



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, November 9, 2022

6:30 p.m.

Council Chambers | Building 2

10601 Magnolia Ave • Santee, CA 92071

Staff

Assistant to the City Manager | Kathy Valverde
Community Services Director | Nicolas Chavez
Finance Director/Treasurer | Heather Jennings
Fire & Life Safety Director/Fire Chief | John Garlow
Human Resources Director | Matt Rankin
Law Enforcement | Captain Michael McNeill

TO WATCH LIVE:

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

www.cityofsanteeca.gov

IN-PERSON ATTENDANCE

Please be advised that current public health orders recommend that attendees 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. 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: Calvary Chapel of Santee – Chris DuFour

PLEDGE OF ALLEGIANCE

PROCLAMATION: November 2022, Family Court Awareness Month

PRESENTATION: Santee City Cup Presentation: Varsity Football Game Between Santana and West Hills High Schools

PRESENTATION: Veterans Appreciation

CONSENT CALENDAR:

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

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the October 12, 2022, and the October 26, 2022, Regular Meetings. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (4) **Approval of the Expenditure of \$73,164.09 for October 2022 Legal Services and Reimbursable Costs. (Finance – Jennings)**
- (5) **Adoption of a Resolution Awarding the Construction Contract for the Storm Drain Trash Diversion 2021 (CIP 2021-20) Project and Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act. (Development Services – Engineering)**

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:

- (6) **Public Hearing for a Conditional Use Permit (P2022-4) and Variance (V2022-1) to Allow a Wireless Telecommunications Facility at West Hills High School, Located at 8756 Mast Boulevard, in the Low-Medium Density Residential (R-2) Zone and Finding the Project Categorically Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Sections 15301 and 15303 (APN 366-081-18). Applicant: Dish Wireless. (Development Services – Planning)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Find Conditional Use Permit (P2022-4) and Variance (V2022-1) Categorically Exempt from the provisions of CEQA pursuant to Sections 15301 and 15303 of the CEQA Guidelines, and authorize the filing of a Notice of Exemption; and
3. Approve Conditional Use Permit P2022-4 and Variance 2022-1 per the Resolution.

- (7) **Public Hearing and Approval of an Ordinance Rescinding Chapters 11.02, 11.04, 11.06, 11.08, 11.10, 11.12, 11.14, 11.16, 11.18, 11.20, 11.22, and 11.26 of Title 11 of the Santee Municipal Code Entitled “Building and Construction”, in their Entirety and Adopting by Reference the 2022 California Building Standards Code, Including the 2022 California Administrative Code, the 2022 California Building Code, the 2022 California Residential Code, the 2022 California Electrical Code, the 2022 California Mechanical Code, the 2022 California Plumbing Code, the 2022 California Energy Code, the 2022 California Historical Building Code, the 2022 California Existing Building Code, the 2022 California Green Building Standards Code, the 2022 California Fire Code, and the California Referenced Standards Code, Together with Modifications, Additions, and Deletions Thereto. (Development Services – Building)**

Recommendation:

1. Open the Public Hearing and receive comments;
2. Close the Public Hearing;
3. Conduct the Second Reading;
4. Find the Ordinance Category Exempt from the provisions of CEQA pursuant to Section 15308 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
5. Adopt the Ordinance.



CONTINUED BUSINESS:

- (8) Update on the Delivery of Building Division Services within the Department of Development Services Including Staffing and Contract Support. (Development Services – Building)**

Recommendation:

Receive update on the changes to Building Division Services within the Department of Development Services and provide further direction to staff including staffing and contract services.

- (9) Update on Actions and Process Steps to Implement Recently Adopted Cannabis Ordinance. (City Manager – Best)**

Recommendation:

Receive the update and provide direction to staff.

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:

- (10) Conference with Legal Counsel—Existing Litigation**

(Gov. Code §54956.9(d)(1).)

Name of Case: *Preserve Wild Santee, et al. v City of Santee, et al.*

Case No. San Diego Superior Court Case No. 37-2022-00041478-CU-MC-CTL

ADJOURNMENT:





BOARDS, COMMISSIONS & COMMITTEES
NOVEMBER & DECEMBER MEETINGS

Nov	03	SPARC	Council Chamber
Nov	09	Council Meeting	Council Chamber
Nov	14	Community Oriented Policing Committee	Council Chamber
Dec	01	SPARC Cancelled	Council Chamber
Dec	12	Community Oriented Policing Committee Cancelled	Council Chamber
Dec	14	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 November 9, 2022

ITEM TITLE PROCLAMATION: NOVEMBER 2022, FAMILY COURT AWARENESS MONTH

DIRECTOR/DEPARTMENT John Minto, Mayor *JM*

SUMMARY

November is Family Court Awareness Month. The City of Santee is proud to recognize and support the importance of a family court system that prioritizes child safety and acts in the best interest of children. The goal for Family Court Awareness Month 2022 is to shine a spotlight on the training that family court professionals should receive surrounding the topics they rule about every day: domestic violence, child sexual abuse, physical abuse, emotional abuse, trauma, coercive control, as well as victim and perpetrator behaviors. Most states do not have mandated domestic violence training requirements prior to a judicial officer presiding over family court cases. Bench officials need tools to help ensure children are not living trapped in trauma and abuse or dying at the hands of a dangerous parent.

ENVIRONMENTAL REVIEW N/A

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION N/A *MSB*

ATTACHMENT

Proclamation



City of Santee, California

Proclamation

WHEREAS, the mission of the Family Court Awareness Month Committee (FCAMC) is to increase awareness on the importance of a family court system that prioritizes child safety and acts in the best interest of children; and

WHEREAS, the mission at the FCAMC is fueled by the desire to create awareness and change in the family court system for the conservatively estimated 58,000 children a year ordered into unsupervised contact with abusive parents, while honoring the hundreds of children who have been reported as murdered during visitation with a dangerous parent; and

WHEREAS, the mission of the FCAMC is to increase awareness on the importance of empirically-based education and training on domestic violence and child abuse, including emotional, psychological, physical, and sexual abuse, as well as childhood trauma, coercive control, and post separation abuse for judges and all professionals working on cases within the family court system; and

WHEREAS, the mission of the FCAMC is to increase awareness on the importance of using scientifically valid, evidence-based, treatment programs and services that are proven in terms of safety, effectiveness, and therapeutic value; and

WHEREAS, the mission at the FCAMC is to educate judges and other family court professionals on evidence-based, peer-reviewed research. Such research is a critical component to making decisions that are truly in the best interest of children. This research includes The Adverse Childhood Experiences (ACEs) Study, Child Custody Evaluators' Beliefs About Domestic Abuse Allegations, and Child Custody Outcomes in Cases Involving Parental Alienation and Abuse Allegations.

NOW, THEREFORE, I, John W. Minto, Mayor of the City of Santee, on behalf of the City Council, do hereby proclaim November 2022 as

FAMILY COURT AWARENESS MONTH

in the City of Santee and urge all citizens to support efforts to prevent the harm of children in the hands of family members and to honor and value the lives of children.

IN WITNESS WHEREOF, I have hereunto set my hand this ninth day of November two thousand twenty-two, and have caused the Official Seal of the City of Santee to be affixed.



Mayor John W. Minto



MEETING DATE November 9, 2022

ITEM TITLE SANTEE CITY CUP PRESENTATION: VARSITY FOOTBALL GAME BETWEEN SANTANA AND WEST HILLS HIGH SCHOOLS

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

The cross-town rival championship trophy was begun in 1990 by then-Mayor Jack E. Dale to promote friendly competition between the Santee high school varsity football teams.

The Mayor's Cup has been designed as a perpetual trophy. In 2021, the cup was renamed as The Santee City Cup.

This year's game, held at Santana High School on Friday, October 21, 2022, was won by Santana High School. Past presentations have been made to:

1990 West Hills High	2002 Santana High	2020 West Hills High (game held April 2021)
1991-1993 Santana High	2003-2009 West Hills High	2021 West Hills High
1994-1998 West Hills High	2010-2011 Santana High	2022 Santana High
1999 Santana High	2012-2018 West Hills High	
2000-2001 West Hills High	2019 Santana High	

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Present trophy and patches.

ATTACHMENT

None

MEETING DATE November 9, 2022

ITEM TITLE VETERANS APPRECIATION

DIRECTOR/DEPARTMENT Marlene Best, City Manager's Office

SUMMARY

Veterans Day, November 11th, 2022, will be the one-year anniversary of the dedication and opening of the Santee's Veteran Memorial Monument and Bridge. A year later, we continue to enhance the monument, bridge and our recognition of local veterans.

The inaugural Santee Veterans Memorial Flag has been preserved in history and put on display here today in the Santee Council Chambers for all to see. This U.S. flag, already rich with history, was the first ever flag to be flown over the Santee Veterans Memorial Monument. This flag honors all of those who are currently serving and have served.

On November 11th, 2022, the City of Santee will be installing the inaugural twelve Santee Hometown Heroes banners on the Veterans Memorial Bridge. As a way to recognize and pay tribute to these veterans, we are encouraging the community to participate in a self-guided walkthrough of the banners along the bridge. A flyer will be available on site that provides more information about the walkthrough and banners.

The Santee Memorial Monument and Bridge continue to serve as a revered symbol of Santee's appreciation of current, past and future veterans. One of our young, local residents understands the importance of the monument and bridge in the Santee community. Alex Diehl, a Young Marine, dedicates many hours to helping keep the monument in pristine condition.

We want to also recognize other local organizations that help support veterans: Veterans of Foreign Wars Post 9327 and American Legion Post 364. These organizations play a vital role in our community and we thank them for their service.

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Recognize the one-year anniversary of the Santee Veterans Memorial Monument and Bridge with the installation of the inaugural Santee Hometown Heroes Banners, a self-guided tour along the bridge, and preservation of the inaugural U.S. flag flown over the monument. While acknowledging local resident Alex Diehl's efforts and Veterans Organizations (VFW and American Legion) for their service to Santee veterans.

ATTACHMENT

None



MEETING DATE November 9, 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

N/A

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 November 9, 2022

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL FOR THE OCTOBER 12, 2022, AND OCTOBER 26, 2022, REGULAR MEETINGS.

DIRECTOR/DEPARTMENT Annette Ortiz, CMC, City Clerk

SUMMARY

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

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Approve Minutes as presented.

ATTACHMENT

Regular Meeting Minutes

- October 12, 2022
- October 26, 2022

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
October 12, 2022**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:30 p.m.

