City of Santee and is not consistent with the sphere of influence of the Lakeside Fire Protection District, due to the proposed annexation of certain areas of the unincorporated communities of Pepper Drive and Bostonia by Lakeside Fire Protection District;

WHEREAS, a plan for service prepared pursuant to Government Code Section 56653 is provided as Exhibit B;

WHEREAS, the Board has determined that, pursuant to CEQA Guidelines Section 15320, the proposed actions involve a reorganization of local governmental agencies where the changes do not alter the geographical area in which existing powers are exercised, and pursuant to CEQA Guidelines Sections 15378(b)(4) and (5), the proposed actions involve government fiscal activities that do not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment and involve organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have been met;

NOW, THEREFORE, the Board of Supervisors does hereby resolve as follows:

1. LAFCO is hereby requested to take proceedings for the proposed reorganization pursuant to Government Code Section 56654 that includes the territory described in Exhibit A, and includes the following terms and conditions:
 - a. The County will submit an application for dissolution of CSA 69 to LAFCO.
 - b. CSA 69 reserves will cover any costs required to complete the reorganization, to the extent permitted by law. In addition, CSA reserves will be used to pay County administrative costs needed to facilitate the reorganization for three years following the reorganization, using Fiscal Year 2019-20 costs as a baseline, as follows:
 - Year 1: \$170,148 (100% of baseline)
 - Year 2: \$127,611 (75% of baseline)
 - Year 3: \$85,074 (50% of baseline)
 - c. All CSA 69 property tax increment, benefit fees, and reserves will go to the Successor Agencies for the sole purpose of providing ALS ambulance transport service.
 - d. The Successor Agencies will maintain the current level of paramedic first response and transport service.
 - e. The Successor Agencies will form a JPA to manage the provision of service within CSA 69 in the same scope and manner as is currently provided.
 - f. The Successor Agencies and/or JPA will assume costs and responsibility for service, dispatch, billing, and other administrative costs, and determine transport fees for residents and non-residents.
 - g. Any Emergency Medical Services (EMS) transport agency operating on behalf

Resolution No. 21-155

Meeting Date: October 5, 2021 (1)

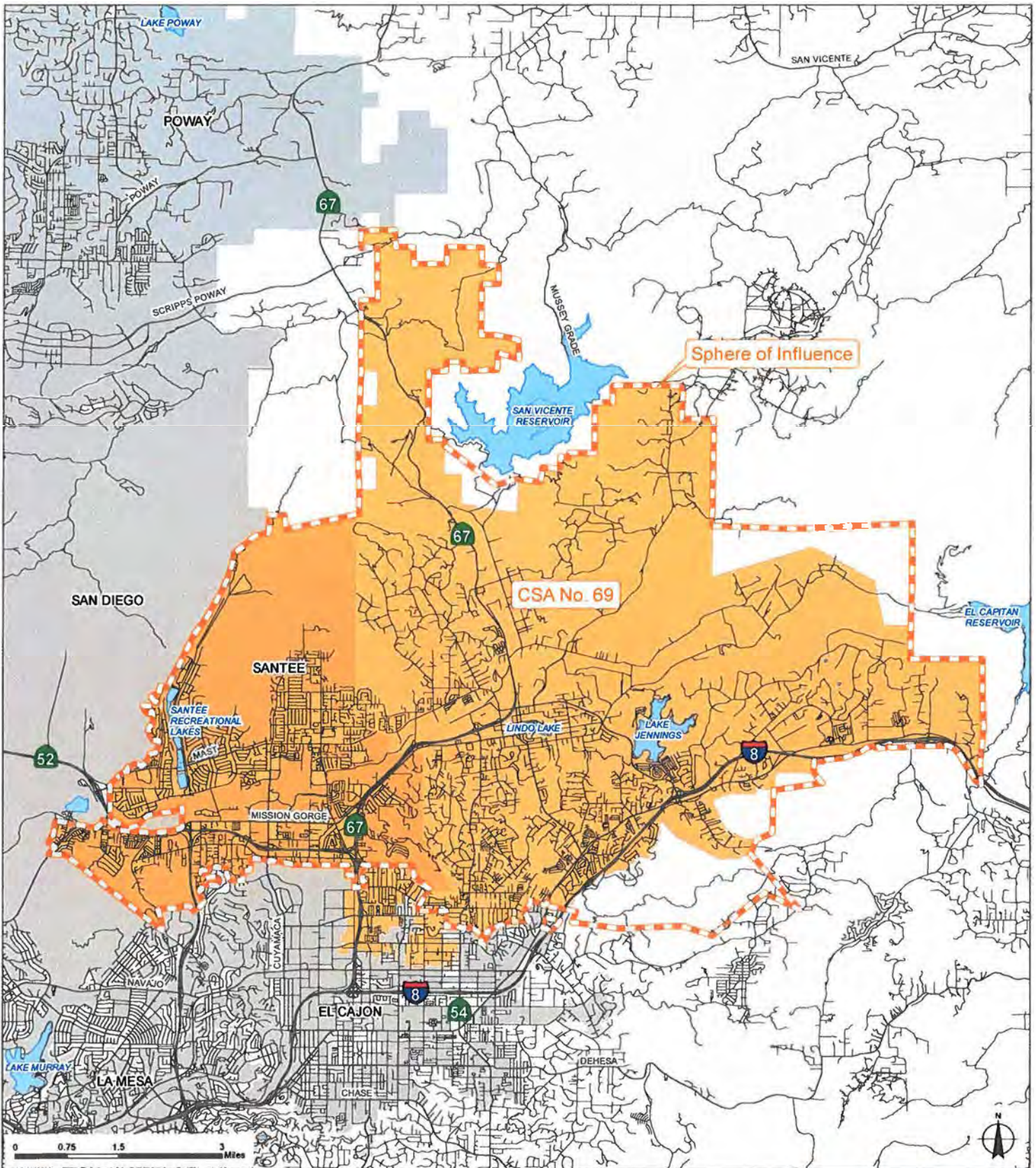

of the Successor Agencies and/or JPA must enter into an agreement with the Local EMS Agency (LEMSA) as a paramedic ambulance service provider, consistent with existing contractual obligations.

2. The above recitals are true and correct; and
3. The Director of San Diego County Fire, Emergency Medical Services Office, or designee, is hereby authorized and directed to prepare the necessary LAFCO application documents, conduct investigations, and take any other action necessary to process the application.

**APPROVED AS TO FORM AND LEGALITY
COUNTY COUNSEL**

**By Suedy Alfaro
Senior Deputy County Counsel**

Map of Affected Territory: County Service Area No. 69

**San Diego County
Local Agency Formation Commission**
Regional Service Planning | Subdivision of the State of California

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Created by Dieu Ngu - 6/18/2021

SOI Adopted: 5 / 7 / 1990
 SOI Affirmed: 8 / 6 / 2007
 SOI = Sphere of Influence



Plan for Service

Pursuant to Government Code Sections 56653, this plan for services describes services to be provided by the City of Santee (Santee) and the Lakeside Fire Protection District (Lakeside FPD) upon the dissolution of County Service Area No. 69 (CSA 69). Specifically, the responsibility for funding and administrative oversight of enhanced Advanced Life Support (“ALS”) ambulance transport service will be transferred to Santee and Lakeside FPD as successor agencies to CSA 69, upon the dissolution of CSA 69. Santee and Lakeside FPD intend to concurrently form a Joint Powers Authority (JPA) to coordinate the transferred funding and administrative oversight responsibilities related to these services. The intent is that the funding and administrative oversight will be provided in the same scope and manner that is currently provided by the County’s Emergency Medical Services Office (County EMS).

- (1) An enumeration and description of the services to be provided:

CSA 69 provides funding for enhanced ALS ambulance transport service within the City of Santee and Lakeside FPD. Upon the dissolution of CSA 69, funding and administrative oversight of ALS ambulance transport services will be transferred to Santee and Lakeside FPD, as successor agencies to CSA 69. The proposed dissolution will align responsibilities and provide local control for administrative oversight, management of tax revenue, and service provision.

- (2) The level and range of services to be provided:

The level and range of services to be provided by Santee and Lakeside FPD will remain the same. Further, as successor agencies to CSA 69, Santee and Lakeside FPD will likely realize cost savings as a result of greater efficiency and economies of scale due to consolidated administrative oversight, management of tax revenue, and service provision. Through a JPA, Santee and Lakeside FPD will coordinate administrative oversight of the ALS ambulance transport services, with both agencies providing ALS ambulance transport services in the same scope and manner as currently provided by these two agencies within CSA 69.

- (3) An indication of when services can be feasibly extended to the reorganization territory:

Upon the dissolution of CSA 69, ALS ambulance transport services will continue to be provided by Santee and Lakeside FPD, with coordination of funding and administrative oversight provided by Santee and Lakeside FPD, as successors to CSA 69, through a JPA. The terms and conditions of the proposed CSA 69 dissolution include the transfer to Santee and Lakeside FPD of the authority to levy, collect and receive all tax and benefit fee revenues currently levied and collected by CSA 69.

- (4) An indication of any improvements or upgrades of facilities that the reorganized agency will make or require:

No significant improvements are required because of the dissolution of CSA 69, but service improvements could be made in the future. It is intended that ALS ambulance transport services will continue to be provided by Santee and Lakeside FPD.

(5) Information with respect to how services will be financed:

The enhanced ALS transport services will continue to be financed with user fees, property tax revenue and benefit fees, which will continue to be levied, collected and received by Santee and Lakeside FPD, as successor agencies to CSA 69.

ON MOTION of Supervisor Fletcher, seconded by Supervisor Vargas, the above Resolution was passed and adopted by the Board of Supervisors, County of San Diego, State of California, on this 5th day of October 2021, by the following vote:

AYES: Vargas, Anderson, Lawson-Remer, Fletcher, Desmond

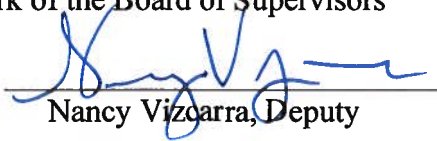
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STATE OF CALIFORNIA)
County of San Diego)^{SS}

I hereby certify that the foregoing is a full, true and correct copy of the Original Resolution entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors

By: _____


Nancy Vizcarra, Deputy



Resolution No. 21-155
Meeting Date: 10/05/2021 (01)

DISSOLUTION OF A SPECIAL DISTRICT APPLICATION

Submit the following items for dissolution of a special district:

1. Application for the dissolution of a special district.
2. A certified Resolution of Application ***OR*** a petition of landowners or registered voters making application.
3. One copy of a metes-and-bounds legal description of the district boundary.
4. One reproducible plat map with ten prints.
5. Two copies of a vicinity map showing the district's geographic location.
6. Environmental documentation: (submit documents from one of the following categories)

Initial Study: If no environmental review has been conducted, submit a completed Initial Study form available from the LAFCO office.

Categorical Exemption: If an agency has certified that the project qualifies for a categorical exemption from CEQA, please submit one copy of this finding.

Negative Declaration: If a Negative Declaration (ND) has been prepared, submit one copy of the ND with its certifying resolution and Initial Study.

Environmental Impact Report: If an Environmental Impact Report (EIR) has been prepared, submit 15 copies of the EIR with the certifying resolution. If applicable, only one copy of an appendix is required.

7. LAFCO processing fee (refer to fee schedule or contact LAFCO office).
8. Disclosure Statement (available from LAFCO office).

Additional information may be requested during staff's review of the proposal.

**San Diego Local Agency Formation Commission
9335 Hazard Way, Suite 200
San Diego, CA 92123
(858) 614-7755**

DISSOLUTION OF A SPECIAL DISTRICT APPLICATION

The information in this application is used by LAFCO staff to evaluate your request for the dissolution of a special district. Please respond to all items in this form, and indicate "NA" when an item does NOT apply.

Application is hereby made to dissolve County Service Area No. 69 (CSA 69)
_____ (name of district)

As part of this application, the city of N/A or the N/A district,
County of San Diego _____ (the applicant), and the N/A (real
party in interest: subject landowner and/or registered voter) agree to defend, indemnify, hold harmless, and release the San Diego LAFCO, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any or all of them, the purpose of which is to attack, set aside, void, or annul the approval or denial of this application or adoption of or refusal to adopt the environmental document which accompanies it or any other action San Diego LAFCO takes with respect to this application. This defense and indemnification obligation shall include, but not be limited to, attorneys' fees and other costs of defense, damages, costs, and expenses, including attorney fees payable to another party.

The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. San Diego LAFCO's acceptance of this application is sufficient to make this agreement a binding, bilateral contract between us. I acknowledge that annexation to the city of Santee or the Lakeside Fire Protection district may result in the imposition of taxes, fees and assessments existing within the (city or district) on the effective date of annexation. I hereby waive any rights I may have under Articles XIII C and XIII D of the State Constitution (Proposition 218) to a hearing, assessment ballot proceeding or an election on those existing taxes, fees and assessments.

Agreed:

Signature:



Date: December 21, 2021

Print/Type Name: Jeff Collins, Director of San Diego County Fire

Address: 5510 Overland Avenue, Suite 250

San Diego, CA 92123

Phone#: (619) 339-0283

List the name and address of person(s) who also are to receive notices of these proceedings:

Name: City of Santee

Address: 10601 Magnolia Avenue, Building 5

Santee, CA 92071

Phone#: (619) 258-4100

Name: Lakeside Fire Protection District

Address: 12216 Lakeside Avenue

Lakeside, CA 92040

Phone#: (619) 390-2350

DESCRIPTION / JUSTIFICATION

1. Explain why the dissolution of the district is being proposed.
Upon the dissolution of CSA 69, funding and administrative oversight of ALS ambulance transport services will
be transferred to Santee and Lakeside FPD, as successor agencies, in order to align responsibilities and provide
local control for administrative oversight, management of tax revenue, and service provision.

2. When was the district formed and under what principal act? What service(s) did the district originally provide?
Established by the County of San Diego Board of Supervisors in 1974, the CSA was originally formed to fund
and oversee paramedic transport services within approximately 63 square miles of unincorporated east county.

3. Currently, what service(s) is/are being provided by the district? How many acres currently are included within the district?
Today, the CSA provides funding and administrative oversight for ALS ambulance transport services within the
City of Santee, Lakeside Fire Protection District, and the surrounding unincorporated communities of Pepper
Drive and Bostonia, covering 63 square miles and a population exceeding 135,000 residents.

4. Describe the geographic location of the district in relation to cities, communities, freeways/highways, or major topographical features. CSA 69 is located within the City of Santee and
the unincorporated east county communities of Pepper Drive, Bostonia, and Lakeside. Please refer to the
attached "Vicinity Map" for more information.

5. List other districts or cities located near the district proposed for dissolution.
Please refer to the attached "Vicinity Map" for more information.

6. How many residents live within the district? 131,358 (ESRI Community Analyst software)
How many of these are registered voters? 154,598 (CoSD Registrar of Voters election data system)
What is the source of your calculation? Data sources noted above.

7. Will the service provided by the district be continued? YES NO

8. Is the successor agency authorized to provide the YES NO
service of the dissolving district?

9. Is the successor agency now providing the same YES NO
service provided by the district proposed for dissolution?

10. Are there any jurisdictional issues associated with the YES NO
proposed special district dissolution?
(If yes, please complete the LAFCO Policy L-107 form)

LAND USE INFORMATION

County general plan and zoning information may be obtained by calling 888-267-8770 with the Assessor Parcel Number(s) of the property within the district.

1. Describe the current prevalent land uses and predominant General Plan designations within the district. N/A

2. Describe the predominant uses of adjacent land (vacant, residential, etc.).
North: N/A East: N/A
South: N/A West: N/A
3. Will any changes in land use result from this proposal? YES NO
What other land uses or new development might occur?
N/A

4. Is the district within a community planning area? YES NO
If so, which one? Lakeside Community Planning Group

PUBLIC SERVICES

1. Sewer service is provided by: N/A
2. Water service is provided by: N/A
3. Fire protection service is provided by: City of Santee and Lakeside Fire Protection District
4. Police service is provided by: N/A
5. List all agencies, groups, and individuals contacted regarding this proposal.
City of Santee, Lakeside Fire Protection District and CSA 69 Advisory Board

SPHERE OF INFLUENCE INFORMATION

1. Prior to dissolution, will a "zero" sphere need to be designated for the subject district? YES NO
2. Will the successor agency require adoption of a sphere of influence or an amendment to include the dissolved district's territory? YES NO

3. Does the successor agency have plans to provide service in the dissolved district's sphere area? YES NO

FISCAL AND GENERAL INFORMATION: (To be completed by the District)

1. Explain how district operations have been financed and include all sources of revenue. If the district received property tax revenue, indicate the amount received for the current fiscal year.
The property tax and benefit fee revenue generated for CSA 69 totaled approximately \$3,492,662 in Fiscal Year 2020-21. Please refer to County of San Diego Board of Supervisors' Resolution No. 21-155 (Resolution No. 21-155) and Plan for Service attached for more information.
2. Identify any bonds that have been authorized. If there is currently any outstanding bond debt, how much of the authorization has been used?
N/A
3. Describe the district's current assets and liabilities.
CSA 69 assets include reserves and revenue from property taxes and benefit fees. Please refer to Resolution No. 21-155 and Plan for Service attached for more information.
4. Describe how the district's assets will be distributed upon dissolution.
CSA 69 reserves and future property tax revenue received from CSA 69 will be transferred to the City of Santee and Lakeside Fire Protection District.
5. Explain how the district's liabilities will be disbursed upon dissolution, including any outstanding bonded debt. N/A
6. What provisions have been made for district employees after the district is dissolved?
N/A
7. Indicate any terms and conditions of dissolution that LAFCO should consider.
Please refer to Resolution No. 21-155 and Plan for Service attached.

GEOGRAPHIC DESCRIPTION

“DISSOLUTION OF COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS”

LAFCO REFERENCE NO.: RO22-XX

THE TERRITORY WITHIN BOUNDARIES OF THE DISSOLVED COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS SHALL BE THE TERRITORY WITHIN THE EXISTING BOUNDARIES OF SAID DISTRICT AT THE TIME OF THE BOARD OF SUPERVISORS RESOLUTION ORDER ITS DISSOLUTION, BEING ALL THAT TERRITORY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN;

1. THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 14, NORTH 89°22'47" EAST, 2614.81 FEET TO THE NORTH QUARTER CORNER THEREOF;
2. THENCE SOUTH 1°03'08" EAST, 1352.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;
3. THENCE NORTH 88°26'36" EAST, 1301.48 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;
4. THENCE SOUTH 0°48'08" EAST, 1394.39 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;
5. THENCE NORTH 88°17'11" EAST, 1295.63 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 14;
6. THENCE SOUTH 88°36'01" EAST, 1332.67 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 OF SAID TOWNSHIP AND RANGE;
7. THENCE NORTH 0°06'52" WEST, 1344.82 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13;
8. THENCE SOUTH 88°33'57" EAST, 1343.01 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13;
9. THENCE SOUTH 88°30'59" EAST, 1340.09 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;
10. THENCE SOUTH 0°44'29" WEST, 1341.67 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

11. THENCE SOUTH 88°36'01" EAST, 1330.30 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 13;
12. THENCE SOUTH 1°06'17" WEST, 1334.19 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13;
13. THENCE NORTH 88°46'33" WEST, 1321.15 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13;
14. THENCE SOUTH 0°42'50" WEST, 1338.32 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13;
15. THENCE SOUTH 0°45'51" WEST, 2710.26 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24 OF SAID TOWNSHIP AND RANGE;
16. THENCE NORTH 89°12'20" EAST, 1306.25 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 24;
17. THENCE SOUTH 78°44'27" EAST, 1626.50 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 1 EAST (LOT 3);
18. THENCE SOUTH 5°02'39" EAST, 1501.86 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;
19. THENCE NORTH 74°49'39" WEST, 1789.51 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;
20. THENCE SOUTH 0°00'17" EAST, 1345.25 FEET TO THE COMMON CORNER OF SECTION 19, 24, 25 AND 30;
21. THENCE SOUTH 89°29'21" WEST, 2642.21 TO THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 1 WEST;
22. THENCE NORTH 0°38'03" EAST, 669.50 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24;
23. THENCE SOUTH 89°25'42" WEST, 1322.75 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24;
24. THENCE SOUTH 0°29'17" WEST, 667.75 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

25. THENCE SOUTH 89°30'10" WEST, 1321.00 FEET TO THE COMMON CORNER OF SECTIONS 23, 24, 25 AND 26;
26. THENCE SOUTH 1°23'44" WEST, 2625.49 FEET TO THE EAST QUARTER CORNER OF SECTION 26 OF SAID TOWNSHIP AND RANGE;
27. THENCE SOUTH 0°20'43" EAST, 2642.97 FEET TO THE COMMON CORNER OF SECTIONS 25, 26, 35 AND 36;
28. THENCE SOUTH 89°50'36" EAST, 1319.33 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36 OF SAID TOWNSHIP AND RANGE;
29. THENCE SOUTH 2°12'10" WEST, 2595.71 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE HALF OF THE NORTHWEST QUARTER OF SAID SECTION 36;
30. THENCE SOUTH 89°07'23" EAST, 1385.06 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36;
31. THENCE SOUTH 0°45'00" WEST, 2255.79 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF RANCHO EL CAJON ACCORDING TO MAP THEREOF IN SUPERIOR COURT CASE NO. 262 FILED IN THE COUNTY CLERK'S OFFICE OF SAID COUNTY;
32. THENCE SOUTHEASTERLY ALONG SAID NORTH BOUNDARY OF RANCHO EL CAJON TO THE WESTERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 31, TOWNSHIP 14 SOUTH, RANGE 1 EAST;
33. THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 31;
34. THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE CENTER OF SAID SECTION 31 AS SHOWN OF RECORD OF SURVEY MAP NO. 3677 AND PARCEL MAP NO. 6051, BOTH FILED IN THE COUNTY RECORDER'S OFFICE OF SAID COUNTY;
35. THENCE NORTH 6°53'38" EAST, 1128.62 FEET ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 31 TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31;
36. THENCE SOUTH 85°18'17" EAST (RECORD SOUTH 85°17'35" EAST), 1333.51 ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31;
37. THENCE NORTH 3°12'15" EAST, 921.26 FEET (RECORD 921.80 FEET) ALONG SAID WESTERLY LINE;
38. THENCE SOUTH 83°11'10" EAST, 641.96 FEET (RECORD 641.85 FEET);

39. THENCE NORTH 1°38'55" EAST, 382.00 FEET TO THE NORTHERLY LINE OF SAID SECTION 31, ALSO BEING THE SOUTHERLY LINE OF SECTION 30 OF SAID TOWNSHIP AND RANGE;
40. THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SECTION 30 AND CONTINUING ALONG THE SOUTHERLY LINE OF SECTION 29 OF SAID TOWNSHIP AND RANGE, TO THE WESTERLY LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 29;
41. THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29;
42. THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 29;
43. THENCE NORTHERLY ALONG SAID NORTH AND SOUTH CENTER LINE TO THE NORTH QUARTER CORNER OF SAID SECTION 29;
44. THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID SECTION 29 AND CONTINUING ALONG THE NORTHERLY LINE OF SECTION 28 OF SAID TOWNSHIP AND RANGE TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 28, ALSO BEING AN ANGLE POINT IN THE BOUNDARY OF THE BARONA INDIAN RESERVATION;
45. THENCE SOUTHERNLY ALONG SAID NORTH AND SOUTH CENTER LINE AND SAID RESERVATION BOUNDARY TO THE EAST AND WEST CENTER LINE OF SAID SECTION 28;
46. THENCE EASTERLY ALONG SAID EAST AND WEST CENTER LINE AND SAID RESERVATION BOUNDARY TO THE EASTERLY LINE OF SAID SECTION 28;
47. THENCE SOUTHERLY, LEAVING SAID BOUNDARY OF THE BARONA INDIAN RESERVATION, ALONG SAID EASTERLY LINE OF SECTION 28 AND CONTINUING ALONG THE EASTERLY LINE OF SECTION 33 OF SAID TOWNSHIP AND RANGE AND ALONG THE EASTERLY LINE OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 1 EAST TO THE NORTHWESTERLY LINE OF SAID RANCHO EL CAJON;
48. THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID RANCHO BOUNDARY TO CORNER NO. 2 THEREOF;
49. THENCE SOUTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID RANCHO BOUNDARY TO CORNER NO. 1 THEREOF;
50. THENCE SOUTHERLY ALONG SAID RANCHO BOUNDARY TO THE EAST AND WEST CENTER LINE OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 1 EAST
51. THENCE EASTERLY ALONG SAID EAST AND WEST CENTER LINE TO THE EAST QUARTER CORNER SAID SECTION 12;

52. THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12 TO THE SOUTH LINE OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 2 EAST;
53. THENCE EASTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF SECTION 18, SAID TOWNSHIP AND RANGE;
54. THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 18 AND CONTINUING ALONG THE EASTERLY LINE OF SECTION 19 OF SAID TOWNSHIP AND RANGE TO THE SOUTHERLY LINE OF OLD HIGHWAY 80;
55. THENCE NORTHWESTERLY ALONG SAID OLD HIGHWAY 80 TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 19;
56. THENCE SOUTH $1^{\circ}55'41''$ WEST 43.57 FEET TO THE EAST AND WEST CENTER LINE OF SAID SECTION 19;
57. THENCE WESTERLY ALONG THE EAST AND WEST CENTER LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 TO THE NORTHWEST CORNER OF LOT 2 OF SAID SECTION 19, BEING ALSO THE NORTHEAST CORNER OF LOT 2 OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 1 EAST;
58. THENCE ALONG SAID NORTH LINE, SOUTH $86^{\circ}55'50''$ WEST 336.49 FEET TO THE BOUNDARY OF SAID RANCHO EL CAJON;
59. THENCE CONTINUING ALONG THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 2 OF SAID SECTION 24, SOUTH $86^{\circ}55'50''$ WEST 1357.93 FEET;
60. THENCE NORTH $01^{\circ}38'00''$ EAST 307.61 FEET TO THE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 250.00 FEET, A RADIAL BEARING NORTH $37^{\circ}04'30''$ WEST;
61. THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $06^{\circ}01'39''$ AN ARC DISTANCE OF 40.36 FEET;
62. THENCE TANGENT TO SAID LAST MENTIONED CURVE, SOUTH $58^{\circ}57'09''$ WEST 185.96 FEET, TO THE BEGINNING OF A TANGENT 100.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY;
63. THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $58^{\circ}41'46''$, AN ARC DISTANCE OF 102.59 FEET;
64. THENCE SOUTH $21^{\circ}28'25''$ WEST 195.78 FEET;
65. THENCE SOUTH $80^{\circ}46'10''$ WEST 433.52 FEET;

66. THENCE NORTH 26°42'10" WEST 195.51 FEET;
67. THENCE SOUTH 63°17'50" WEST 42.71 FEET TO THE BEGINNING OF A TANGENT 200.00 FOOT RADIUS, CONCAVE SOUTHERLY;
68. THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°04'30", AN ARC DISTANCE OF 77.06 FEET;
69. THENCE SOUTH 41°34'46" WEST 77.74 FEET;
70. THENCE LEAVING SAID SOUTH LINE OF SAID MISCELLANEOUS SURVEY MAP NO. 636, SOUTHEASTERLY AND CONTINUING ALONG SAID NORTHERLY LINE OF SAID RECORD OF SURVEY MAP NO. 8013, NORTH 51°54'54" WEST 277.63 FEET;
71. THENCE SOUTH 72°10'08" WEST 187.16 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE ROUTE 8 AS SHOWN ON MISCELLANEOUS SURVEY MAP NO. 636 AND SAID RECORD OF SURVEY NO. 8013;;
72. THENCE SOUTH 70°13'43" WEST 546.34 FEET;
73. THENCE SOUTH 52°53'37" WEST 409.56 FEET;
74. THENCE SOUTH 73°47'36" WEST 202.13 FEET;
75. THENCE SOUTH 88°54'25" WEST 87.91 FEET;
76. THENCE SOUTH 68°19'21" WEST 332.22 FEET;
77. THENCE SOUTH 62°01'32" WEST 159.51 FEET;
78. THENCE SOUTH 73°26'40" WEST 210.43 FEET;
79. THENCE SOUTH 81°48'54" WEST 664.83 FEET;
80. THENCE SOUTH 84°25'58" WEST 1112.95 FEET;
81. THENCE SOUTH 74°24'13" WEST 318.08 FEET;
82. THENCE NORTH 89°29'30" WEST 361.05 FEET;
83. NORTH 83°15'25" WEST 135.96 FEET TO THE EASTERLY LINE OF "W.E. FLINN TRACT" AS SHOWN OF SAID SUBDIVISION OF THE "S" TRACT OF SAID RANCHO EL CAJON, AND AS SHOWN ON RECORD OF SURVEY MAP NO. 8013, RECORDED IN SAID SAN DIEGO COUNTY RECORDER'S OFFICE ON JULY 10, 1975 AS FILE NO. 75-178665;