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

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

INVOCATION was given by Lead Pastor Jamie Pangman, Santee United Methodist Church

PLEDGE OF ALLEGIANCE was led by Kristine Costa

CONSENT CALENDAR:

Council Member Koval registered an abstention to Item 5. Vice Mayor Hall requested Item 8 be heard before Item 7.

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the September 28, 2022, Regular City Council Meeting. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (4) **Adoption of a Resolution Rejecting a Non-Responsive Bid and Awarding of a Contract for Plumbing Repairs and Maintenance to Countywide Mechanical Systems, Inc. per RFB #22/23-20065. (Community Services – Chavez) (Reso 123-2022)**
- (5) **Adoption of a Resolution Proclaiming the Termination of the Existence of a Local Emergency Relating to Extreme Fire Risk in the San Diego River Corridor and the Completion of the Creation of Defensible Spaces to Mitigate Fire Risk. (City Manager – Best) (Reso 124-2022)**

ACTION: Vice Mayor Hall moved approval of the Consent Calendar and Agenda as amended.

Council Member Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Hall: Aye; and Council Members Koval: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0. Council Member Koval abstained on Item 5.

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Lynda Marrokal spoke regarding the need for a new library in the City of Santee.

PUBLIC HEARING:

- (6) **Public Hearing on the Housing Element Rezone Program Implementation Project to Consider Certifying Program Environmental Impact Report AEIS2021-3 and Approving General Plan Amendment GPA2021-2, Town Center Specific Plan Amendment TCSPA2021-2, Rezone R2021-2 and Zoning Ordinance Amendment ZA2021-2. (Development Services – Planning) (Reso 125-2022, 126-2022 and 127-2022)**

The Public Hearing was opened at 6:37 p.m. The Principal Planner introduced the Item and the Associate Planner provided a PowerPoint presentation and, along with the City Attorney, responded to Council questions.

PUBLIC SPEAKER(S):

- Joe Marino
- Van Collinsworth, Preserve Wild Santee

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Hall: Aye; and Council Members Koval: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

The Public Hearing was closed at 7:30 p.m.

NEW BUSINESS:

- (8) **Public Workshop on the Safety Element Update and Integrating Environmental Justice. (Development Services – Planning)**

The Principal Planner introduced the Item and the Associate Planner provided a PowerPoint presentation. Darin Neufeld with Harris and Associates, the Public Services Manager and the Associate Planner all responded to Council questions.

- (7) **Report on Current Actions and Responses Related to Reducing Homelessness in Santee and East County, and Possible Future Action Strategies. (City Manager – Best)**

The City Manager provided a PowerPoint presentation and responded to Council questions. Under discussion, Council provided direction to staff.

- (9) **Resolution Accepting the Award of Transnet Smart Growth Incentive Program (SGIP) Grant Funds from the San Diego Association of Governments (SANDAG) and Authorizing the City Manager to Execute a Grant Agreement. (Development Services – Planning) (Reso 128-2022)**

ACTION: Vice Mayor Hall moved approval of staff recommendation.

Council Member Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Hall: Aye; and Council Members Koval: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (10) **Resolution Designating all Parking Spaces Connected to an Electric Vehicle Charging Device Located on Off-Street Parking Facilities Owned or Operated by the City and on Public Streets for the Exclusive Purpose of Parking and Charging an Electric Vehicle that is Connected for Electric Charging Purposes, and Establishing a Civil Penalty Amount for Violation of California Vehicle Code Section 22511.1(A)-(B) and Amending the Master Bail Schedule to Incorporate that Penalty Amount. (Development Services – Engineering) (Reso 129-2022)**

The City Engineer provided a PowerPoint presentation and along with the Finance Director and the San Diego County Sheriff Captain, responded to Council questions.

ACTION: Vice Mayor Hall moved approval of staff recommendation.

Council Member Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Hall: Aye; and Council Members Koval: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (11) **Resolution Authorizing the City Manager to Execute an Amendment to the Professional Services Agreement with SDI Presence, Inc. for Land Management and Permitting System Implementation Consulting Services; and Authorizing the Appropriation of American Rescue Plan Act (ARPA) Lost Public Sector Revenue Funding and General Fund Reserves to Fund the Amendment. (City Manager – Best) (Reso 130-2022)**

The Assistant to the City Manager provided a PowerPoint presentation and responded to Council questions.

ACTION: Council Member Koval moved approval of staff recommendation.

Vice Mayor Hall seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Hall: Aye; and Council Members Koval: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

**(12) Street Sweeping Contract Future Options Informational Item.
(Community Services – Chavez)**

The Senior Management Analyst, introduced by the Community Services Director, provided a PowerPoint presentation and, along with key staff members, responded to Council questions.

Under discussion, recommendations were given to staff.

NON-AGENDA PUBLIC COMMENT: (Continued)

None.

CITY COUNCIL REPORTS:

Council Member Koval provided a brief report on landscaping near the Lowe's and Chick-fil-A; she also provided a report about her visit to the 911 dispatch center in El Cajon.

Under direction from Council Member Koval, the San Diego County Sheriff Captain provided a brief report on the current crime statistics.

CITY MANAGER REPORTS:

The City Manager mentioned the Twilight Brews and Bites event and also introduced the City of Santee's new Building Official.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Council Members recessed at 9:20 p.m. and convened in Closed Session at 9:25 p.m.

(13) Conference with Legal Counsel—Existing Litigation

(Gov. Code §54956.9(d)(1))

Name of case: City of Santee v. Santee Trolley Square 991, LP; Target Corporation, et al.

Case Number: San Diego Superior Court Case No. 37-2022-00035836-CU-OR-CTL

(14) Conference with Real Property Negotiators

(Gov. Code §54956.8)

Property: Parcel 4 of Parcel Map 18857 located in Trolley Square

City Negotiator: City Manager

Negotiating Parties: Excel Hotel Group

Under Negotiation: Price and terms of payment

Council Members reconvened in Open Session at 9:35 p.m. with all members present. Mayor Minto reported for Items 13 and 14 direction was given.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:35 p.m.

Date Approved:

Annette Fagan Ortiz, CMC, City Clerk

DRAFT

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
October 26, 2022**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:30 p.m.

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

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty, and Assistant City Clerk James Jeffries

INVOCATION was given by Lead Pastor Phil Herrington, Pathways Community Church.

PLEDGE OF ALLEGIANCE was led by Council Member Laura Koval.

PROCLAMATION: Retirement of Finance Director and Treasurer Tim McDermott.

Mayor Minto presented the Proclamation. Council Members and staff spoke regarding Tim's impact to the City.

CONSENT CALENDAR:

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (3) **Approval of the Expenditure of \$121,240.08 for September 2022 Legal Services and Reimbursable Costs. (Finance – Jennings)**

ACTION: Vice Mayor Hall moved approval of the Consent Calendar.

Council Member Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Hall: Aye; and Council Members Koval: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Steven Gerard Sidlovsky spoke regarding prolife.

PUBLIC HEARING:

- (4) **A Resolution Approving Tentative Parcel Map 2022-1 (TPM2022-1) to Divide a 5.72-Acre Parcel of Land into Two Parcels, located at 200 Lantern Crest Way (APNs: 384-142-25 & -37) and Finding the Project Exempt from the California Environmental Quality Act (CEQA). (Development Services – Planning) (Reso 131-2022)**

The Public Hearing was opened at 6:58 p.m. The Associate Planner provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKER(S):

- Jim Hutchison
- Michael Grant, Applicant

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Hall: Aye; and Council Members Koval: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

The Public Hearing was closed at 7:04 p.m.

CONTINUED BUSINESS:

- (5) **Second Reading and Adoption of Ordinances Amending the Zoning District Map in Accordance with Rezone R2021-2 and Amending Title 13 (“Zoning Ordinance”) of the City of Santee Municipal Code in Accordance with Zoning Ordinance Amendment ZOA2021-2, Related to the Housing Element Rezone Program Implementation Project. (Development Services – Planning) (Ord 603 and 604)**

The Associate Planner provided a PowerPoint presentation and, along with the City Manager, responded to Council questions.

PUBLIC SPEAKER(S):

- LaVonne B. Scmonides
- Joe Bowman
- Joe Marino
- Lia Marino
- Dawn Marino

ACTION: Vice Mayor Hall moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Hall: Aye; and Council Members Koval: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

NEW BUSINESS:

- (6) Introduce and Set for Public Hearing an Ordinance Rescinding Chapters 11.02, 11.04, 11.06, 11.08, 11.10, 11.12, 11.14, 11.16, 11.18, 11.20, 11.22, and 11.26 of Title 11 of the Santee Municipal Code Entitled “Buildings and Construction”, in their Entirety and Adopting by Reference the 2022 California Building Standards Code, Including the 2022 California Administrative Code, the 2022 California Building Code, the 2022 California Residential Code, the 2022 California Electrical Code, the 2022 California Mechanical Code, the 2022 California Plumbing Code, the 2022 California Energy Code, the 2022 California Historical Building Code, the 2022 California Fire Code, the 2022 California Existing Building Code, the 2022 California Green Building Standards Code, and the California Referenced Standards Code, Together with Modifications, Additions, and Deletions Thereto. (Development Services – Building)

The Building Official and the Fire Marshal provided a PowerPoint presentation and responded to Council questions.

ACTION: Vice Mayor Hall moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Hall: Aye; and Council Members Koval: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (7) Authorize Award of Contract to TD Sports Group, LLC for Synthetic Turf Repairs at Town Center Community Park East. (Community Services – Chavez)

The Director of Community Services provided a PowerPoint presentation and responded to Council questions.

ACTION: Vice Mayor Hall moved approval of staff recommendation.

Council Member Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Hall: Aye; and Council Members Koval: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

NON-AGENDA PUBLIC COMMENT: (Continued)

None.

CITY COUNCIL REPORTS:

None.

CITY MANAGER REPORTS:

The City Manager thanked staff for putting together the Brews and Bites event; she also mentioned the Holiday Tree Lighting event on November 18, 2022, at Santee Trolley Square; she also mentioned some commercial and industrial development that will be coming to the City.

Council Member Hall requested the Fire Chief make brief comments regarding the pancake breakfast to be held at Fire Station 5.

CITY ATTORNEY REPORTS:

The City Attorney made brief comments regarding unfunded state mandates pertaining to stormwater directives.

CLOSED SESSION:

Council Members recessed at 7:57 p.m. and convened in Closed Session at 8:02 p.m.

(8) Conference with Legal Counsel—Anticipated Litigation

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code section 54956.9: One case.

Council Members reconvened in Open Session at 8:19 p.m. with all members present. Mayor Minto reported anticipated legislation information received.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:19 p.m.