84. THENCE ALONG THE EASTERLY LINE OF SAID FLYNN TRACT AND ALONG SAID RECORD OF SURVEY NO. 8013, SOUTH 0°12'54" WEST 987.73 FEET TO THE SOUTHEAST CORNER T OF SAID W.E. FLINN TRACT;
85. THENCE ALONG THE SOUTHERLY LINE OF SAID W.E. FLINN TRACT, SOUTH 89°52'00" WEST 2797.16 FEET, SAID POINT BEING 146.63 FEET EAST OF THE SOUTHWEST CORNER THEREOF;
86. THENCE LEAVING THE BOUNDARY OF SAID W.E. FLINN TRACT, SOUTH 31°37'32" WEST 290.20 FEET;
87. THENCE SOUTH 0°03'00" EAST 926.30 WEST;
88. THENCE SOUTH 84°35'00" WEST 1531.07 FEET THE EASTERLY LINE OF LOS COCHES SUB NO. 2, ACCORDING TO MAP THEREOF NO. 1582, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
89. THENCE ALONG SAID EASTERLY LINE, NORTH 27°45'00" WEST 123.32 FEET TO THE MOST EASTERLY CORNER OF LOT J OF SAID MAP NO. 1582;
90. THENCE SOUTH 50°55'24" WEST 322.35 FEET TO AN INTERSECTION WITH SOUTH LINE OF SAID MAP NO. 1582;
91. THENCE ALONG THE SOUTH LIINE OF SAID MAP NO. 1582, NORTH 87°11'00" WEST 1548.61 FEET;
92. THENCE SOUTH 76°00'59" WEST 812.60 FEET;
93. THENCE SOUTH 69°00'54" WEST 392.10 FEET;
94. THENCE SOUTH 53°54'00" WEST 177.10 FEET;
95. THENCE SOUTH 45°13'12" WEST 345.00 FEET;
96. THENCE LEAVING THE SOUTH LINE OF SAID MAP NO. 1582, SOUTH 21°26'00" EAST 653.95 FEET;
97. THENCE SOUTH 27°57'00" EAST 1795.30 FEET;
98. THENCE NORTH 73°26'20" EAST 244.75 FEET;
99. THENCE SOUTH 47°18'30" EAST 353.00 FEET;
100. THENCE SOUTH 63°20'20" EAST 538.76 FEET;
101. THENCE SOUTH 62°42'00" EAST 455.35 FEET;

102. THENCE SOUTH 87°16'40" EAST 902.03 FEET;
103. THENCE SOUTH 22°04'11" WEST 1177.30 FEET;
104. THENCE SOUTH 41°27'31" EAST 86.48 FEET;
105. THENCE SOUTH 80°33'00" WEST 853.44 FEET THE EAST LINE OF RECORD OF SURVEY NO. 1510, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
106. THENCE ALONG THE EAST LINE OF SAID RECORD OF SURVEY, NORTH 0°07'00" WEST 142.84 FEET TO THE SOUTHEAST CORNER THEREOF;
107. THENCE ALONG THE SOUTHERLY LINE OF SAID RECORD OF SURVEY, SOUTH 89°53'00" WEST 456.78 FEET TO THE SOUTHWEST CORNER THEREOF;
108. THENCE NORTH 0°07'00" WEST 67.82 FEET;
109. THENCE SOUTH 80°33'00" WEST 1005.07 FEET;
110. THENCE NORTH 63°21'56" WEST (RECORD NORTH 64°58'00" WEST) 3929.40 FEET;
111. THENCE NORTH 43°30'00" WEST 1460.00 FEET;
112. THENCE NORTH 29°10'00" WEST 95.20 FEET TO THE EASTERLY BOUNDARY LINE OF JOHNSTOWN SERIES UNIT NO. 3, ACCORDING TO MAP THEREOF NO. 7337, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID EASTERLY BOUNDARY LINES OF SAID MAP NO. 7337, JOHNSTOWN SERIES UNIT NO. 2, ACCORDING TO MAP THEREOF NO. 7307, RANCHO DEL CHARRO UNIT NO. 3, ACCORDING TO MAP THEREOF NO. 6433 AND RANCHO DEL CHARRO UNIT NO. 2, ACCORDING TO MAP THEREOF NO. 6373, ALL AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE FOLLOWING COURSES:

113. SOUTH 30°01'42" WEST 260.48 FEET;
114. THENCE SOUTH 4°58'20" EAST 439.08 FEET;
115. THENCE SOUTH 15°01'24" WEST 1240.91 FEET;
116. THENCE SOUTH 49°02'10" WEST 479.88 FEET;
117. THENCE SOUTH 24°59'50" WEST 299.88;
118. THENCE SOUTH 13°30'15" WEST 349.89

119. THENCE SOUTH 82°10'58" WEST 200.00 FEET;

120. THENCE NORTH 71°49'50" WEST 430.18 FEET;

121. THENCE SOUTH 73°15'35" WEST 250.03 FEET;

122. THENCE SOUTH 42°40'45" WEST 511.35 FEET;

THENCE GENERALLY WESTERLY ALONG THE SOUTHERLY LINES OF BLOCKS 41 AND 40 IN RANCHO EL CAJON SUBDIVISION OF TRACT "S" DEED BOOK 170 PAGE 71, THE FOLLOWING COURSES:

123. THENCE SOUTH 30°11'01" WEST 584.61 FEET;

124. THENCE NORTH 87°22'12" WEST 398.07 FEET;

125. THENCE SOUTH 89°13'48" WEST 463.55 FEET;

126. THENCE SOUTH 58°13'35" WEST 379.44 FEET;

127. THENCE SOUTH 58°15'54" WEST 210.53 FEET;

128. THENCE SOUTH 84°30'00" WEST 452.25 FEET;

129. THENCE SOUTH 65°28'00" WEST 122.50 FEET;

130. THENCE SOUTH 56°45'00" WEST 222.70 FEET;

131. THENCE SOUTH 37°10'00" WEST 218.55 FEET;

132. THENCE SOUTH 24°41'38" WEST 372.10 FEET;

133. THENCE SOUTH 48°36'44" WEST 214 FEET;

134. THENCE NORTH 41°23'14" WEST 121.03 FEET;

135. THENCE SOUTH 48°36'06" WEST 144.87 FEET;

136. THENCE SOUTH 76°08'32" WEST 169.13 FEET;

137. THENCE SOUTH 61°28'42" WEST 179.48 FEET;

138. THENCE SOUTH 43°09'18" WEST 502.25 FEET;

139. THENCE SOUTH 48°37'05" WEST 200.09 FEET;

140. THENCE SOUTH 70°25'10" WEST 215.47 FEET;
141. THENCE SOUTH 46°44'33" WEST 150.09 FEET;
142. THENCE SOUTH 19°05'13" WEST 218.15 FEET;
143. THENCE SOUTH 37°28'48" WEST 322.05 FEET;
144. THENCE SOUTH 48°46'39" WEST 479.44 FEET;
145. THENCE SOUTH 27°56'58" WEST 322.05 FEET TO AN ANGLE POINT IN THE CITY OF EL CAJON;
146. THENCE GENERALLY WESTERLY ALONG THE NORTHERLY BOUNDARY OF THE CITY OF EL CAJON AS ESTABLISHED BY THEIR FOLLOWING ORDINANCES AND RESOLUTIONS:

ORDINANCE NO. 3059 ADOPTED OCTOBER 30, 1955;
RESOLUTION NO. 382-73 ADOPTED AUGUST 7, 1973;
ORDINANCE NO. 547 ADOPTED OCTOBER 31, 1955;
RESOLUTION NO. 228-73 ADOPTED MAY 22, 1973;
ORDINANCE NO. 1656 ADOPTED MAY 4, 1964;
RESOLUTION NO. 605-69 ADOPTED NOVEMBER 24, 1969;
ORDINANCE NO. 921 ADOPTED AUGUST 15, 1958 TO AN INTERSECTION WITH SAID ORDINANCE NO. 547;
147. THENCE WESTERLY ALONG THE BOUNDARY OF SAID ORDINANCE NO. 547 TO AN INTERSECTION WITH THE BOUNDARY OF THE CITY OF EL CAJON AS ESTABLISHED BY RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO REFERENCE NO. RO12-01 ADOPTED FEBRUARY 9, 2015,
 - A. THENCE SOUTH 0°01'04" WEST 133.00 FEET;
 - B. THENCE NORTH 89°57'12" WEST 169.91 FEET;
 - C. THENCE NORTH 0°01'57" EAST TO AN INTERSECTION WITH SAID ORDINANCE NO. 547;
148. THENCE CONTINUING ALONG THE BOUNDARY OF THE CITY OF EL CAJON AS ESTABLISHED BY THEIR FOLLOWING ORDINANCES AND RESOLUTIONS:

SAID ORDINANCE NO. 547;
RESOLUTION 511-70 ADOPTED NOVEMBER 9, 1970;
ORDINANCE 593 ADOPTED JUNE 11, 1956;
ORDINANCE 865 ADOPTED MARCH 10, 1958;
RESOLUTION BY BOARD OF SUPERVISORS OF SAID COUNTY SEPTEMBER 26, 1961, AS ITEM 79;
RESOLUTION 573-76 ADOPTED MARCH 17, 1977;

RESOLUTION 456-89 NOVEMBER 22, 1989;
RESOLUTION 229-73 ADOPTED MAY 22, 1973;
ORDINANCE 2136 ADOPTED MARCH 17, 1969;
ORDINANCE NO. 593 ADOPTED JUNE 11, 1956;
ORDINANCE NO. 884 ADOPTED APRIL 28, 1958;
RESOLUTION NO. 109-99 ADOPTED JULY 13, 1999;
ORDINANCE NO. 643 ADOPTED NOVEMBER 28, 1956;
RESOLUTION NO. 327-73 ADOPTED JULY 10, 1973;
RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO
REFERENCE NO. R004-09 ADOPTED JULY 12, 2004;
RESOLUTION NO. 099-87 ADOPTED APRIL 20, 1987;
RESOLUTION NO. 550-76 ADOPTED MARCH 23, 1977;
RESOLUTION NO. 004-78 ADOPTED FEBRUARY 23, 1978;
RESOLUTION NO. 384-92 ADOPTED JANUARY 15, 1993;
RESOLUTION NO. 112-84 ADOPTED MAY 3, 1984;
RESOLUTION NO. 265-69 ADOPTED MAY 26, 1969,
ORDINANCE NO. 2123 ADOPTED JANUARY 27, 1969;
ORDINANCE NO. 2293 ADOPTED SEPTEMBER 14, 1970;
RESOLUTION NO. 041-79 ADOPTED FEBRUARY 8, 1979;
RESOLUTION 202-97 FEBRUARY 12, 1998;
RESOLUTION NO. 034-87 ADOPTED FEBRUARY 6, 1987;
ORDINANCE NO. 3131 ADOPTED NOVEMBER 30, 1977;
ORDINANCE NO. 3120 ADOPTED DECEMBER 2, 1977;
RESOLUTION NO. 474-77 ADOPTED JANUARY 2, 1979;
ORDINANCE NO. 1737 ADOPTED MAY 5, 1965;
RESOLUTION NO. 060-82 ADOPTED MARCH 23, 1982;
RESOLUTION NO. 445-78 ADOPTED AUGUST 23, 1978 TO AN INTERSECTION WITH RESOLUTION
NO. 379-79 ADOPTED DECEMBER 31, 1980;

149. THENCE WESTERLY ALONG THE BOUNDARY OF SAID RESOLUTION NO. 379-79 TO AN
INTERSECTION WITH THE BOUNDARY OF THE CITY OF EL CAJON AS ESTABLISHED BY
RESOLUTION 057-85 ADOPTED MARCH 21, 1985;

150. THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID RESOLUTION NO. 057-85 TO
AN INTERSECTION WITH SAID RESOLUTION NO. 379-79;

151. THENCE CONTINUING ALONG THE BOUNDARY OF THE CITY OF EL CAJON AS ESTABLISHED BY
THEIR FOLLOWING ORDINANCES AND RESOLUTIONS:

SAID RESOLUTION NO. 379-79;
RESOLUTION NO. 568-79 ADOPTED NOVEMBER 20, 1980;
RESOLUTION NO. 389-83 ADOPTED OCTOBER 4, 1983 TO AN INTERSECTION WITH SAID
ORDINANCE NO. 1737;

152. THENCE CONTINUING ALONG THE BOUNDARY OF SAID ORDINANCE NO. 1737 TO AN INTERSECTION THE BOUNDARY OF RANCHO MISSION SAN DIEGO, BEING ALSO THE COMMON ANGLE POINT IN THE BOUNDARY OF THE CITIES OF SAN DIEGO, EL CAJON AND SANTEE;
153. THENCE LEAVING THE BOUNDARY OF THE CITY OF EL CAJON AND ALONG THE BOUNDARY OF THE CITY OF SANTEE AS INCORPORATED BY THE BOARD OF SUPERVISORS OF SAID COUNTY NOVEMBER 25, 1980, ITEM NO. 12 TO AN INTERSECTION WITH RESOLUTION NO. 14-91 ADOPTED MARCH 26, 1991;
154. THENCE CONTINUING ALONG THE BOUNDARY OF SAID RESOLUTION NO. 14-91 TO AN INTERSECTION WITH THE BOUNDARY OF THE CITY OF SANTEE AS ESTABLISHED BY RESOLUTION OF THE LOCAL AGENCY FORMATION OF THE COUNTY OF SAN DIEGO REFERENCE NO. RO13-99 ADOPTED AUGUST 1, 2016;
155. THENCE CONTINUING ALONG THE BOUNDARY OF SAID RESOLUTION OF THE LOCAL AGENCY FORMATION OF THE COUNTY OF SAN DIEGO REFERENCE NO. RO13-99 TO AN INTERSECTION WITH SAID ITEM NO. 12;
156. THENCE CONTINUING ALONG SAID ITEM NO. 12 TO THE WEST LINE OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 1 WEST;
157. THENCE NORTH 0°01'15" WEST, 540.35 FEET TO THE COMMON CORNER OF SECTIONS 2 AND 3 OF TOWNSHIP 15 SOUTH, RANGE 1 WEST, AND SECTIONS 34 AND 35 OF TOWNSHIP 14 SOUTH, RANGE 1 WEST;
158. THENCE NORTH 0°16'48" EAST, 1272.96 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
159. THENCE SOUTH 89°01'28" EAST, 1291.84 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
160. THENCE NORTH 0°40'30" EAST, 1282.20 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
161. THENCE NORTH 0°40'11" EAST, 1277.26 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;
162. THENCE NORTH 89°36'13" WEST, 1309.43 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;
163. THENCE NORTH 0°16'23" EAST, 1273.42 FEET TO THE NORTHWEST QUARTER OF SAID SECTION 35;

164. THENCE NORTH 0°03'54" EAST, 2634.83 FEET TO THE WEST QUARTER CORNER OF SECTION 26 OF SAID TOWNSHIP AND RANGE;
165. THENCE SOUTH 89°51'53" EAST, 1318.27 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26;
166. THENCE NORTH 0°03'54" EAST, 2622.15 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26;
167. THENCE NORTH 89°18'49" WEST, 1318.34 FEET TO THE NORTHWEST QUARTER OF SAID SECTION 26;
168. THENCE NORTH 0°14'17" EAST, 2684.56 FEET TO THE NORTHWEST CORNER OF SECTION 23 OF SAID TOWNSHIP AND RANGE;
169. THENCE NORTH 88°41'29" EAST, 1363.23 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14 OF SAID TOWNSHIP AND RANGE;
170. THENCE NORTH 0°01'19" WEST, 2663.00 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 14;
171. THENCE NORTH 0°52'59" WEST, 1353.99 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14;
172. THENCE SOUTH 88°19'59" WEST, 1311.42 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14;
173. THENCE NORTH 0°42'51" WEST, 1355.11 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED AREA A.