Date Approved:

Annette Fagan Ortiz, CMC, City Clerk

MEETING DATE November 9, 2022

ITEM TITLE PAYMENT OF DEMANDS

DIRECTOR/DEPARTMENT Heather Jennings, Finance *HJ*

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 *HJ*

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>
10/17/22	Accounts Payable	\$ 23,892.65
10/19/22	Accounts Payable	1,606,256.83
10/19/22	Accounts Payable	11,728.19
10/20/22	Payroll	413,047.74
10/20/22	Accounts Payable	13,179.28
10/21/22	Accounts Payable	38,469.74
10/24/22	Accounts Payable	127,022.96
10/25/22	Accounts Payable	121,512.49
10/27/22	Accounts Payable	<u>865,735.38</u>
	TOTAL	<u>\$3,220,845.26</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.



Heather Jennings, Director of Finance

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131794	10/17/2022	10001 US BANK	0005002268		MSA CONFERENCE PARKING	30.00
			00050477		COUNCIL MEETING SUPPLIES	72.31
			01913		COUNCIL MEETING SUPPLIES	22.96
			0227		TEEN CENTER SUPPLIES	39.97
			02604		MATERIALS & SUPPLIES	18.27
			028813		MATERIALS & SUPPLIES	185.20
			031903		3CMA CONFERENCE TRANSPORT/	5.00
			0439		COUNCIL MEETING SUPPLIES	7.49
			0448		COUNCIL MEETING SUPPLIES	5.91
			0464		COUNCIL MEETING SUPPLIES	8.28
			049438		INTERVIEW PANEL COFFEE	15.55
			083122		POSTAGE	39.00
			086203		3CMA CONFERENCE TRANSPORT/	2.50
			086895		3CMA CONFERENCE TRANSPORT/	2.50
			0901		SQUARE MARKETING	45.00
			09012022		DEPARTMENT SUPPLIES	12.58
			09042022		ANNUAL SUBSCRIPTION	119.99
			09052022		3CMA CONFERENCE AIRFARE FEE	30.00
			09082022		3CMA CONFERENCE AIRFARE FEE	30.00
			09092022		3CMA CONFERENCE	5.00
			090922		LEAGUE OF CAL CITIES LODGING	895.68
			09132022		POSTAGE	12.45
			092022		LEAGUE OF CAL CITIES TRANSPOI	23.02
			09222022		FRAUDULENT CHARGE CREDIT	-480.00
			097014		3CMA CONFERENCE TRANSPORT/	5.00
			0972022		LEAGUE OF CAL CITIES TRANSPOI	17.48
			10166		MEETING SUPPLIES	20.12
			111-1788680-2692259		STATION SUPPLIES	28.29
			111-2178309-8069814		SENIOR PROGRAM SUPPLIES	37.64
			111861224657		LEAGUE OF CAL CITIES FUEL	110.71
			112-1648380-3120250		OFFICE SUPPLIES	27.88
			112-3356000-6343414		ENGINEERING SUPPLIES	5.38
			112-3950261-0609860		MATERIALS & SUPPLIES	76.36
			112-4456669-8114634		MATERIALS & SUPPLIES	13.98
			112-5272486-3857060		OFFICE SUPPLIES	43.09
			112-5321680-9817860		TRAFFIC SUPPLIES	48.48

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131794	10/17/2022	10001 US BANK	(Continued)			
			112-5386776-3078640		EQUIPMENT SUPPLIES	96.90
			112-8558909-2698630		MATERIALS & SUPPLIES	35.52
			112-8610495-6973019		DEPARTMENT SUPPLIES	51.05
			112-9042755-2719422		MAST PARK SUPPLIES	148.97
			113076		PUBLIC EDUCATION SUPPLIES	552.22
			113-1123359-9711434		WELLNESS PROGRAM SUPPLIES	156.48
			113-1328250-3248254		WELLNESS PROGRAM SUPPLIES	108.42
			11315866417651463CR		WELLNESS PROGRAM SUPPLIES-I	-22.99
			113-3242145-9187420		MATERIALS & SUPPLIES	98.91
			1135		LEAGUE OF CAL CITIES LODGING	880.68
			11370941676032221CR		WELLNESS PROGRAM SUPPLIES-I	-10.76
			114088		MATERIALS & SUPPLIES	310.89
			114-2958272-1532208		SAFETY APPAREL	108.55
			114-5912886-1349825		OFFICE SUPPLIES	50.62
			114-6947083-1087428		SAFETY EQUIPMENT	187.55
			114-7333951-2865815		SAFETY EQUIPMENT	275.95
			114-7404137-5363403		SAFETY APPAREL	48.45
			1167252		MEMBERSHIP RENEWAL	185.00
			1208842627		ONLINE MEETING SOFTWARE	129.35
			1208845768		ONLINE MEETING SOFTWARE	129.35
			1208849430		ONLINE MEETING SOFTWARE	30.00
			1231443		VEHICLE REPAIR PARTS	21.61
			12646		CONSOLE MOUNTS	2,303.78
			130266		EQUIPMENT SUPPLIES	448.17
			1317972A		LEAGUE OF CAL CITIES LODGING	799.68
			14049		MATERIALS & SUPPLIES	61.13
			153999739		FUEL FOR REPAIR PART PICKUP	74.27
			1693-1142		RESPONSIBLE BEVERAGE SERVEI	12.99
			17273		RESPONSIBLE BEVERAGE SERVEI	3.00
			17618		MATERIALS & SUPPLIES	6.97
			1818		MEETING SUPPLIES	15.50
			184512		TRAINING MANUALS	492.64
			187		MEETING SUPPLIES	221.94
			2		COMMUNITY CLEANUP EVENT SUF	23.45
			2022045945CR		FRAUDULENT CHARGE CREDIT	-170.53
			22-0911		EQUIPMENT REPAIR PARTS	39.27

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131794	10/17/2022	10001 US BANK	(Continued)			
			2246436485		ANNUAL SUBSCRIPTION	155.88
			2291590		MATERIALS & SUPPLIES	31.38
			2315612232		HWY52 DOMAIN NAME RENEWAL	165.36
			250735		SAFETY APPAREL	212.07
			26078		MATERIALS & SUPPLIES	12.49
			262063002-001		MEETING SUPPLIES	50.76
			262650404-001		MEETING SUPPLIES	63.45
			262703125-001		MEETING SUPPLIES	50.76
			27027840		BREWS & BITES WELCOME BANNE	357.50
			28902		PUBLIC EDUCATION SUPPLIES	252.22
			29523		SIGNAGE SUPPLIES	32.01
			300004595		MEMBERSHIP DUES	130.00
			3101001		MEETING SUPPLIES	15.50
			3214281		VEHICLE REPAIR PARTS	382.93
			3291831321		LEAGUE OF CAL CITIES LODGING	890.68
			3-392684		VEHICLE REPAIR PARTS	16.11
			3581		SENIOR TRIP TICKETS	1,533.60
			36		MEETING SUPPLIES	19.50
			3815		BUILDING FORMS	43.10
			403 202 139 702		STATION SUPPLIES	864.32
			40539203LE1599431		WEBINAR REGISTRATION	15.00
			40611		EQUIPMENT REPAIR PARTS	336.27
			409666		INTERVIEW PANEL LUNCH	82.88
			4294637		SERVICE AWARD PAPER	68.72
			430344		VEHICLE REPAIR PART	489.72
			443840		MATERIALS & SUPPLIES	34.44
			473305		FITNESS PROGRAM MEMBERSHIP	49.50
			4873		TEEN CENTER SUPPLIES	43.09
			53139		MSA CONFERENCE PARKING	30.00
			58379		MATERIALS & SUPPLIES	163.63
			59835		MATERIALS & SUPPLIES	6.81
			6000146508960		LEAGUE OF CAL CITIES TOLL ROA	6.89
			60667883		3CMA CONFERENCE LODGING	640.32
			644		SENIOR PROGRAM SUPPLIES	13.98
			728906		GFOA PROCUREMENT TRAINING	315.00
			735558		TEEN CENTER DOMAIN RENEWAL	20.17

Bank code : ubgen

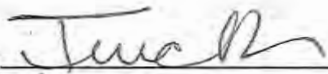

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131794	10/17/2022	10001 US BANK	(Continued)			
			73724		MATERIALS & SUPPLIES	39.99
			750051850734		CAR RENTAL OAK & MCKINNEY FIF	609.91
			75809236		BUILDING SUPPLIES	97.77
			7709		SENIOR PROGRAM SUPPLIES	57.24
			780361		EQUIPMENT REPAIR PART	70.03
			8002		SENIOR PROGRAM SUPPLIES	29.88
			8343969795532950		WELLNESS PROGRAM SUPPLIES	184.58
			855524		BLUEBEAM PRIME SOFTWARE	2,090.00
			8577159531232149		WELLNESS PROGRAM SUPPLIES	207.82
			86409		MATERIALS & SUPPLIES	172.14
			88955		EMPLOYMENT POSTING	75.00
			898405875		MATERIALS & SUPPLIES	45.21
			9261		MARKETING SUPPLIES	150.81
			9310		VALLEY FIRE FUEL	144.38
			992022		LEAGUE OF CAL CITIES PARKING	33.00
			IN004784/2022		SHIFT CALENDARS	902.74
			M10308		COUNCIL MEETING SUPPLIES	18.80
			O-00852560		POSTAGE SUPPLIES	42.99
			VC2097398		BREWS & BITES SAMPLER CUP	902.09
			W000260316		OFFICE SUPPLIES	70.86
			W31045		PUBLIC EDUCATION SUPPLIES	673.44
			WS60108520		CIP SUPPLIES	85.30
			X52388/1		VANDALISM PROOF BOLTS	104.58
Total :						23,892.65

1 Vouchers for bank code : ubgen

Bank total : 23,892.65

1 Vouchers in this report

Total vouchers : 23,892.65

Prepared by: 
 Date: 10/17/22
 Approved by: 
 Date: 10/17/22

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131795	10/19/2022	12104 49ER COMMUNICATIONS INC	67020	53968	RADIO REPAIRS	980.00
					Total :	980.00
131796	10/19/2022	10003 A & B SAW & LAWNMOWER SHOP	79943	53856	EQUIPMENT SUPPLIES	804.89
					Total :	804.89
131797	10/19/2022	13456 AGRICULTURAL PEST CONTROL	658992	53971	PEST CONTROL SERVICES	654.67
					Total :	654.67
131798	10/19/2022	12740 ALPHA CARD SYSTEMS	INV6919019	54090	ALPHA PROXIMITY CARD	326.68
					Total :	326.68
131799	10/19/2022	14590 AP TRITON, LLC	2022-310	53850	RISK ASSESSMENT & DELIVERY AI	876.70
					Total :	876.70
131800	10/19/2022	11748 BAGLEY, AARON	10012022		TUITION REIMBURSEMENT	1,260.00
					Total :	1,260.00
131801	10/19/2022	11148 BICKMORE ACTUARIAL	29418	54069	ACTUARIAL REVIEW FY22-23 & 23-	6,800.00
					Total :	6,800.00
131802	10/19/2022	13292 BORDER TIRE	8034432	53865	VEHICLE SUPPLIES	1,695.00
					Total :	1,695.00
131803	10/19/2022	13167 CARLTON OAKS GOLF & RESORT	1001	54106	BREWS & BITES VENDOR STIPENC	500.00
					Total :	500.00
131804	10/19/2022	14711 CHEESY EXPRESS	1002	54108	BREWS & BITES VENDOR STIPENC	500.00
					Total :	500.00
131805	10/19/2022	10032 CINTAS CORPORATION #694	4132638343	53959	MISC. SHOP RENTAL SERVICE	79.71
					Total :	79.71
131806	10/19/2022	10039 COUNTY MOTOR PARTS COMPANY INC	573766	53873	VEHICLE REPAIR PART	40.03
					Total :	40.03
131807	10/19/2022	14410 CRUMBL COOKIES	1003	54107	BREWS & BITES VENDOR STIPENC	500.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131807	10/19/2022	14410 14410 CRUMBL COOKIES	(Continued)			Total : 500.00
131808	10/19/2022	14709 DELI BELLY	1004	54109	BREWS & BITES VENDOR STIPEND	500.00
						Total : 500.00
131809	10/19/2022	12483 DISCOUNT SIGNS AND BANNERS	5620	53877	PPE ID DECALS	33.40
						Total : 33.40
131810	10/19/2022	11017 DIVISION OF THE STATE	AB1379 JUL-SEP 2022		AB1379 JUL - SEP 2022	200.00
						Total : 200.00
131811	10/19/2022	10197 DRAEGER SAFETY INC	5951475124		EQUIPMENT REPAIR	165.00
						Total : 165.00
131812	10/19/2022	10057 SAFEBUILT, LLC LOCKBOX #88135	08/2022 (August)		SHARE OF FEES	79,987.82
						Total : 79,987.82
131813	10/19/2022	14710 EVERBOWL SANTEE	1005	54111	BREWS & BITES VENDOR STIPEND	500.00
						Total : 500.00
131814	10/19/2022	14717 GIANT PIZZA KING	1006	54113	BREWS & BITES VENDOR STIPEND	500.00
						Total : 500.00
131815	10/19/2022	10066 GLOBALSTAR USA LLC	000000038335782		SATELLITE PHONE SERVICE	107.15
						Total : 107.15
131816	10/19/2022	14715 HB EAST	1013	54114	BREWS & BITES VENDOR STIPEND	500.00
						Total : 500.00
131817	10/19/2022	10144 HDL COREN & CONE	SIN021805	54028	2021-22 ACFR STATISTICAL PACKA	695.00
						Total : 695.00
131818	10/19/2022	10256 HOME DEPOT CREDIT SERVICES	0673 00015 64913	53923	FITNESS EQUIPMENT SUPPLIES	84.90
			0673 00015 64921	53923	EQUIPMENT SUPPLIES	27.95
			0673 00015 73138	53923	STATION SUPPLIES	18.29
			0673 00097 11094	53923	STATION SUPPLY	86.18
						Total : 217.32

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131819	10/19/2022	14716 HOOLEY'S PUBLIC HOUSE	1009	54116	BREWS & BITES VENDOR STIPENC	500.00
					Total :	500.00
131820	10/19/2022	14398 JOHN'S SWEETFIRE BBQ	1010	54119	BREWS & BITES VENDOR STIPENC	500.00
					Total :	500.00
131821	10/19/2022	14396 JUNCTION 52 BAR & GRILL	1011	54120	BREWS & BITES VENDOR STIPENC	500.00
					Total :	500.00
131822	10/19/2022	13558 KIFER HYDRAULICS CO, INC	72822	53887	VEHICLE REPAIR PARTS	87.68
					Total :	87.68
131823	10/19/2022	10204 LIFE ASSIST INC	1254425	53891	EMS SUPPLIES	1,310.38
					Total :	1,310.38
131824	10/19/2022	10174 LN CURTIS AND SONS	INV633225 INV634710	54070 53892	WILDLAND COATS & PANTS FIREFIGHTING SUPPLIES	866.74 1,050.36
					Total :	1,917.10
131825	10/19/2022	12797 MARIE CALLENDER'S #74	1014	54121	BREWS & BITES VENDOR STIPENC	500.00
					Total :	500.00
131826	10/19/2022	12015 MARY'S DONUTS	1015	54122	BREWS & BITES VENDOR STIPENC	500.00
					Total :	500.00
131827	10/19/2022	14713 MORA, FIDEL	1012	54123	BREWS & BITES VENDOR STIPENC	500.00
					Total :	500.00
131828	10/19/2022	10155 MUSCO SPORTS LIGHTING LLC	370549	54060	ANNUAL CONTROL LINK SERVICE	950.00
					Total :	950.00
131829	10/19/2022	14718 NICOLOSI'S ITALIAN RESTAURANT	1007	54125	BREWS & BITES VENDOR STIPENC	500.00
					Total :	500.00
131830	10/19/2022	14663 ORANGE LINE OIL COMPANY, INC	0849778-IN	54068	VEHICLE SUPPLIES	8,192.94
					Total :	8,192.94
131831	10/19/2022	10308 O'REILLY AUTO PARTS	2968-108969	53896	VEHICLE REPAIR PARTS	6.45

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131831	10/19/2022	10308 O'REILLY AUTO PARTS	(Continued)			
			2968-109023	53896	VEHICLE REPAIR PARTS	13.87
			2968-110538	53896	VEHICLE REPAIR PARTS	14.93
					Total :	35.25
131832	10/19/2022	10344 PADRE DAM MUNICIPAL WATER DIST	90000366-SEP22		GROUP BILL	46,081.32
					Total :	46,081.32
131833	10/19/2022	10092 PHOENIX GROUP INFO SYSTEMS	072022031	54127	PARKING CITE PROCESS SVCS	452.96
			082022031	54127	PARKING CITE PROCESS SVCS	370.12
					Total :	823.08
131834	10/19/2022	13669 PORTILLO CONCRETE, INC	9/27/22		RETENTION RELEASE	9,225.57
					Total :	9,225.57
131835	10/19/2022	14719 RIVERWALK GRILL	1016	54128	BREWS & BITES VENDOR STIPENC	800.00
					Total :	800.00
131836	10/19/2022	12821 SAN DIEGO CHRISTIAN COLLEGE	GRD1213A		REFUNDABLE DEPOSIT	12,184.73
					Total :	12,184.73
131837	10/19/2022	10606 S.D. COUNTY SHERIFF'S DEPT.	SHERIFF AUGUST 2022		LAW ENFORCEMENT AUGUST 2022	1,407,932.38
					Total :	1,407,932.38
131838	10/19/2022	10677 SANTEE CHAMBER OF COMMERCE	2596	54098	SANTEE MAGAZINE AD	2,160.00
					Total :	2,160.00
131839	10/19/2022	13171 SC COMMERCIAL, LLC	2229204-IN	53902	DELIVERED FUEL	1,035.59
			2232192-IN	53902	DELIVERED FUEL	1,211.55
					Total :	2,247.14
131840	10/19/2022	13554 SC FUELS	0609448-DEF	54029	VEHICLE SUPPLIES	16.04
			0609448-F	53947	FLEET CARD FUELING	2,468.03
					Total :	2,484.07
131841	10/19/2022	10585 SHARP REES-STEALY MEDICAL	325090	53903	PRE-PLACEMENT PHYSICAL	40.00
			325097	53903	PRE-PLACEMENT PHYSICAL	42.00
			325103	53903	PRE-PLACEMENT PHYSICAL	57.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131841	10/19/2022	10585 SHARP REES-STEALY MEDICAL	(Continued)			
			372168653	53903	MEDICAL SERVICES	1,178.00
			372170760	53903	PRE-PLACEMENT PHYSICAL	292.00
			372170761	53903	PRE-PLACEMENT PHYSICAL	57.00
			372170762	53903	PRE-PLACEMENT PHYSICAL	42.00
			372170763	53903	PRE-PLACEMENT PHYSICAL	40.00
			372170764	53903	PRE-PLACEMENT PHYSICAL	56.00
			372250150	53903	PRE-PLACEMENT PHYSICAL	292.00
			372250151	53903	PRE-PLACEMENT PHYSICAL	40.00
			372250152	53903	PRE-PLACEMENT PHYSICAL	42.00
			372250153	53903	PRE-PLACEMENT PHYSICAL	57.00
			372250154	53903	PRE-PLACEMENT PHYSICAL	56.00
			372277359	53903	PRE-PLACEMENT PHYSICAL	292.00
			372277363	53903	PRE-PLACEMENT PHYSICAL	56.00
			372283370		DMV EXAM	118.00
			372287402	53903	PRE-PLACEMENT PHYSICAL	56.00
			372287403	53903	PRE-PLACEMENT PHYSICAL	57.00
			372287404	53903	PRE-PLACEMENT PHYSICAL	40.00
			372287405	53903	PRE-PLACEMENT PHYSICAL	42.00
			372287406	53903	PRE-PLACEMENT PHYSICAL	292.00
					Total :	3,244.00
131842	10/19/2022	10217 STAPLES ADVANTAGE	3518414283	54040	OFFICE SUPPLIES	143.85
			3518414284	53936	OFFICE SUPPLIES	47.05
					Total :	190.90
131843	10/19/2022	14714 TEXAS ROADHOUSE	1017	54132	BREWS & BITES VENDOR STIPEND	500.00
					Total :	500.00
131844	10/19/2022	10642 USPS-POC	10172022		POSTAGE REIMBURSEMENT	1,760.04
					Total :	1,760.04
131845	10/19/2022	11305 VELOCITY TRUCK CENTERS	XA290136797:01	53913	VEHICLE REPAIR PARTS	105.47
			XA290136972:01	53913	VEHICLE REPAIR PART	104.51
					Total :	209.98
131846	10/19/2022	14712 WEST COAST SMOKE & TAP HOUSE	1018	54134	BREWS & BITES VENDOR STIPEND	500.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131846	10/19/2022	14712	14712 WEST COAST SMOKE & TAP HOUSE (Continued)			Total : 500.00
131847	10/19/2022	14175 YARWICK, TERRY	GRD1338A		REFUNDABLE DEPOSIT	1,496.90
						Total : 1,496.90
53 Vouchers for bank code : ubgen						Bank total : 1,606,256.83
53 Vouchers in this report						Total vouchers : 1,606,256.83