EXCEPTING FROM THE ABOVE DESCRIBED "**AREA A**" ALL THAT TERRITORY DESCRIBED AS FOLLOWS:

EXCEPTION PARCEL

ALL OF LOT DD OF CASTLEROCK UNIT 5, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16161, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 23, 2016, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT DD:

174. THENCE SOUTH 0°50'44" EAST, 269.12 FEET;
175. THENCE NORTH 90°00'00" EAST, 30.14 FEET;
176. THENCE NORTH 57°09'06 WEST, 42.45 FEET;

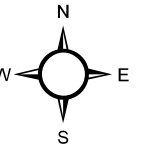
177. THENCE NORTH 72°13'45" WEST, 83.95 FEET;
178. THENCE NORTH 45°29'13" WEST, 97.68 FEET;
179. THENCE NORTH 71°48'30" WEST, 76.34 FEET;
180. THENCE NORTH 36°17'51" EAST, 124.92 FEET;
181. THENCE SOUTH 86°20'50" EAST, 48.61 FEET;
182. THENCE NORTH 78°26'40" EAST, 71.35 FEET;
183. THENCE NORTH 65°32'37" EAST, 27.32 FEET;
184. THENCE NORTH 85°45'34" EAST, 66.90 FEET TO THE **POINT OF BEGINNING.**

AREA A CONTAINING 40,319.63 ACRES OF LAND MORE OR LESS

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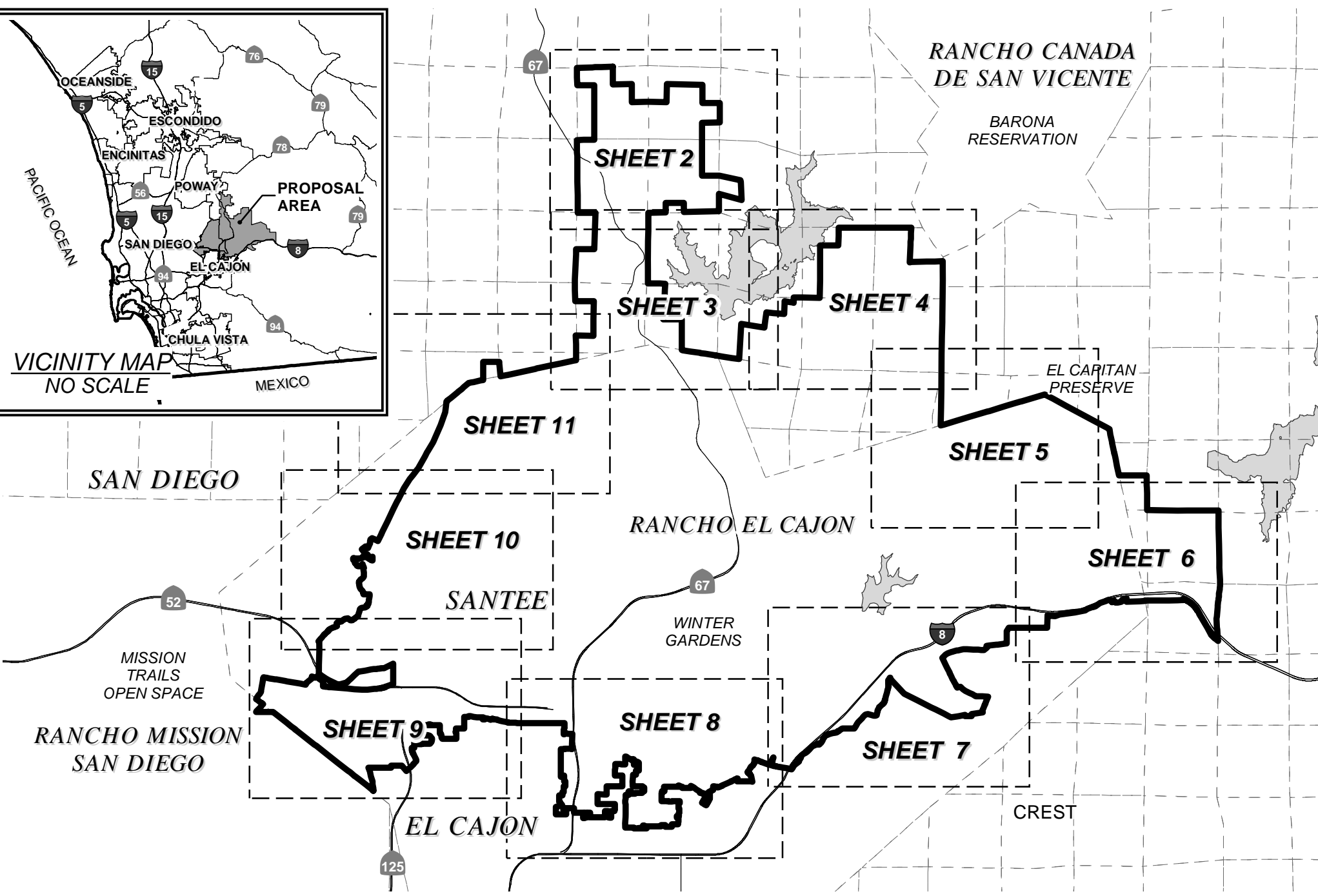
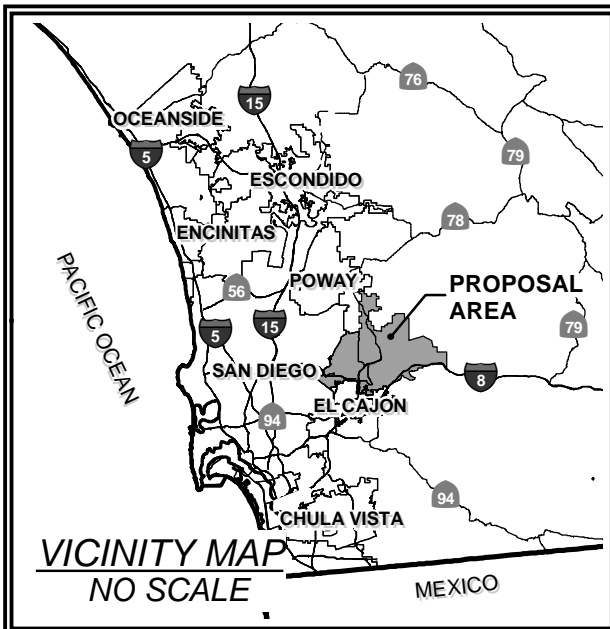
**COUNTY OF SAN DIEGO
ASSESSOR'S MAPPING DIVISION**
JGD 12.15.21



AREA A

LEGEND

-  EXISTING COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS
-  MUNICIPAL BOUNDARY



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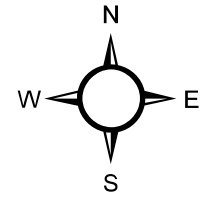
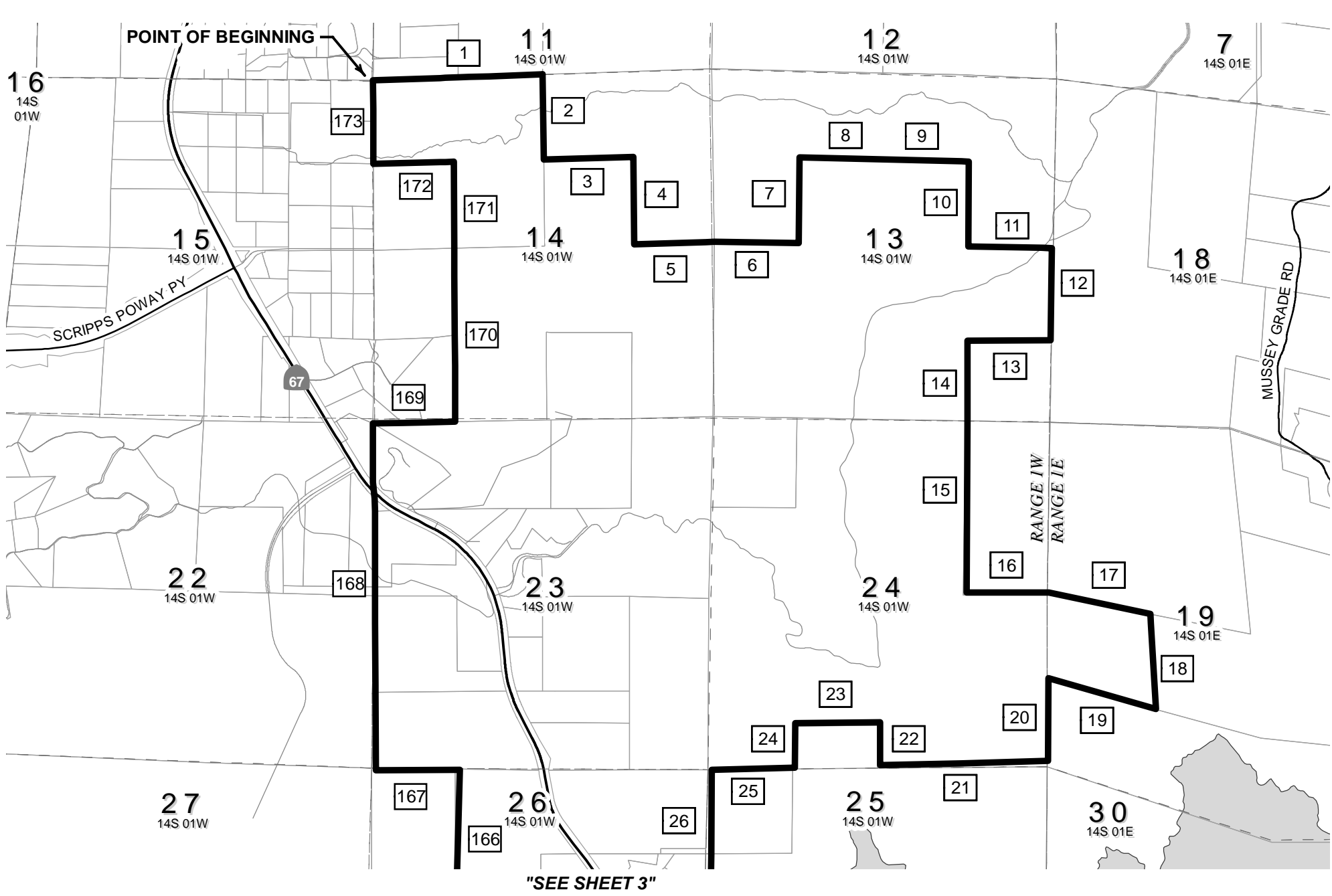
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DISSOLUTION OF SAN DIEGO COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS
LAFCO REFERENCE NO.: XX22-##

COUNTY OF SAN DIEGO
Assessor/Recorder/County Clerk
Assessor's Mapping Division


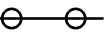
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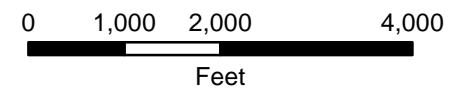
DATE: 12/15/2021
DRAWN BY: J. DELAROSA
SHEET: 1 OF 12



AREA A

LEGEND

-  EXISTING COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS
-  MUNICIPAL BOUNDARY



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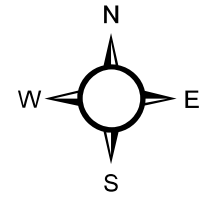
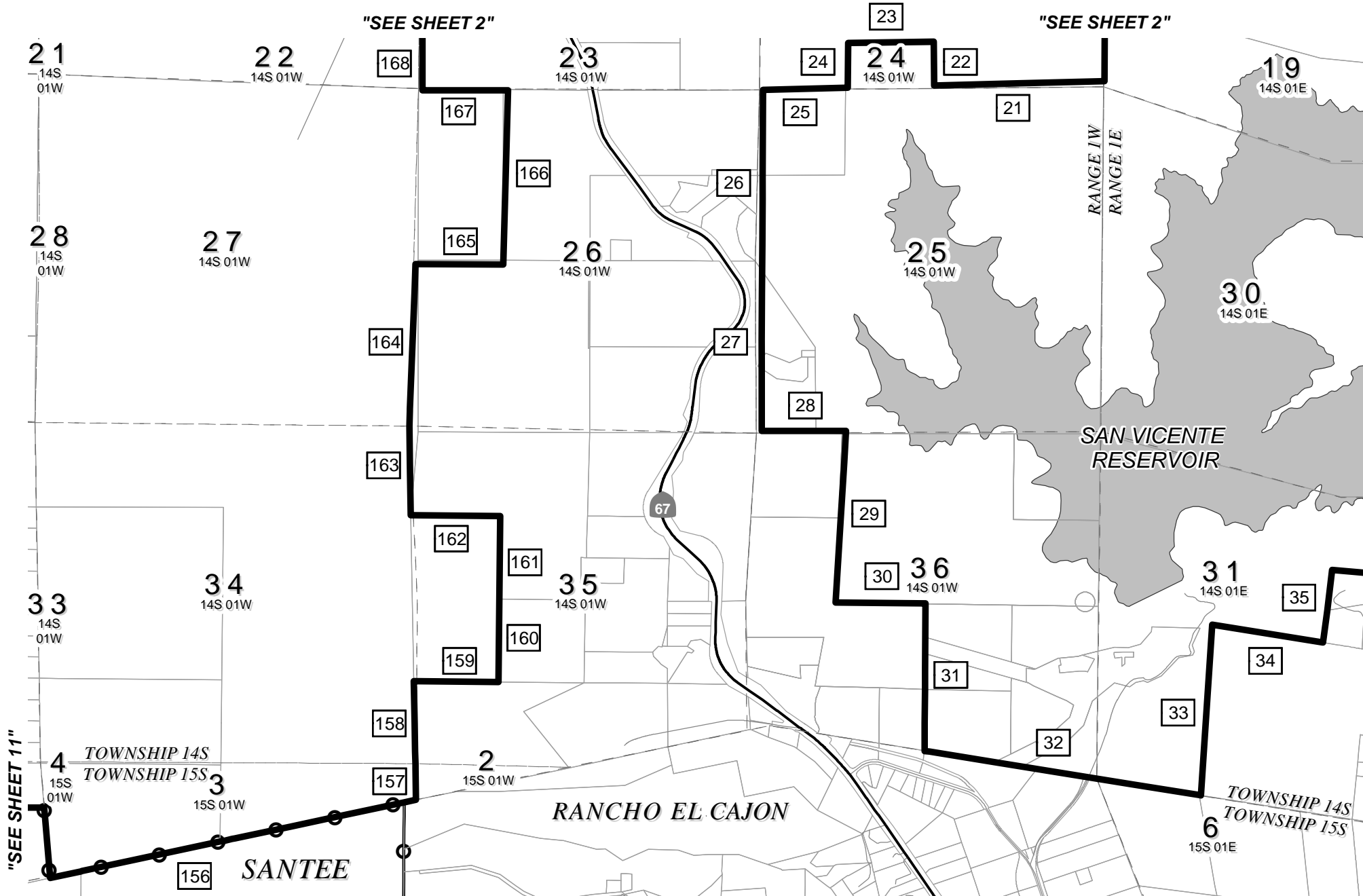
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DISSOLUTION OF SAN DIEGO COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS
LAFCO REFERENCE NO.: XX22-##

COUNTY OF SAN DIEGO Assessor/Recorder/County Clerk Assessor's Mapping Division



AREA: 40,319.63 ACRES
APN: VARIOUS
SCALE: 1" = 2000'

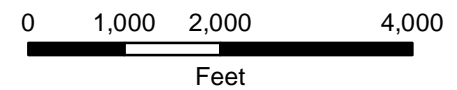
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DRAWN BY: J. DELAROSA
SHEET: 2 OF 12



AREA A

LEGEND

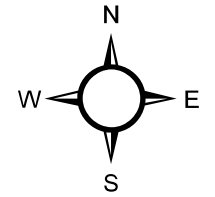
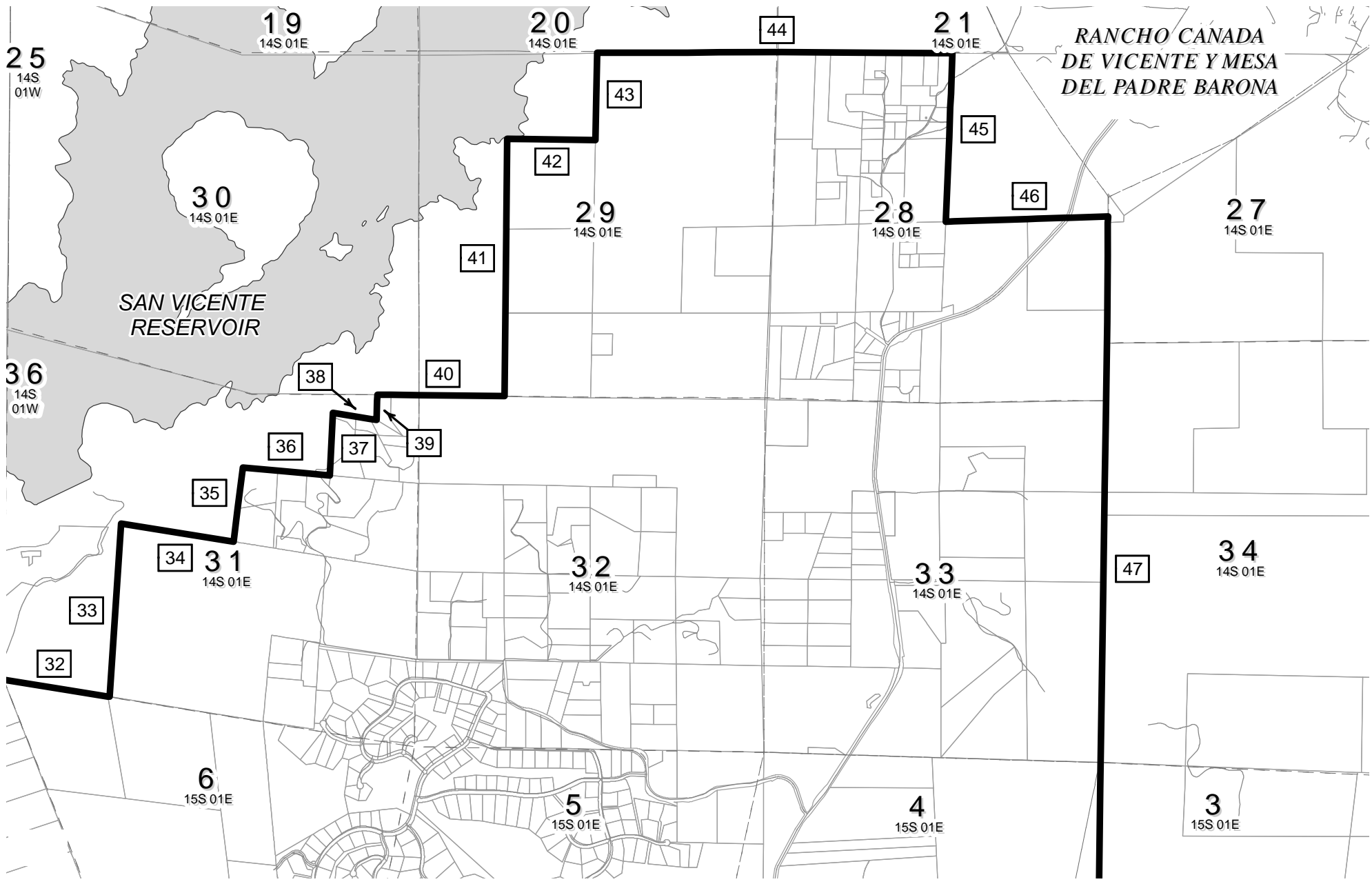
-  EXISTING COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS
-  MUNICIPAL BOUNDARY



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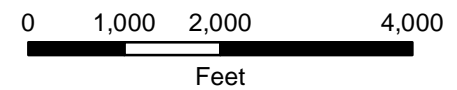
DISSOLUTION OF SAN DIEGO COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS LAFCO REFERENCE NO.: XX22-##	COUNTY OF SAN DIEGO Assessor/Recorder/County Clerk Assessor's Mapping Division	AREA: 40,319.63 ACRES	DATE: 12/15/2021
		APN: VARIOUS	DRAWN BY: J. DELAROSA
		SCALE: 1" = 2000'	SHEET: 3 OF 12



AREA A

LEGEND

-  EXISTING COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS
-  MUNICIPAL BOUNDARY



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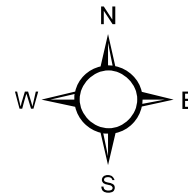
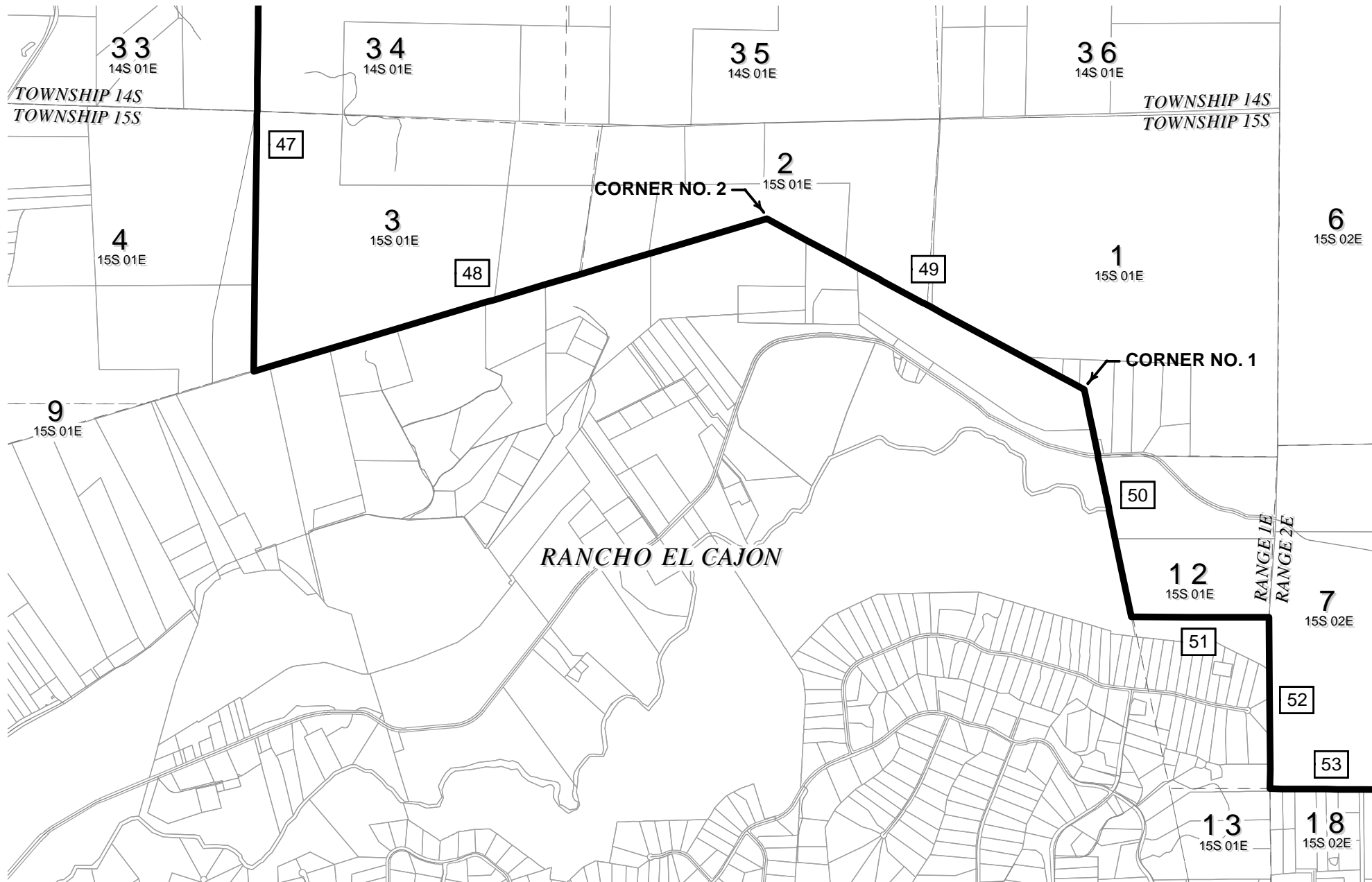
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"SEE SHEET 3"

"SEE SHEET 5"


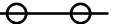
DISSOLUTION OF SAN DIEGO COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS LAFCO REFERENCE NO.: XX22-##	COUNTY OF SAN DIEGO Assessor/Recorder/County Clerk Assessor's Mapping Division	AREA: 40,319.63 ACRES APN: VARIOUS SCALE: 1" = 2000'	DATE: 12/15/2021 DRAWN BY: J. DELAROSA SHEET: 4 OF 12
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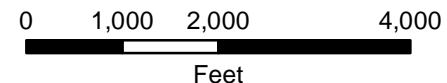
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AREA A

LEGEND

-  EXISTING COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS
-  MUNICIPAL BOUNDARY



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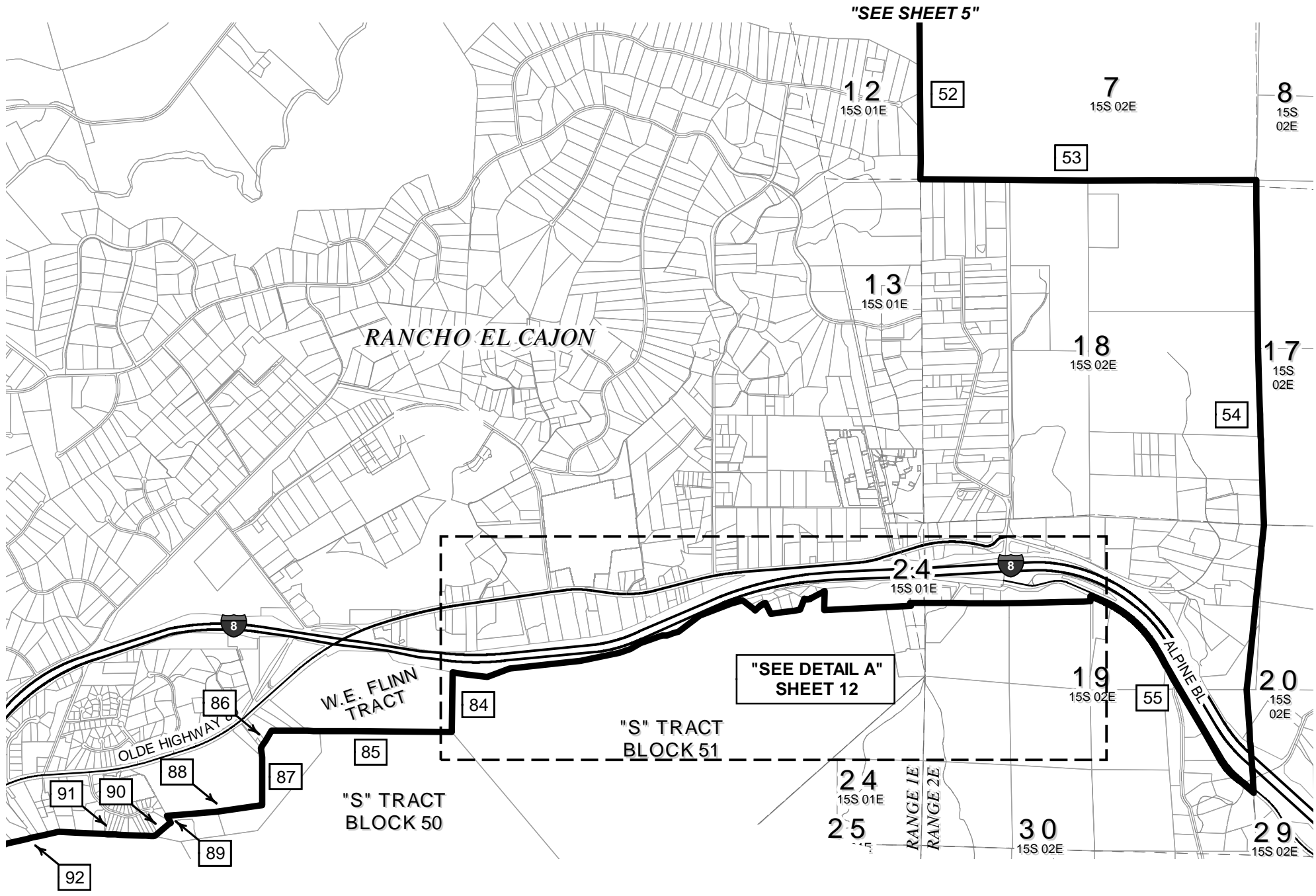
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DISSOLUTION OF SAN DIEGO COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS
LAFCO REFERENCE NO.: XX22-##

COUNTY OF SAN DIEGO Assessor/Recorder/County Clerk Assessor's Mapping Division

AREA: 40,319.63 ACRES
APN: VARIOUS
SCALE: 1" = 2000'

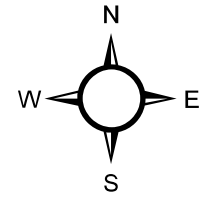
DATE: 12/15/2021
DRAWN BY: J. DELAROSA
SHEET: 5 OF 12



"SEE SHEET 5"



"SEE SHEET 7"

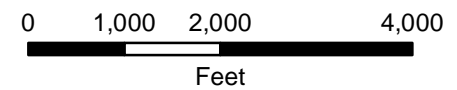
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SHEET 12



AREA A

LEGEND

-  EXISTING COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS
-  MUNICIPAL BOUNDARY