Prepared by: Juelm

Date: 10/19/22

Approved by: [Signature]

Date: 10/19/22

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
1188	10/18/2022	10482 TRISTAR RISK MANAGEMENT	116571		WORKERS COMP LOSSES	11,728.19	
						Total :	11,728.19
1 Vouchers for bank code : ubgen						Bank total :	11,728.19
1 Vouchers in this report						Total vouchers :	11,728.19

Prepared by: 

Date: 10/19/22

Approved by: 

Date: 10/19/22

Payroll Processing Report
CITY OF SANTEE
9/29/2022 to 10/12/2022-2 Cycle b

EARNINGS SECTION					DEDUCTIONS SECTION				LEAVE SECTION				
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
unif			700.00		rhsaal		333.10						
unifp			500.00		rhsabc	23,218.15	464.36						
vtkn	243.75		12,270.93		roth	32,444.90	4,474.04						
wcnt	112.00		3,618.56		sb-1		73.47						
wctx	8.50		388.79		sb-3		50.22						
					sffa		2,583.45						
					sffapc		410.40						
					st1cs3	93,250.27	2,797.53	-2,797.53					
					st2cs3	13,359.74	400.79	-400.79					
					texlif		55.16						
					vaccpr		558.35						
					vaccpt		261.03						
					vcanpr		411.61						
					vcanpt		151.05						
					vgcipt		88.81						
					vision		494.96						
					voladd		33.71						
					voldis		234.94						
					vollif		234.12						
					vollpb			-234.12					
Grand Totals	15,406.84		642,440.83				229,393.09	72,040.66					

Gross:	642,440.83
Net:	413,047.74

<< No Errors / 18 Warnings >>

Transfer
PPE 10/12/22
Pay Date 10/20/22

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131848	10/20/2022	12903 AMERICAN FIDELITY ASSURANCE CO	6063678A		FLEXIBLE SPENDING ACCOUNT	1,955.06
					Total :	1,955.06
131849	10/20/2022	12722 FIDELITY SECURITY LIFE	165465387 165466164		EYEMED - VOLUNTARY VISION-COI EYEMED - VOLUNTARY VISION	37.16 1,060.70
					Total :	1,097.86
131850	10/20/2022	10508 LIFE INSURANCE COMPANY OF	October 2022		LIFE/LTD INSURANCE	2,776.77
					Total :	2,776.77
131851	10/20/2022	14452 MEDICAL AIR SERVICES ASSC, MASA	1366755		MEDICAL AIR TRANSPORT SVCS	98.00
					Total :	98.00
131852	10/20/2022	14458 METROPOLITAN LIFE INSURANCE	73999055		VOLUNTARY LEGAL	210.00
					Total :	210.00
131853	10/20/2022	10784 NATIONAL UNION FIRE INSURANCE	October 2022		VOLUNTARY AD&D	67.50
					Total :	67.50
131854	10/20/2022	10335 SAN DIEGO FIREFIGHTERS FEDERAL	October 2022		LONG TERM DISABILITY-SFFA	1,386.50
					Total :	1,386.50
131855	10/20/2022	10424 SANTEE FIREFIGHTERS	PPE 10/12/22		DUES/PEC/BENEVOLENT/BC EXP	3,122.79
					Total :	3,122.79
131856	10/20/2022	12892 SELMAN & COMPANY, LLC	October 22		ID THEFT PROTECTION	160.00
					Total :	160.00
131857	10/20/2022	10776 STATE OF CALIFORNIA	PPE 10/12/22		WITHHOLDING ORDER	449.53
					Total :	449.53
131858	10/20/2022	14467 TEXAS LIFE INSURANCE COMPANY	SM0F0U20221016001		VOLUNTARY INS RIDERS	110.35
					Total :	110.35
131859	10/20/2022	10001 US BANK	PPE 10/12/22		PARS RETIREMENT	993.08
					Total :	993.08

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131860	10/20/2022	14600 WASHINGTON STATE SUPPORT	PPE 10/12/22		WITHHOLDING ORDER	751.84
Total :						751.84
13 Vouchers for bank code : ubgen						Bank total : 13,179.28
13 Vouchers in this report						Total vouchers : 13,179.28 ✓

Prepared by: Juan M
Date: 10-20-22
Approved by: E Bull
Date: 10-20-22

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
6421005	10/21/2022	14705 RHS MISSIONSQUARE	PPE 10/12/22		RETIREE HSA	4,510.74	
						Total :	4,510.74
6705862	10/21/2022	14704 457 MISSIONSQUARE	PPE 10/12/22		ICMA - 457	33,959.00	
						Total :	33,959.00
2 Vouchers for bank code : ubgen						Bank total :	38,469.74
2 Vouchers in this report						Total vouchers :	38,469.74

Prepared by:



Date:

10-21-22

Approved by:



Date:

10-24-22

Bank code : ubgen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
2724	10/24/2022	10955 DEPARTMENT OF THE TREASURY	PPE 10/12/22		FED WITHHOLD & MEDICARE	94,885.11
					Total :	94,885.11
2737	10/24/2022	10956 FRANCHISE TAX BOARD	PPE 10/12/22		CA STATE TAX WITHHELD	32,137.85
					Total :	32,137.85
2 Vouchers for bank code : ubgen						Bank total : 127,022.96
2 Vouchers in this report						Total vouchers : 127,022.96

Prepared by: Juno [Signature]

Date: 10-24-22

Approved by: [Signature]

Date: 10/24/22

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
10223	10/25/2022	10353 PERS	10 22 3		RETIREMENT PAYMENT	121,512.49	
						Total :	121,512.49
1 Vouchers for bank code : ubgen						Bank total :	121,512.49
1 Vouchers in this report						Total vouchers :	121,512.49

Prepared by:



Date

10-25-22

Approved by:



Date:

10-25-22

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131861	10/27/2022	13198 3-D ENTERPRISES, INC	5 - CIP2022-40 5R - CIP2022-40	53769	TCCP FIELD UPGRADES CIP2022-4 RETENTION	313,433.79 -15,671.69 Total : 297,762.10
131862	10/27/2022	12104 49ER COMMUNICATIONS INC	67351	53968	RADIO REPAIR PARTS	1,519.60 Total : 1,519.60
131863	10/27/2022	14650 A GARAGE DOOR AND GATE STORE	61837 62029	54034 54034	EAST AUTOMATIC GATE REPAIR EAST AUTOMATIC GATE REPAIR	5,213.93 767.76 Total : 5,981.69
131864	10/27/2022	12060 ACCOUNTING PRINCIPALS	12474663	53986	TEMPORARY ACCOUNTING SPECI/	1,332.16 Total : 1,332.16
131865	10/27/2022	11445 AMERICAN MESSAGING	L1072898WJ		FD PAGER SERVICE	166.52 Total : 166.52
131866	10/27/2022	10412 AT&T	000018958721		TELEPHONE	829.66 Total : 829.66
131867	10/27/2022	14306 AZTEC LANDSCAPING, INC	J1254	53940	CUSTODIAL SERVICES - PARKS	4,523.69 Total : 4,523.69
131868	10/27/2022	12951 BERRY, BONNIE F.	November 1, 2022		RETIREE HEALTH PAYMENT	91.00 Total : 91.00
131869	10/27/2022	14692 BOMBER EYEWEAR	27805	54105	PROTECTIVE EYE WEAR	856.45 Total : 856.45
131870	10/27/2022	11513 BOND, ELLEN	11012022-263		MEADOWBROOK HARDSHIP PROC	77.47 Total : 77.47
131871	10/27/2022	13292 BORDER TIRE	8034559	53865	VEHICLE SUPPLIES	690.95 Total : 690.95
131872	10/27/2022	10668 CALIFORNIA BUILDING STANDARDS	JULY-SEPT 2022		JULY-SEPT 2022 SB1473 FEES	853.20

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
131872	10/27/2022	10668	10668 CALIFORNIA BUILDING STANDARDS (Continued)			Total : 853.20	
131873	10/27/2022	10478	CALIFORNIA DEPARTMENT OF USE TAX JUL-SEPT2022		USE TAX JULY - SEPTEMBER 2022	553.00	
						Total : 553.00	
131874	10/27/2022	10876	CANON SOLUTIONS AMERICA INC	4040554085 4040554086	53987 53987	SCANNER MAINTENANCE PLOTTER MAINTENANCE & USAGE	117.11 27.75
						Total : 144.86	
131875	10/27/2022	10299	CARQUEST AUTO PARTS	11102-555407 11102-557690 11102-569613 11102-569617 11102-569696	53869 53869 53869 53869 53869	CREDIT - VEHICLE REPAIR PART CR-REPAIR PARTS RETURNED VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS	-119.87 -141.05 394.51 334.57 107.68
						Total : 575.84	
131876	10/27/2022	11402	CARROLL, JUDI	11012022-96		MEADOWBROOK HARDSHIP PROC	77.66
						Total : 77.66	
131877	10/27/2022	10030	CASCADE FIRE EQUIPMENT CO INC	127240	53871	EQUIPMENT REPAIR	499.31
						Total : 499.31	
131878	10/27/2022	14736	CHICK-FIL-A AT SANTEE FSU	Ref000082546		DUPLICATE PAYMENT REFUND	195.00
						Total : 195.00	
131879	10/27/2022	10032	CINTAS CORPORATION #694	4133328161	53959	MISC. SHOP RENTAL SERVICE	65.10
						Total : 65.10	
131880	10/27/2022	12328	CINTAS CORP. #2	5127220703	53989	FIRST-AID KIT SERVICE	413.15
						Total : 413.15	
131881	10/27/2022	10050	CITY OF EL CAJON	296		TABLET COMMAND	2,835.00
						Total : 2,835.00	
131882	10/27/2022	11409	CLAYTON, SYLVIA	11012022-340		MEADOWBROOK HARDSHIP PROC	81.27
						Total : 81.27	
131883	10/27/2022	10268	COOPER, JACKIE	November 1, 2022		RETIREE HEALTH PAYMENT	91.00