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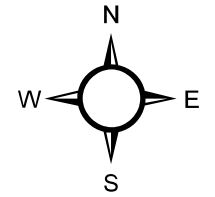
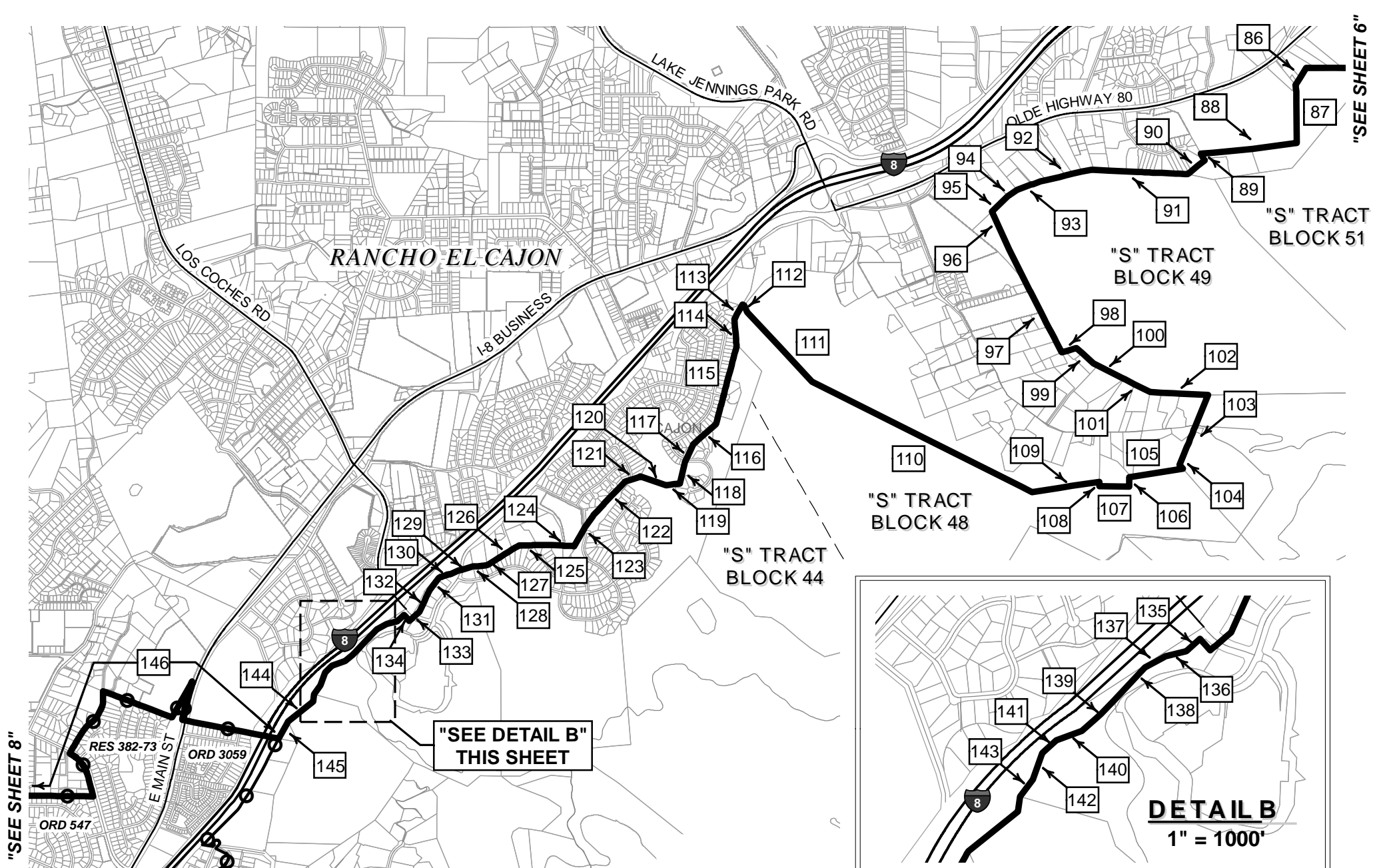
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DISSOLUTION OF SAN DIEGO COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS
LAFCO REFERENCE NO.: XX22-##

COUNTY OF SAN DIEGO Assessor/Recorder/County Clerk Assessor's Mapping Division



AREA: 40,319.63 ACRES
APN: VARIOUS
SCALE: 1" = 2000'

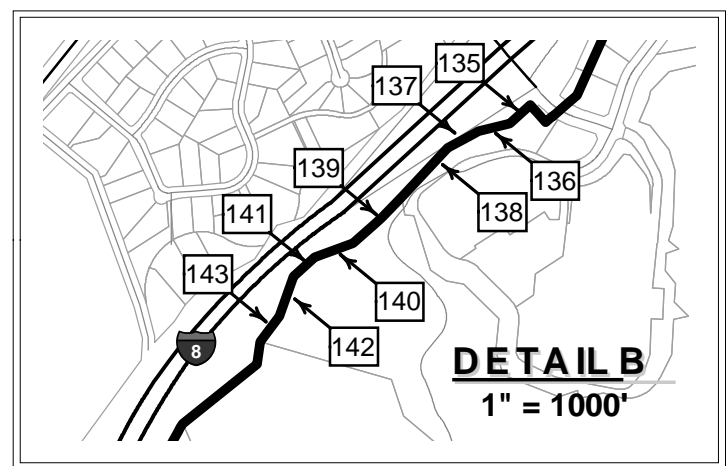
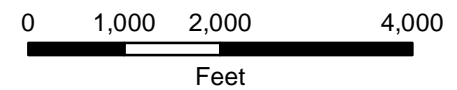
DATE: 12/15/2021
DRAWN BY: J. DELAROSA
SHEET: 6 OF 12



AREA A

LEGEND

-  EXISTING COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS
-  MUNICIPAL BOUNDARY



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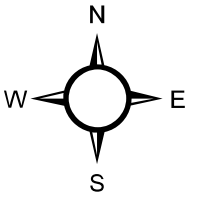
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COUNTY OF SAN DIEGO Assessor/Recorder/County Clerk Assessor's Mapping Division



AREA: 40,319.63 ACRES
APN: VARIOUS
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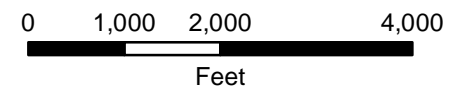
DATE: 12/15/2021
DRAWN BY: J. DELAROSA
SHEET: 7 OF 12



AREA A

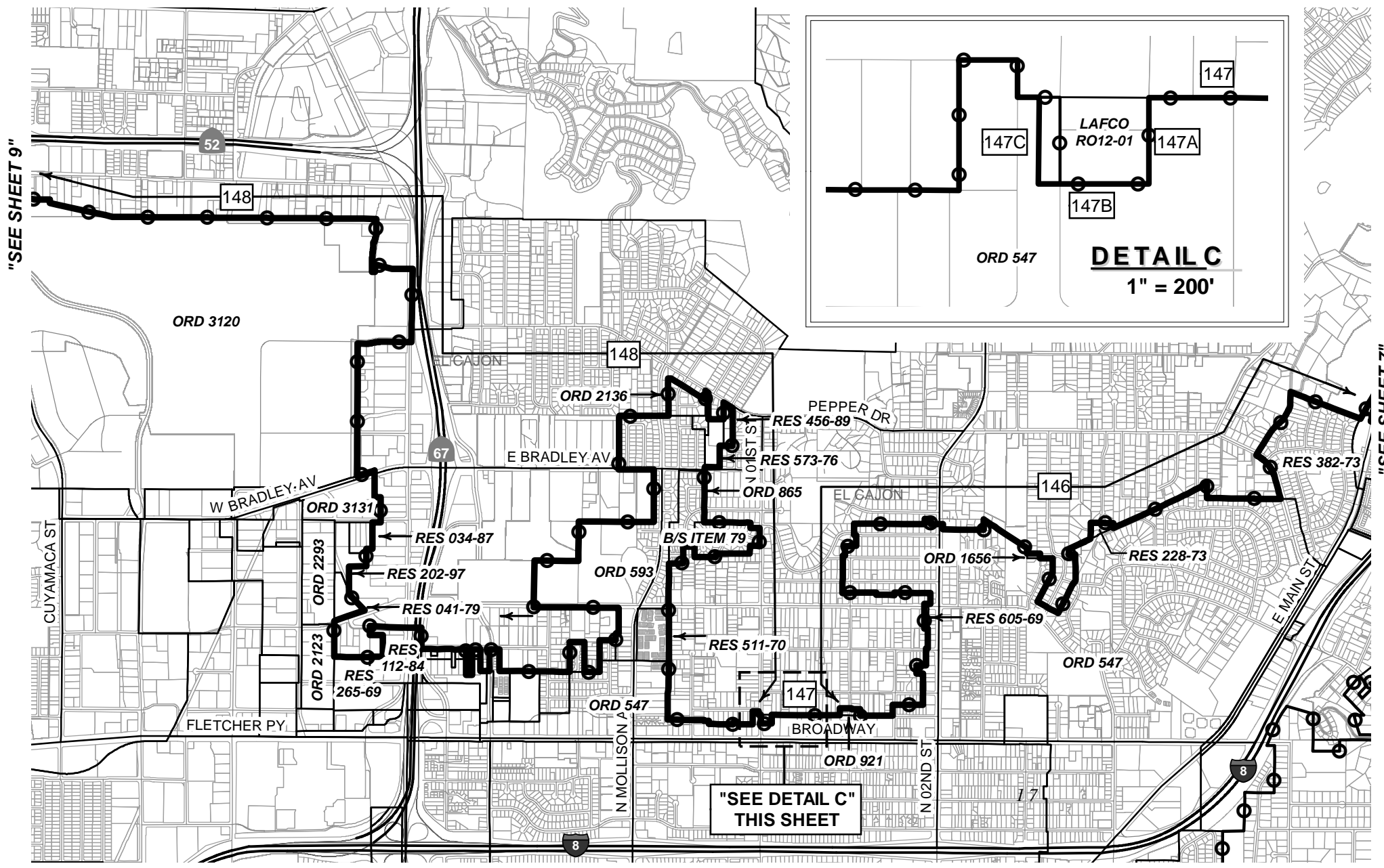
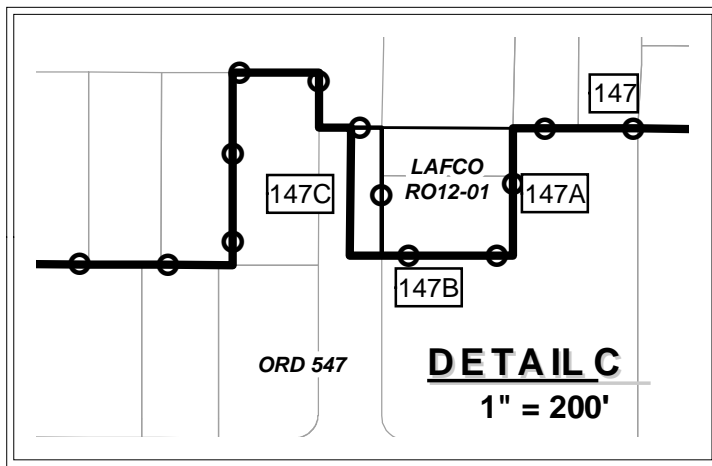
LEGEND

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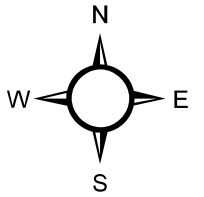
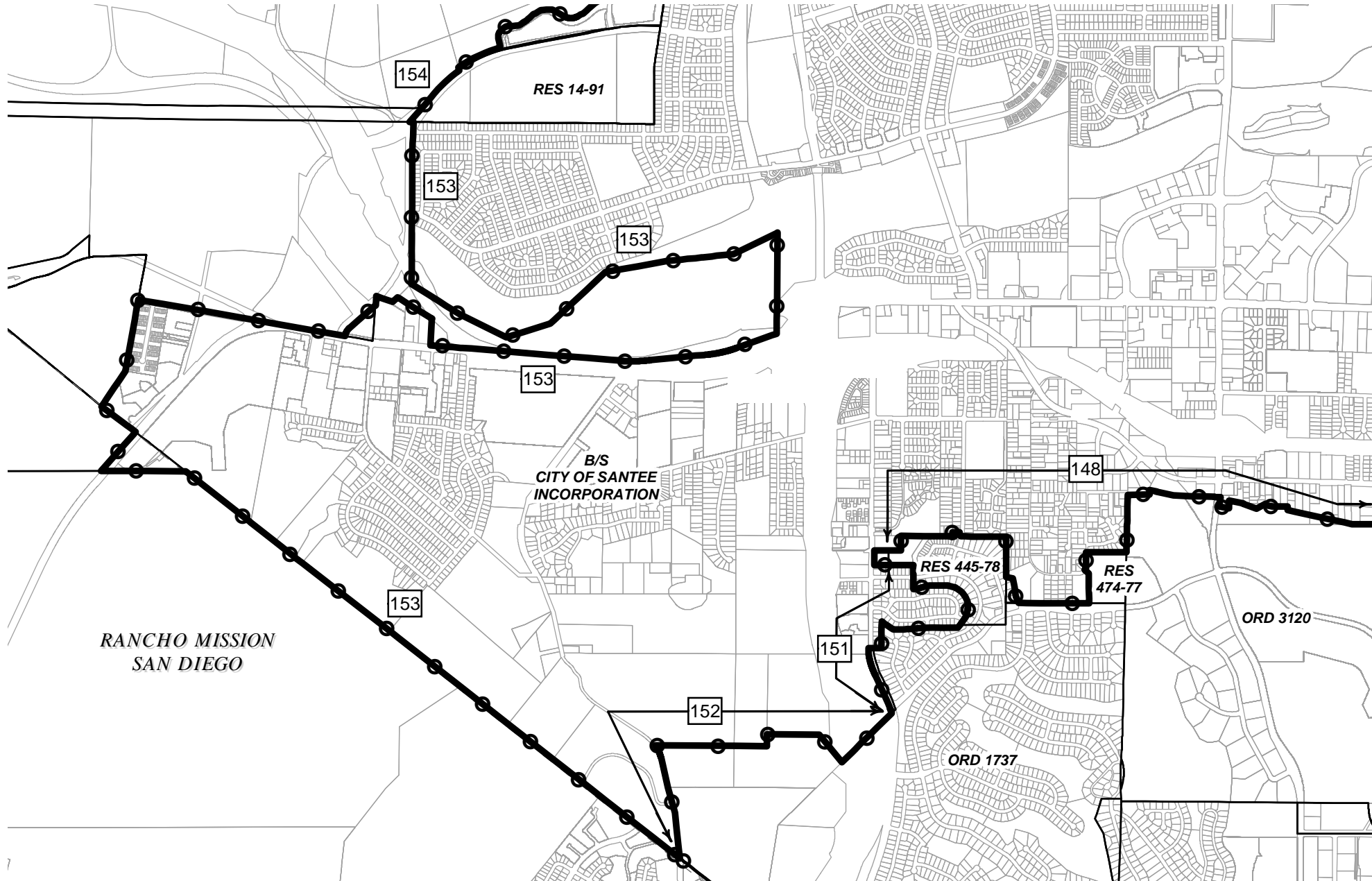
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"SEE SHEET 7"

"SEE DETAIL C"
THIS SHEET


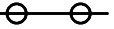
DISSOLUTION OF SAN DIEGO COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS LAFCO REFERENCE NO.: XX22-##	COUNTY OF SAN DIEGO Assessor/Recorder/County Clerk Assessor's Mapping Division	AREA: 40,319.63 ACRES	DATE: 12/15/2021
		APN: VARIOUS	DRAWN BY: J. DELAROSA
		SCALE: 1" = 2000'	SHEET: 8 OF 12

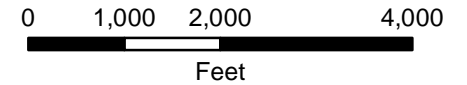
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AREA A

LEGEND

-  EXISTING COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS
-  MUNICIPAL BOUNDARY