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131883	10/27/2022	10268	10268 COOPER, JACKIE		(Continued)	Total : 91.00
131884	10/27/2022	12153	CORODATA RECORDS	RS4834973	53973	RECORD STORAGE, RETRIEVAL & Total : 651.73
131885	10/27/2022	11862	CORODATA SHREDDING INC	DN1380600	53974	SECURE DESTRUCTION SERVICES Total : 49.82
131886	10/27/2022	10358	COUNTY OF SAN DIEGO	23CTOFSAN03 23CTOFSASN03	54019 53941	SHERIFF RADIOS-RCS CHARGES 800 MHZ NETWORK ACCESS Total : 4,389.00
131887	10/27/2022	10705	COUNTY OF SAN DIEGO TREASURER	HIRT-2023-016 UDC-2023-016		ANNUAL MEMBERSHIP FEE ANNUAL UDC MEMBERSHIP FEE Total : 58,833.00
131888	10/27/2022	10333	COX COMMUNICATIONS	052335901-OCT22 063453006-OCT22 064114701-OCT22		8950 COTTONWOOD AVE 9534 VIA ZAPADOR 8115 ARLETTE ST Total : 478.06
131889	10/27/2022	10608	CRISIS HOUSE	715	53991	CDBG SUBRECIPIENT Total : 476.18
131890	10/27/2022	11168	CTE INC CLARK TELECOM AND	3163 3163R	53954	MAGNOLIA SIGNAL UPGRADE PRO RETENTION Total : 101,999.47
131891	10/27/2022	10046	D MAX ENGINEERING INC	7388 7395 7427 7432	54080 54079 54080 54079	STORMWATER INSPECTIONS & RE STORMWATER PROGRAM ASSISTA STORMWATER INSPECTIONS & RE STORMWATER PROGRAM ASSISTA Total : 24,753.98
131892	10/27/2022	10433	DEPARTMENT OF CONSERVATION	JULY-SEPT 2022		JULY-SEPT 2022 SMIP FEES Total : 3,045.61
131893	10/27/2022	14347	DIAMOND EDUCATION	1041	53942	CONTINUING ED, QA &QI PRGRM 1,850.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131893	10/27/2022	14347 14347 DIAMOND EDUCATION	(Continued)			Total : 1,850.00
131894	10/27/2022	12593 ELLISON WILSON ADVOCACY, LLC	2022-10-07	53976	LEGISLATIVE ADVOCACY SERVICE	1,500.00
						Total : 1,500.00
131895	10/27/2022	10057 SAFEBUILT, LLC LOCKBOX #88135	07/2022 (July) 09/2022 (September)		SHARE OF FEES SHARE OF FEES	55,617.87 70,601.44
						Total : 126,219.31
131896	10/27/2022	10251 FEDERAL EXPRESS	7-921-89555		SHIPPING CHARGES	43.81
						Total : 43.81
131897	10/27/2022	10009 FIRE ETC	172742	53881	EQUIPMENT SERVICE	476.00
						Total : 476.00
131898	10/27/2022	12638 GEORGE HILLS COMPANY, INC.	INV1024028	54012	CLAIMS ADMINISTRATION FEES	1,416.66
						Total : 1,416.66
131899	10/27/2022	14731 GUDDE, MARGE	2004563.001		SENIOR TRIP REFUND	15.00
						Total : 15.00
131900	10/27/2022	13415 ILLUMINATED TREES	8009500	54118	BREWS & BITES	3,800.00
						Total : 3,800.00
131901	10/27/2022	13693 LAFOUNTAINE, DORIS	2004568.001		SENIOR TRIP REFUND	15.00
						Total : 15.00
131902	10/27/2022	10204 LIFE ASSIST INC	1254579 1255642 1255646 1256272	53891 53891 53891 53891	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES	134.73 6.08 201.00 185.87
						Total : 527.68
131903	10/27/2022	14499 MARSHALL, NANCY J	November 1, 2022		RETIREE HEALTH PAYMENT	91.00
						Total : 91.00
131904	10/27/2022	10538 MEALS ON WHEELS	1-22-23	53997	CDBG SUBRECIPIENT	1,250.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131904	10/27/2022	10538 10538 MEALS ON WHEELS	(Continued)			Total : 1,250.00
131905	10/27/2022	14637 MICOM, INC.	16043		RETENTION RELEASE	1,735.20 Total : 1,735.20
131906	10/27/2022	12991 NATIONAL LIGHTING SUPPLY LLC	137938	54050	LIGHTING/ELECTRICAL SUPPLIES	123.00 Total : 123.00
131907	10/27/2022	10085 NATIONAL SAFETY COMPLIANCE INC	91459		DRUG/ALCOHOL TESTING	284.26 Total : 284.26
131908	10/27/2022	10308 O'REILLY AUTO PARTS	2968-111810	53896	VEHICLE REPAIR PART	1.91 Total : 1.91
131909	10/27/2022	10344 PADRE DAM MUNICIPAL WATER DIST	90000367-OCT22		GROUP BILL	39,706.15 Total : 39,706.15
131910	10/27/2022	11442 PATTERSON, EDWARD	11012022-225		MEADOWBROOK HARDSHIP PROC	74.92 Total : 74.92
131911	10/27/2022	10150 PROBUILD	04-0332782	54100	BUILDING MATERIALS & SUPPLIES	36.03 Total : 36.03
131912	10/27/2022	10101 PROFESSIONAL MEDICAL SUPPLY	B020732 B020733	53958 53958	OXYGEN CYLNDR RNTL/REFILLS OXYGEN CYLNDR RNTL/REFILLS	126.00 90.00 Total : 216.00
131913	10/27/2022	12062 PURETEC INDUSTRIAL WATER	2019276 2019277 2019278	54000 54000 54001	DEIONIZED WATER SERVICE DEIONIZED WATER SERVICE DEIONIZED WATER SERVICE	63.87 42.60 42.60 Total : 149.07
131914	10/27/2022	12237 RAYON, KYLE	November 1, 2022		RETIREE HEALTH PAYMENT	91.00 Total : 91.00
131915	10/27/2022	14734 REGIONAL ALLIANCE FOR	5496		CLASS REGISTRATION	225.00 Total : 225.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131916	10/27/2022	10407 SAN DIEGO GAS & ELECTRIC	2100006273793-OCT22		5800 CALA LILY ST	4.59
					Total :	4.59
131917	10/27/2022	13061 SAN DIEGO HUMANE SOCIETY &	OCT-22	54002	ANIMAL CONTROL SERVICES	36,794.00
					Total :	36,794.00
131918	10/27/2022	13171 SC COMMERCIAL, LLC	2234383-IN 2236682-IN	53902 53902	DELIVERED FUEL DELIVERED FUEL	873.44 764.69
					Total :	1,638.13
131919	10/27/2022	13554 SC FUELS	0613533-F	53947	FLEET CARD FUELING	600.09
					Total :	600.09
131920	10/27/2022	14523 SCA OF CA, LLC	155866PS	53948	STREET SWEEPING SVCS	28,220.15
					Total :	28,220.15
131921	10/27/2022	14735 SIXJAX INC.	Ref000082545		CORRECTED LICENSE TYPE REFU	46.00
					Total :	46.00
131922	10/27/2022	10314 SOUTH COAST EMERGENCY VEHICLE	509696 509697	53907 53907	VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS	418.75 75.13
					Total :	493.88
131923	10/27/2022	10837 SOUTHWEST TRAFFIC SIGNAL	81851 81852 81853	54024 54024 54024	TRAFFIC SIGNAL SERVICE CALLS USA MARKOUTS TRAFFIC SIGNAL MAINTENANCE	5,310.64 128.15 4,234.62
					Total :	9,673.41
131924	10/27/2022	14240 SPICER CONSULTING GROUP	1139	53572	SPECIAL DISTRICTS ADMIN - SEP 2	2,656.25
					Total :	2,656.25
131925	10/27/2022	11403 ST. JOHN, LYNNE	11012022-78		MEADOWBROOK HARDSHIP PROC	77.79
					Total :	77.79
131926	10/27/2022	11056 STANDARD ELECTRONICS	S47005	53949	FIRE/SECURITY SYSTEM TESTING	1,541.85
					Total :	1,541.85
131927	10/27/2022	10027 STATE OF CALIFORNIA	609348		FINGERPRINTING COST	160.00

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131927	10/27/2022	10027 10027 STATE OF CALIFORNIA	(Continued)			Total : 160.00
131928	10/27/2022	10119 STEVEN SMITH LANDSCAPE INC	50626 50627 50636 50665 50666	53937 53938 53938 53938 53937	A 1 LANDSCAPE SERVICES A 2 LANDSCAPE SERVICES A 2 LANDSCAPE SERVICES A 2 LANDSCAPE SERVICES A 1 LANDSCAPE SERVICES	54,517.92 20,182.33 198.08 643.76 3,763.52 Total : 79,305.61
131929	10/27/2022	11587 STRYKER SALES CORPORATON	3906938M	54057	STAIR CHAIR	3,006.53 Total : 3,006.53
131930	10/27/2022	10250 THE EAST COUNTY	00122831 00123537 00123539	54006 54006	INVITATION TO BID - STORM DRAIN NOTICE OF LETTER OF MAP REVISE NOTICE OF PUBLIC HEARING	770.00 91.00 483.00 Total : 1,344.00
131931	10/27/2022	10515 THE SAN DIEGO UNION - TRIBUNE	017494440	54086	CDBG - CAPER PY2021	435.67 Total : 435.67
131932	10/27/2022	14354 TRILOGY MEDWASTE WEST, LLC	1222725 1222726		BIOMEDICAL WASTE DISPOSAL BIOMEDICAL WASTE DISPOSAL	125.24 125.24 Total : 250.48
131933	10/27/2022	10133 UNDERGROUND SERVICE ALERT	22-2301213 920220706	54013 54013	DIG ALERT SERVICES - STATE FEE DIG ALERT - MONTHLY TICKETS	53.58 106.25 Total : 159.83
131934	10/27/2022	10692 UNITED PARCEL SERVICE	000006150X422		SHIPPING CHARGE	45.99 Total : 45.99
131935	10/27/2022	11194 USAFACT INC	2093212		BACKGROUND CHECKS	165.84 Total : 165.84
131936	10/27/2022	10475 VERIZON WIRELESS	9917881510 9917881511		CELL PHONE SERVICE WIFI SERVICE	1,238.11 1,663.10 Total : 2,901.21