"SEE SHEET 8"



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DISSOLUTION OF SAN DIEGO
 COUNTY SERVICE AREA NO. 69
 HEARTLAND PARAMEDICS

LAFCO REFERENCE NO.: XX22-##

COUNTY OF SAN DIEGO
 Assessor/Recorder/County Clerk
 Assessor's Mapping Division

AREA: 40,319.63 ACRES

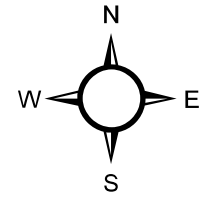
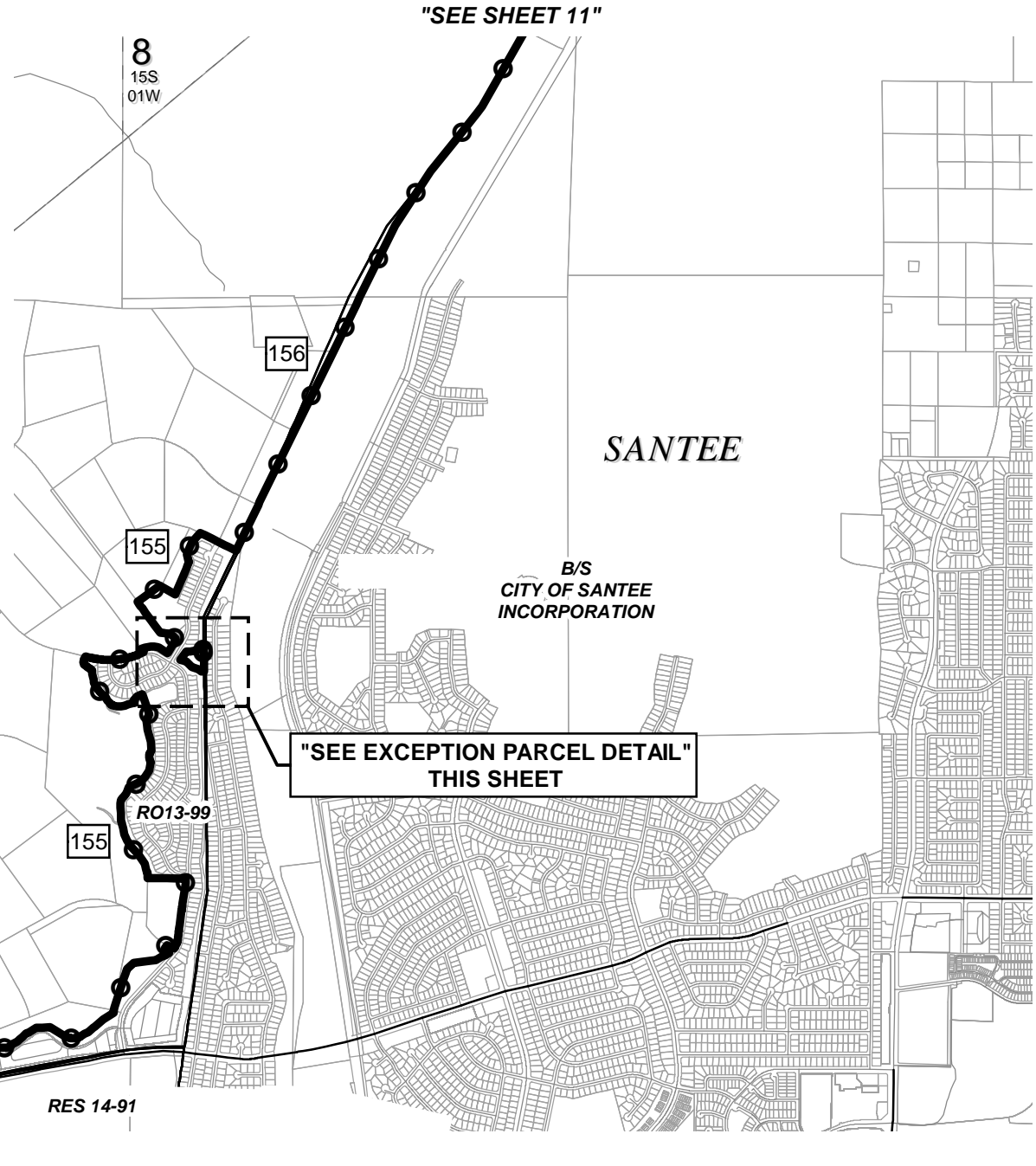
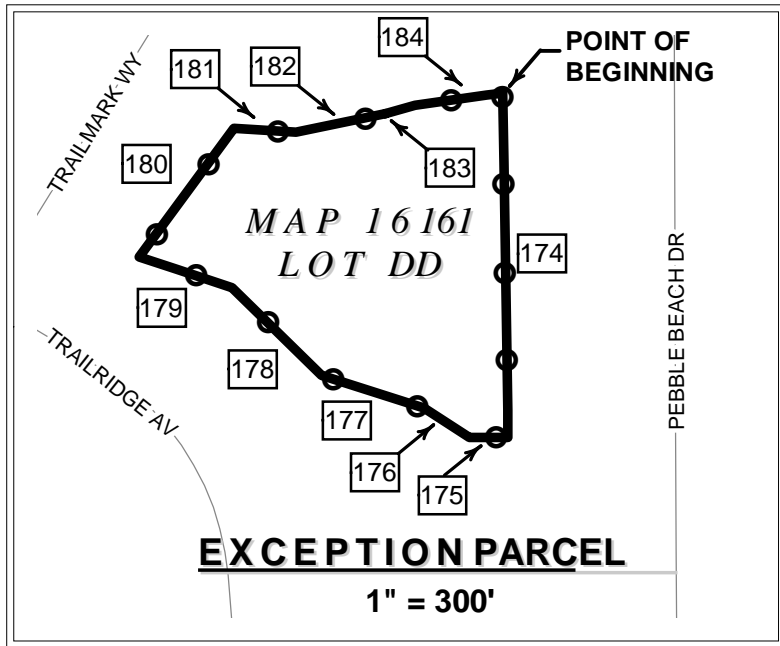
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SCALE: 1" = 2000'

DATE: 12/15/2021


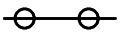
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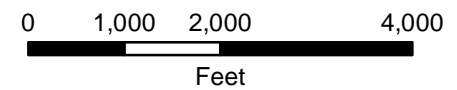
SHEET: 9 OF 12



AREA A

LEGEND

-  EXISTING COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS
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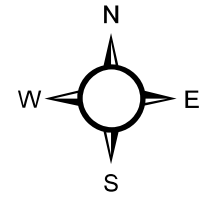
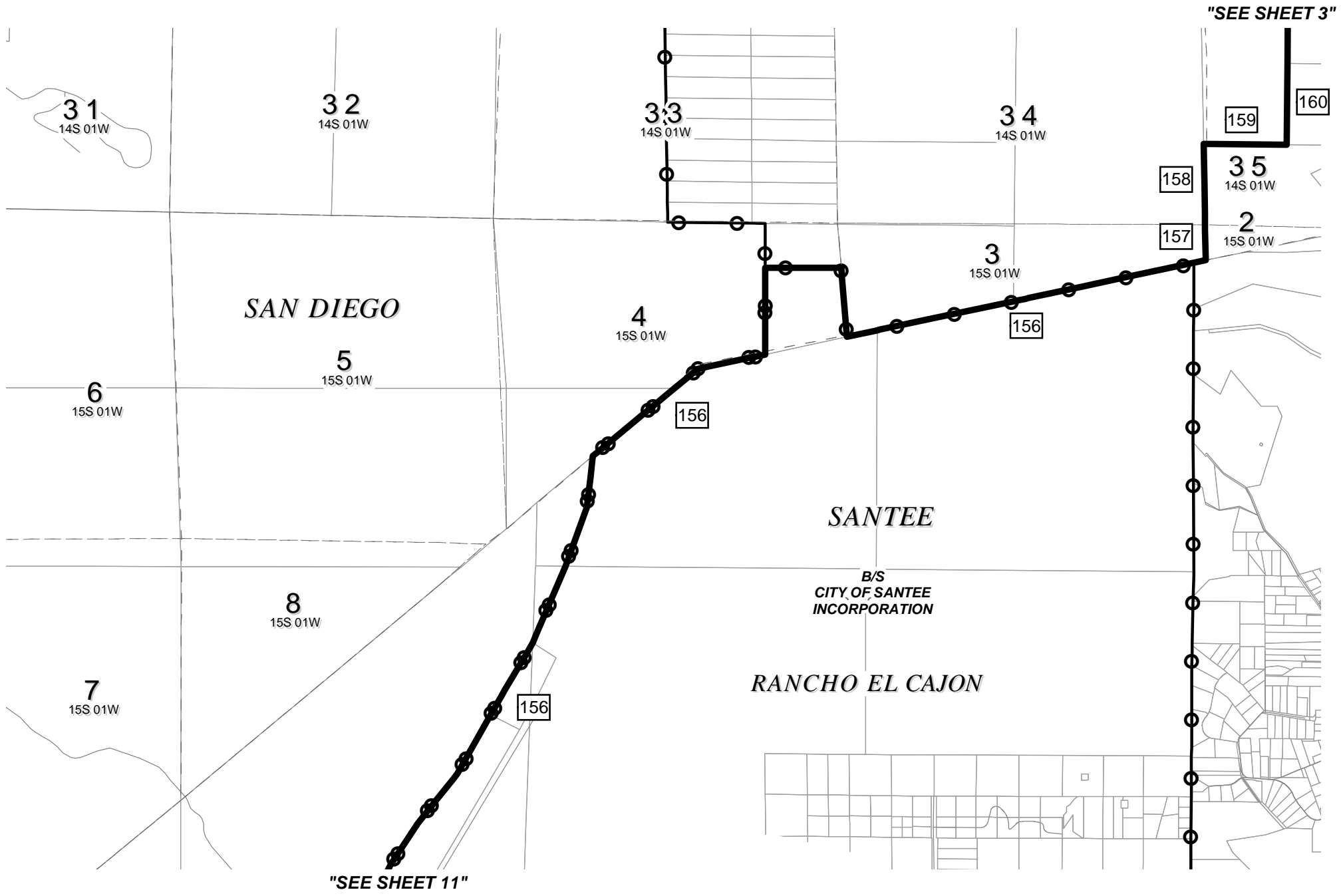
DISSOLUTION OF SAN DIEGO
COUNTY SERVICE AREA NO. 69
HEARTLAND PARAMEDICS

LAFCO REFERENCE NO.: XX22-##

COUNTY OF SAN DIEGO
Assessor/Recorder/County Clerk
Assessor's Mapping Division


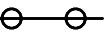
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APN: VARIOUS
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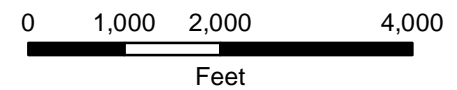
DATE: 12/15/2021
DRAWN BY: J. DELAROSA
SHEET: 10 OF 12



AREA A

LEGEND

-  EXISTING COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS
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 COUNTY SERVICE AREA NO. 69
 HEARTLAND PARAMEDICS

LAFCO REFERENCE NO.: XX22-##

COUNTY OF SAN DIEGO
 Assessor/Recorder/County Clerk
 Assessor's Mapping Division

AREA: 40,319.63 ACRES

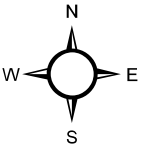
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SCALE: 1" = 2000'

DATE: 12/15/2021

DRAWN BY: J. DELAROSA

SHEET: 11 OF 12


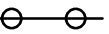


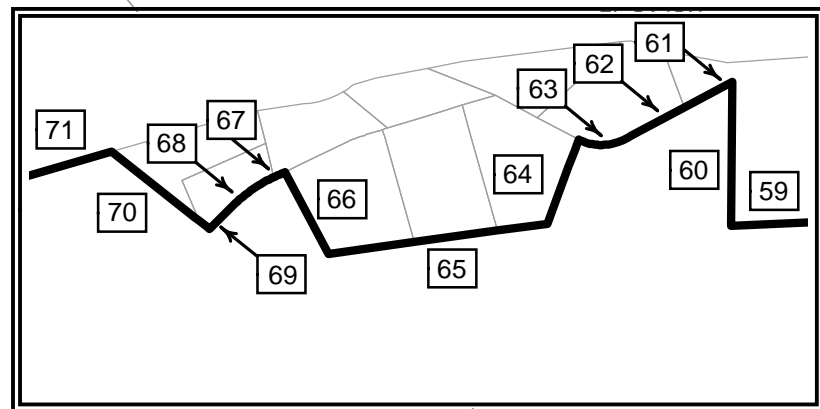
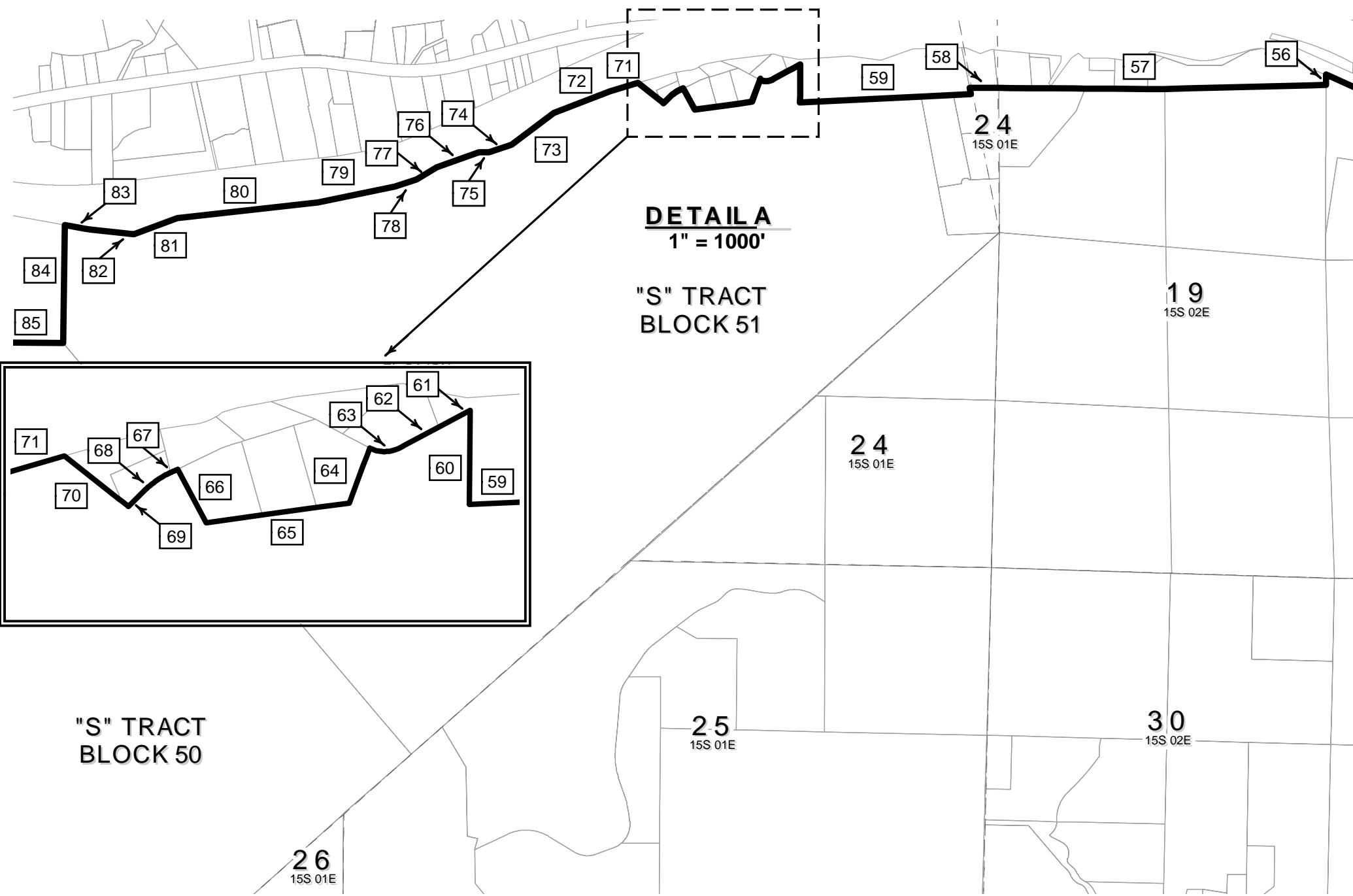
AREA A

DETAIL A
1" = 1000'

"S" TRACT
BLOCK 51

LEGEND

-  EXISTING COUNTY SERVICE AREA NO. 69 HEARTLAND PARAMEDICS
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COUNTY SERVICE AREA NO. 69
HEARTLAND PARAMEDICS

LAFCO REFERENCE NO.: XX22-##

COUNTY OF SAN DIEGO
Assessor/Recorder/County Clerk
Assessment Mapping Division

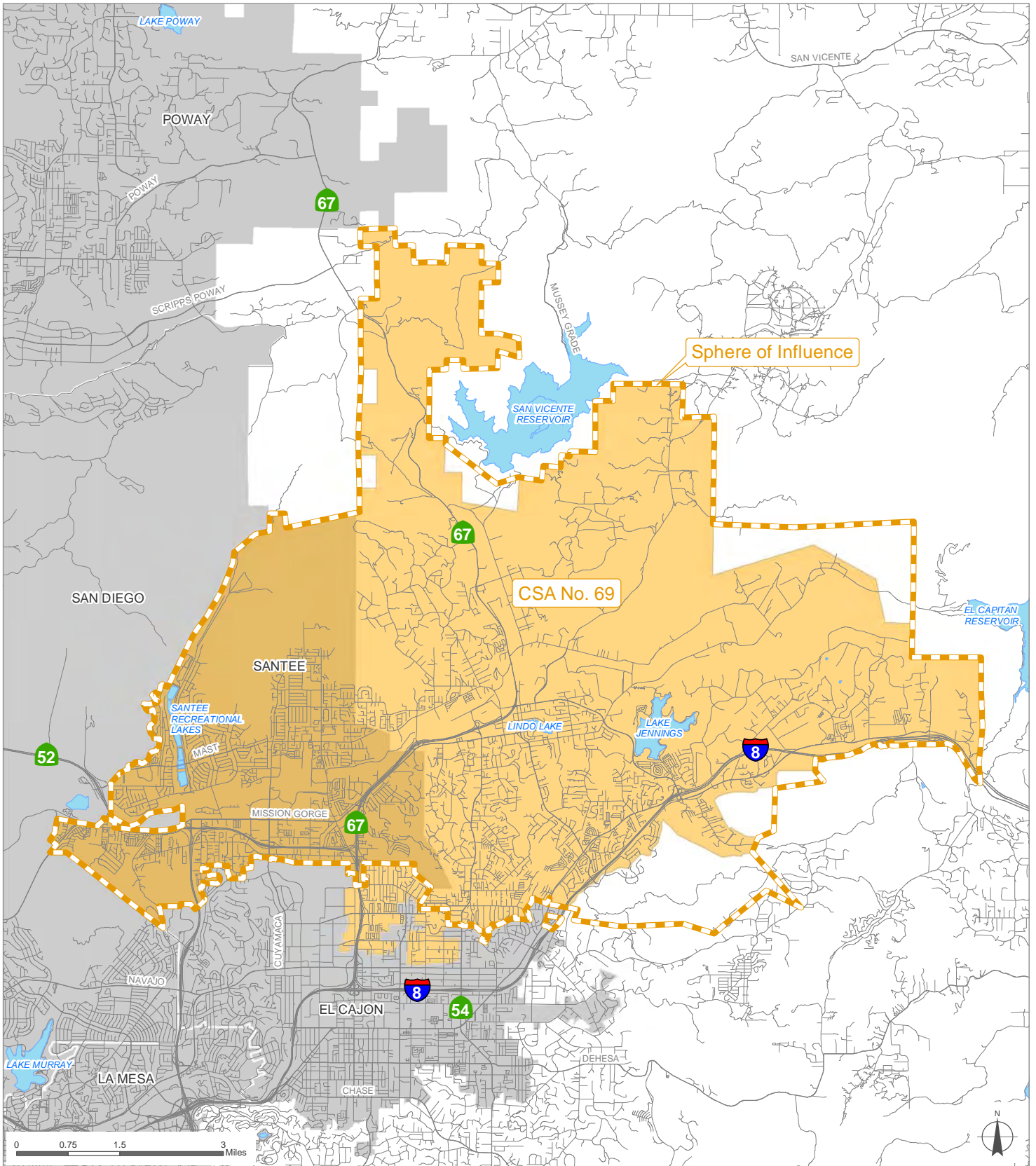
**DETAILS
SHEET**


DATE: 12/15/2021

DRAWN BY: J. DELAROSA

SHEET: 12 OF 12

Vicinity Map of County Service Area No. 69




San Diego County
Local Agency Formation Commission
 Regional Service Planning | Subdivision of the State of California

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Created by Dieu Ngu -- 6/18/2021

G:\GIS\PROJECTS\Profile_maps\2021 maps\Districts\CSA 69.mxd

SOI Adopted: 5 / 7 / 1990
 SOI Affirmed: 8 / 6 / 2007
 SOI = Sphere of Influence



**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
TUESDAY, OCTOBER 05, 2021**

MINUTE ORDER NO. 1

**SUBJECT: NOTICED PUBLIC HEARING:
INITIATION OF DISSOLUTION OF COUNTY SERVICE AREA NO. 69
AND TRANSFER OF FUNDING AND ADMINISTRATIVE OVERSIGHT
FOR AMBULANCE SERVICES TO THE CITY OF SANTEE AND
LAKESIDE FIRE PROTECTION DISTRICT AS SUCCESSOR AGENCIES
(DISTRICT: 2)**

OVERVIEW

On August 31, 2021 (01), the Board of Supervisors continued the item to October 5, 2021.

Established by the County of San Diego Board of Supervisors (Board) in 1974, County Service Area No. 69 (CSA 69) provides funding and administrative oversight for Advanced Life Support (ALS) ambulance transport services within the City of Santee, Lakeside Fire Protection District, and the surrounding unincorporated communities of Pepper Drive and Bostonia, covering approximately 63 square miles of unincorporated East County. Under governance of the Board, administrative oversight is provided by the County of San Diego Emergency Medical Services Office (County EMS). Through a contract with the County, the City of Santee and the Lakeside Fire Protection District receive funding from the County to provide ALS ambulance transport services to CSA 69.

In April 2019, County EMS retained a consultant to evaluate the effectiveness and sustainability of the current management system and service delivery model and present their findings in a white paper. The review indicated a fundamental transformation of the CSA structure was long overdue and proposed the dissolution of CSA 69 and transfer of funding and administrative oversight for ALS ambulance transport services to the City of Santee and Lakeside Fire Protection District. The dissolution will align responsibilities and provide local control for administrative oversight, management of tax revenue, and provision of services.

Today's request seeks approval to take the necessary actions to initiate the dissolution of CSA 69 and transfer funding and administrative oversight for ALS ambulance transport services to the City of Santee and Lakeside Fire Protection District as successor agencies.

RECOMMENDATION(S)

SUPERVISOR JOEL ANDERSON

1. Find that adoption of the proposed resolution of application for dissolution of County Service Area No. 69 is subject to the California Environmental Quality Act (CEQA) but exempt from further review pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Sections 15378(b)(4) and (5) also apply because the proposed action involves government fiscal activities that do not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment and because the proposed action involves organization or administrative activities of governments that will not result in direct or indirect physical changes in the environment. Additionally, CEQA Guidelines Section 15320 applies because the proposed actions involve a reorganization of local governmental

agencies where the changes do not alter the geographical area in which existing powers are exercised.

2. Adopt the Resolution entitled: RESOLUTION OF APPLICATION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO TO INITIATE PROCEEDINGS WITH THE SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION FOR A REORGANIZATION TO INCLUDE THE DISSOLUTION OF COUNTY SERVICE AREA NO. 69 (Attachment C, on file with the Clerk of the Board).
3. Authorize County departments to take all actions necessary to develop and adopt a County Service Area No. 69 Transition Plan (Attachment C - Exhibit B, on file with the Clerk of the Board) with the City of Santee and Lakeside Fire Protection District.
4. Authorize the Auditor and Controller, and other County departments, to take all actions necessary to transfer funding and administrative oversight for ambulance services from County Service Area No. 69 to the City of Santee and Lakeside Fire Protection District.
5. Direct the Clerk of the Board to provide a certified copy of the Resolution of Application to the San Diego County Local Agency Formation Commission.

EQUITY IMPACT STATEMENT

The San Diego County Emergency Medical Services (EMS) Office is committed to assuring that equity is considered in policy development, EMS resource availability, and EMS service provision in all areas where the County has jurisdictional influence and/or authority. Community feedback received at public meetings indicates residents support the dissolution of County Service Area No. 69 and the transfer of funding and administrative oversight for Advanced Life Support ambulance transport services to local jurisdictions.

FISCAL IMPACT

There will be no change in net General Fund cost and no additional staff years with this action. If a dissolution is approved by the San Diego County Local Agency Formation Commission (LAFCO), this request will transfer County Service Area No. 69 (CSA 69) reserves and future property tax revenue received from CSA 69 to the City of Santee and Lakeside Fire Protection District. The property tax and benefit fee revenue generated for CSA 69 totaled approximately \$3,492,662 in Fiscal Year 2020-21. CSA 69 reserves will be used for any costs related to the reorganization process. It is estimated that County Fire/EMS administrative functions will continue over a three-year period after the dissolution. A portion of the reserves will cover these General Fund administrative costs estimated at \$383,000. A review of the assets and liabilities will be conducted as due diligence by LAFCO.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Fletcher, seconded by Supervisor Vargas, the Board of Supervisors closed the Hearing and took action as recommended, adopting Resolution No. 21-155, entitled: RESOLUTION OF APPLICATION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO TO INITIATE PROCEEDINGS WITH THE SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION FOR A REORGANIZATION TO INCLUDE THE DISSOLUTION OF COUNTY SERVICE AREA NO. 69.

AYES: Vargas, Anderson, Lawson-Remer, Fletcher, Desmond

State of California)
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.


ANDREW POTTER
Clerk of the Board of Supervisors



Signed
by Andrew Potter

MEETING DATE January 26, 2022

ITEM TITLE RESOLUTION OF THE CITY COUNCIL AUTHORIZING SUBMITTAL OF APPLICATIONS FOR CALRECYCLE GRANT AND PAYMENT PROGRAMS FOR WHICH CITY OF SANTEE, CALIFORNIA IS ELIGIBLE

DIRECTOR/DEPARTMENT Anne Morrison, Recreation Services Manager 

SUMMARY

The California Department of Resources Recycling and Recovery (CalRecycle) has established various grant and payment programs for qualifying jurisdictions, such as the City of Santee. In furtherance of this authority, CalRecycle has established procedures governing the administration of the grant and payment programs.

CalRecycle's procedures for administering grant and payment programs require, among other things, an applicant's governing body to declare by resolution certain authorizations related to the administration of the programs. All jurisdictions are required to provide a resolution to CalRecycle which is valid for no more than five (5) years.

The City has recently been notified of an opportunity to receive up to \$75,519 through the CalRecycle SB 1383 Local Assistance Grant Program which would provide funding to assist with the implementation of SB 1383 organic waste regulations.

FINANCIAL STATEMENT 

Adoption of this Resolution will enable the City to continue to receive State grants and other payments from CalRecycle, including up to \$75,519 through the SB 1383 Local Assistance Grant Program.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION 

Adopt the Resolution authorizing the City's submittal of applications for CalRecycle's grant and payment programs and authorizing the City Manager to execute all necessary documents to implement the program and secure payment.

ATTACHMENT

Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
AUTHORIZING SUBMITTAL OF APPLICATIONS FOR ALL CALRECYCLE GRANT
AND PAYMENT PROGRAMS FOR WHICH THE CITY OF SANTEE, CALIFORNIA IS
ELIGIBLE**

WHEREAS, Public Resources Code sections 48000 et seq., 14581, and 42023.1(g) authorize the Department of Resources Recycling and Recovery (CalRecycle) to administer various grant and payment programs in furtherance of the State of California's ("State") efforts to reduce, recycle and reuse solid waste generated in the State thereby preserving landfill capacity and protecting public health and safety and the environment; and

WHEREAS, in furtherance of this authority CalRecycle is required to establish procedures governing the administration of the payment programs; and administration of the application, awarding, and management of the grant programs; and

WHEREAS, CalRecycle procedures for administering payment and grant programs require, among other things, an applicant's governing body to declare by resolution certain authorizations related to the administration of the payment and grant program.

NOW, THEREFORE, BE IT RESOLVED that the City of Santee, California is authorized to submit an application to CalRecycle for any and all grant and payment programs offered; and

BE IT FURTHER RESOLVED that the City Manager, or his/her designee is hereby authorized and empowered to execute in the name of the City of Santee, California all documents, including but not limited to, applications, agreements, amendments and requests for payment, necessary to secure funds and implement the approved grant or payment project; and

BE IT FURTHER RESOLVED that these authorizations are effective from the date of adoption through January 25, 2027.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 26th day of January, 2022, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

MEETING DATE January 26, 2022

ITEM TITLE POSSIBLE CANCELLATION OF A REGULAR CITY COUNCIL
SUMMER MEETING

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

It is the appropriate time for the City Council to review the calendar for possible cancellation of a Regular meeting during the summer months. Council has traditionally cancelled one of its summer meetings to accommodate various scheduling concerns and notice to the public. Staff is suggesting that Council select one of the following dates to cancel: July 13, July 27 or August 10. Staff requests Council determine the meeting to be cancelled.

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *msB*

Identify preferred date for meeting cancellation and direct the City Clerk to post a Notice of Meeting Cancellation at the appropriate time.

ATTACHMENT

Calendar of summer meetings

JULY 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11	12	13 COUNCIL	14	15	16
17	18	19	20	21	22	23
24	25	26	27 COUNCIL	28	29	30
31						

AUGUST 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10 COUNCIL	11	12	13
14	15	16	17	18	19	20
21	22	23	24 COUNCIL	25	26	27
28	29	30	31			