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
131937	10/27/2022	12930 WILLIAMS, ROCHELLE M.	November 1, 2022		RETIREE HEALTH PAYMENT	91.00	
						Total :	91.00
131938	10/27/2022	12641 WITTORFF, VICKY DENISE	November 1, 2022		RETIREE HEALTH PAYMENT	31.00	
						Total :	31.00
131939	10/27/2022	10318 ZOLL MEDICAL CORPORATION	3581007	54078	MONITOR/DEFIBRILLATOR	1,026.50	
			3582284	54078			
				53917	EMS SUPPLIES	326.05	
						Total :	1,352.55
79 Vouchers for bank code : ubgen						Bank total :	865,735.38
79 Vouchers in this report						Total vouchers :	865,735.38

Prepared by: J. Smith
Date: 10-27-22
Approved by: [Signature]
Date: 10/27/22

MEETING DATE November 9, 2022

ITEM TITLE APPROVAL OF THE EXPENDITURE OF \$73,164.09 FOR OCTOBER 2022 LEGAL SERVICES AND REIMBURSABLE COSTS

DIRECTOR/DEPARTMENT Heather Jennings, Finance *HJ*

SUMMARY

Legal services invoices proposed for payment for the month of October 2022 total \$73,164.09 as follows:

1) General Retainer Services	\$ 16,573.52
2) Labor & Employment	25.50
3) Litigation & Claims	8,093.09
4) Special Projects - General Fund	39,576.98
5) Special Projects – Other Funds	4,641.00
6) Third-Party Reimbursable Projects	<u>4,254.00</u>
Total	<u>\$ 73,164.09</u>

FINANCIAL STATEMENT *HJ*

Account Description: Legal Services

	<u>AMOUNT</u>	<u>BALANCE</u>
General Fund:		
Adopted Budget	\$ 731,360.00	
Revised Budget	731,360.00	
Prior Expenditures	(201,407.11)	
Current Request	(64,269.09)	\$ 465,683.80
Other Funds (excluding third-party reimbursable items):		
Adopted Budget	\$ 90,000.00	
Revised Budget	90,000.00	
Prior Expenditures	(13,174.31)	
Current Request	(4,641.00)	\$ 72,184.69

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *AD for MOB*

Approve the expenditure of \$73,164.09 for October 2022 legal services and reimbursable costs.

ATTACHMENTS

1. Legal Services Billing Summary October 2022
2. Legal Services Billing Recap FY 2022-23



**LEGAL SERVICES BILLING SUMMARY
OCTOBER 2022**

DESCRIPTION	CURRENT AMOUNT	INVOICE NUMBER	NOTES
Retainer 1001.00.1201.51020	\$ 16,573.52 16,573.52	949079	
Labor & Employment 1001.00.1201.51020	25.50 25.50	949080	
Litigation & Claims:			
Litigation & Claims	4,748.77	949081	
Affordable Housing Coalition of San Diego County	354.90	949085	
Parcel 4 Litigation	935.64	949091	
Brooks Receivership	770.00	949094	
Sky Ranch Potential Homeowner/HOA Litigation 1001.00.1201.51020	1,283.78 8,093.09	949095	
Special Projects (General Fund):			
Community Oriented Policing	9,068.05	949082	
Climate Action Plan	153.00	949086	
CEQA Special Advice	535.50	949104	
Water Quality	76.50	949087	
Prop 218	255.00	949088	
Parcel 4 Hotel	1,797.10	949089	
Housing Element	11,347.50	949090	
Advanced Records Center Services for PRA	6,170.98	949096	
Cannabis	76.50	949097	
Covid-19 Emergency Response	433.50	949092	
General Telecommunications Work 1001.00.1201.51020	280.50 30,194.13	949099	
Special Projects - CSA 69 (General Fund)			
CSA 69 Dissolution 1001.03.2203.51020	9,382.85	949098	
Special Projects (Other Funds):			
Mobile Home Rent Control Commission	3,595.50	949084	2901.04.4106.51020
Cuyamaca Street Right-of-Way Acquisition	1,045.50 4,641.00	949093	cip71402.30.05
Third-Party Reimbursable:			
Sky Ranch	296.40	949100	grd0928a.40.05
Lantern Crest	591.60	949101	tpm2201A.20.05
Lantern Crest	1,544.40	949101	mjr2101a.20.05
MSCP Subarea Plan	158.40	949102	spp2101a.91.05
Redevelopment of Carlton Oaks Golf Course	1,623.60	949105	cup1906a.10.05
Tyler St. Subdivision	39.60 4,254.00	949106	tm17001a.10.05
Total	\$ 73,164.09		

**LEGAL SERVICES BILLING RECAP
FY 2022-23**

Attachment 2

Category	Adopted Budget	Revised Budget	Previously Spent Year to Date	Available Balance	Current Request Mo./Yr.	Amount
General Fund:						
General / Retainer	\$ 200,360.00	\$ 200,360.00	\$ 49,705.33	\$ 150,654.67	Oct-22	\$ 16,573.52
Labor & Employment	60,000.00	60,000.00	4,664.70	55,335.30	Oct-22	25.50
Litigation & Claims	90,000.00	90,000.00	38,656.09	51,343.91	Oct-22	8,093.09
Special Projects	381,000.00	381,000.00	108,380.99	272,619.01	Oct-22	39,576.98
Total	<u>\$ 731,360.00</u>	<u>\$ 731,360.00</u>	<u>\$ 201,407.11</u>	<u>\$ 529,952.89</u>		<u>\$ 64,269.09</u>
Other City Funds:						
MHFP Commission	\$ 12,000.00	\$ 12,000.00	\$ 892.50	\$ 11,107.50	Oct-22	\$ 3,595.50
Capital Projects	75,000.00	75,000.00	12,281.81	62,718.19	Oct-22	1,045.50
Highway 52 Coalition	3,000.00	3,000.00	-	3,000.00	Oct-22	-
Total	<u>\$ 90,000.00</u>	<u>\$ 90,000.00</u>	<u>\$ 13,174.31</u>	<u>\$ 76,825.69</u>		<u>\$ 4,641.00</u>
Third-Party Reimbursable:						
Total			<u>\$ 121,656.90</u>			<u>\$ 4,254.00</u>

**Total Previously Spent to Date
FY 2022-23**

General Fund	\$ 201,407.11
Other City Funds	13,174.31
Applicant Deposits or Grants	<u>121,656.90</u>
Total	<u>\$ 336,238.32</u>

Total Proposed for Payment

General Fund	\$ 64,269.09
Other City Funds	4,641.00
Applicant Deposits or Grants	<u>4,254.00</u>
Total	<u>\$ 73,164.09</u>

MEETING DATE November 9, 2022

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AWARDING THE CONSTRUCTION CONTRACT FOR THE STORM DRAIN TRASH DIVERSION 2021 (CIP 2021-20) PROJECT AND DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DIRECTOR/DEPARTMENT

Carl Schmitz, City Engineer



SUMMARY

Staff recommends the City Council award the construction contract for the Storm Drain Trash Diversion 2021 (CIP 2021-20) Project ("Project") to Downstream Services, Inc. in the amount of \$333,405.00. This Project will install trash capture devices at 100 curb inlet locations across the City in compliance with the State Trash Amendment requirements. The attached project map identifies the locations of the curb inlets to receive trash capture devices.

In compliance with the City's purchasing ordinance, Santee Municipal Code section 3.24.100, and Federal Procurement Regulations, 2 CFR part 200 et seq., City staff administered a formal bid process on September 6, 2022. Then on October 13, 2022, the City Clerk publicly opened and examined three sealed bids. Upon review of the submitted bids, the bid submitted by Downstream Services, Inc. was determined to be the lowest responsive and responsible bidder in the amount of \$333,405.00. The bid submitted by Downstream Services, Inc. is 2% lower than the Engineer's construction estimate of \$340,000.00.

Staff also requests authorization for the City Manager, Director of Development Services or City Engineer to approve change orders in a total amount not to exceed \$33,340.00 (10% of the contract price) for unforeseen items and costs associated with the Project, and to install additional trash capture devices at commercial, industrial, and high priority residential locations, as determined by staff. This will allow the City to complete additional installations as required by the State Trash Amendment in a single contract to provide cost savings for engineering design and construction administration.

ENVIRONMENTAL REVIEW

This action is categorically exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15301(c), Existing Facilities, of the CEQA Guidelines.

FINANCIAL STATEMENT

Funding for this project is provided by the American Rescue Plan Act and is included in the adopted Capital Improvement Program budget as part of the Storm Drain Trash Diversion project.

Design and Bidding	\$ 21,100.00
Construction Contract	333,405.00
Construction Change Orders	33,340.00
Construction Engineering/Management	42,000.00
Project Closeout	5,000.00
 Total Anticipated Project Cost	 <u>\$ 434,845.00</u>

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Adopt the Resolution:

1. Awarding the construction contract for the Storm Drain Trash Diversion 2021 (CIP 2021-20) Project to Downstream Services, Inc. for a total amount of \$333,405.00; and
2. Authorizing the City Manager, Director of Development Services or City Engineer to approve change orders in a total amount not to exceed \$33,340.00; and
3. Determining this action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301(c), Existing Facilities, of the CEQA Guidelines.

ATTACHMENTS

Resolution
Bid Summary Chart
Project Map

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
AWARDING THE CONSTRUCTION CONTRACT FOR THE STORM DRAIN TRASH
DIVERSION 2021 (CIP 2021-20) PROJECT AND DETERMINING THE PROJECT IS
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

WHEREAS, the City Clerk, on October 13, 2022, publicly opened and examined sealed bids for the Storm Drain Trash Diversion 2021 (CIP 2021-20) Project (“Project”); and

WHEREAS, the lowest received bid was submitted by Downstream Services, Inc. in the amount of \$333,405.00; and

WHEREAS, in accordance with Santee Municipal Code section 3.24.100(E), staff has determined that the bid submitted by Downstream Services, Inc. conforms in all material respects to the requirements set forth in the invitation for bids; and

WHEREAS, Downstream Services, Inc. was found to be the lowest responsive and responsible bidder with their total bid amount of \$333,405.00; and

WHEREAS, staff recommends awarding the construction contract to Downstream Services, Inc. in the amount of \$333,405.00; and

WHEREAS, staff requests authorization for the City Manager, Director of Development Services or City Engineer to approve changes orders in a total amount not to exceed \$33,340.00 for unforeseen items, and to install additional trash capture devices at commercial, industrial, and high priority residential locations.

WHEREAS, the project is categorically exempt from environmental review by Section 15301(c) of the Guidelines to the California Environmental Quality Act; and

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

SECTION 1: The Recitals provided above are true and correct and are hereby incorporated into this Resolution.

SECTION 2: The construction contract for the Storm Drain Trash Diversion 2021 (CIP 2021-20) Project is awarded to Downstream Services, Inc. as the lowest responsive and responsible bidder in the amount of \$333,405.00, and the City Manager is authorized to execute the contract on behalf of the City.

SECTION 3: The City Manager, Director of Development Services or City Engineer is authorized to approve change orders in an amount not to exceed \$33,340.00 for unforeseen items, and to install additional trash capture devices at commercial, industrial, and high-density residential locations.

SECTION 4: The project is categorically exempt from environmental review under State CEQA Guidelines Section 15301(c), Existing Facilities.

RESOLUTION NO. _____

SECTION 5: The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Santee City Hall, 10601 Magnolia Ave, Santee, CA 92071. The City Clerk is the custodian of the record of proceedings.

SECTION 6: This Resolution shall take effect immediately upon its passage.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 9th day of November, 2022 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

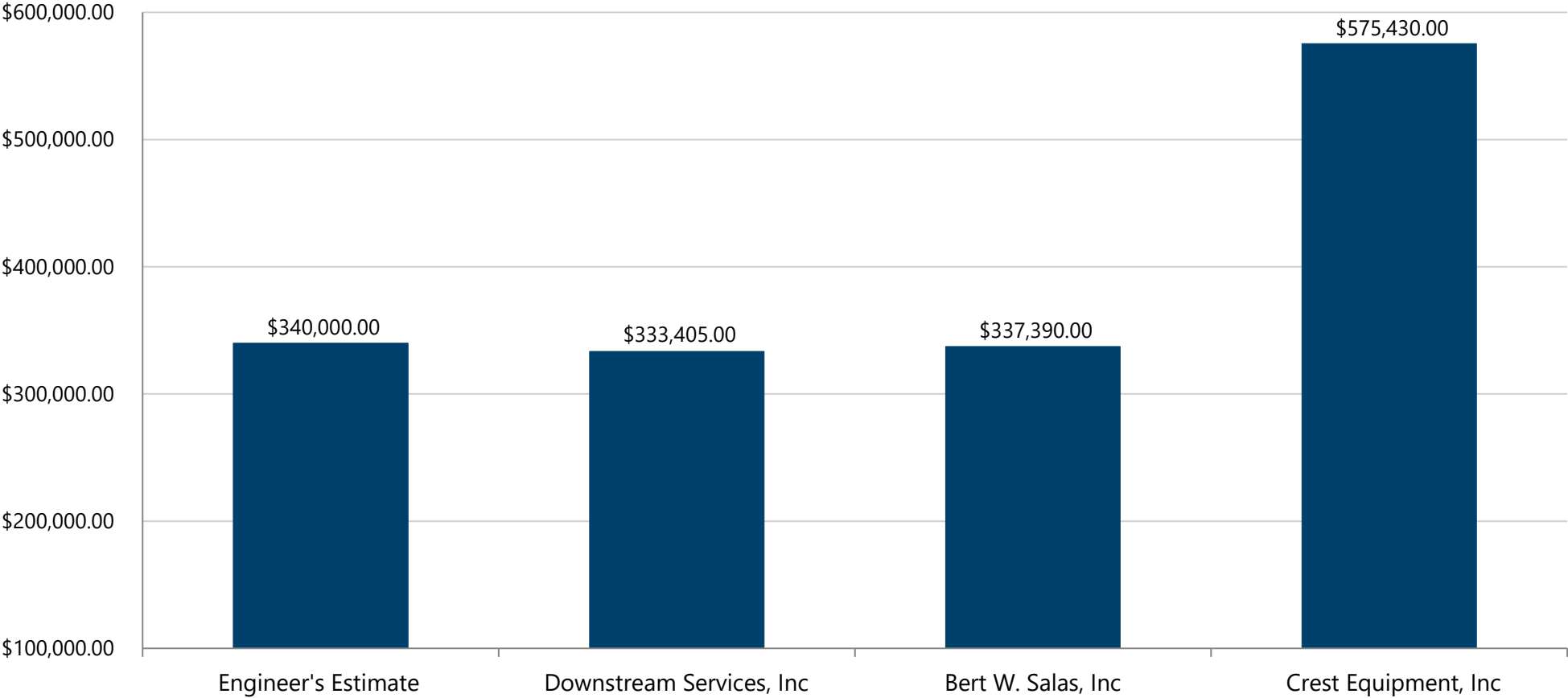
APPROVED:

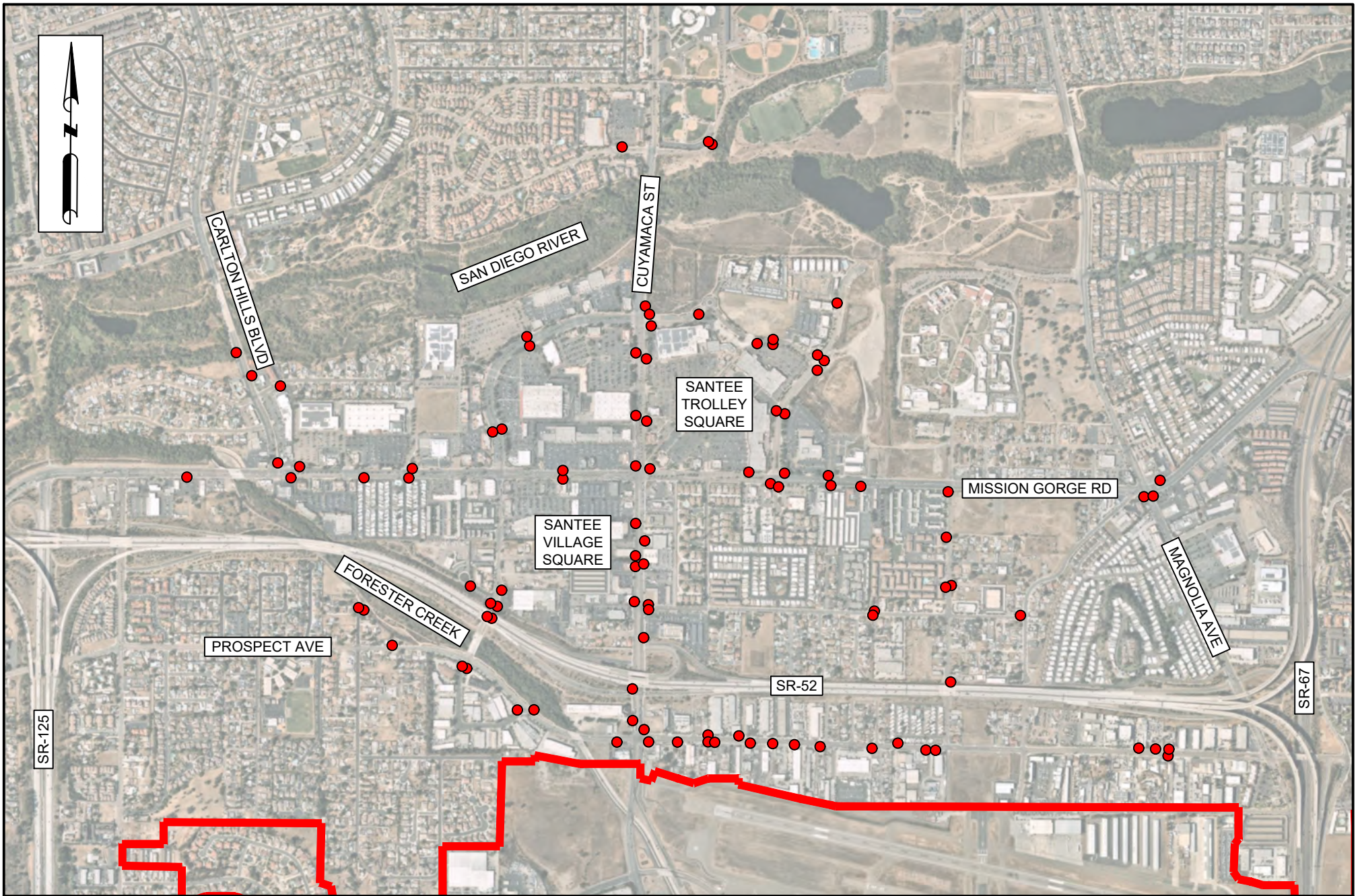
JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

STORM DRAIN TRASH DIVERSION 2021 CIP 2021-20





PROJECT MAP

LEGEND

STORM DRAIN TRASH DIVERSION 2021
CIP 2021-20

- STORM DRAIN TRASH CAPTURE DEVICES
- CITY BOUNDARY

MEETING DATE November 9, 2022

ITEM TITLE PUBLIC HEARING FOR A CONDITIONAL USE PERMIT (P2022-4) AND VARIANCE (V2022-1) TO ALLOW A WIRELESS TELECOMMUNICATIONS FACILITY AT WEST HILLS HIGH SCHOOL, LOCATED AT 8756 MAST BOULEVARD, IN THE LOW-MEDIUM DENSITY RESIDENTIAL (R-2) ZONE AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTIONS 15301 AND 15303 (APN 366-081-18). APPLICANT: DISH WIRELESS

DIRECTOR/DEPARTMENT Chris Jacobs, Principal Planner *CJ*

SUMMARY

The proposed project consists of an application for a Conditional Use Permit (P2022-4) and Variance (V2022-1) to construct a wireless telecommunications facility at the West Hills High School sports stadium located at 8756 Mast Boulevard in the R-2 (Low-Medium Density Residential) Zone. Dish Wireless would remove one of four existing 71'-4" tall stadium light standards located at the foot of the stadium bleachers, and replace it with a new 71'-4" tall light standard in the same location designed for coax cable to run through the inside of the pole. All existing lighting fixtures, utilities and equipment (i.e. cameras, lighting, speakers, Wi-Fi receivers, etc.) would be relocated to the new galvanized steel pole. Dish Wireless telecommunications equipment would include panel antennas to be affixed to the replacement light standard. Ground-mounted equipment would be screened by a 7-foot-high chain link fence enclosure. A variance to the 50-foot height limitation for freestanding telecommunications facilities in the R-2 Zone is requested to reflect the height of the existing stadium light standards.

ENVIRONMENTAL REVIEW

A Notice of Exemption has been prepared finding the project Categorically Exempt from the provisions of the California Environmental Quality Act pursuant to Sections 15301 ("Existing Facilities") and 15303 ("New Construction of Small Structures"). Section 15301 provides an exemption for the operation and minor alteration of existing public or private structures such as the existing stadium lighting involving negligible expansion of use. Section 15303 provides an exemption for new construction of small accessory structures, equipment, and facilities such as the telecommunications facility.

FINANCIAL STATEMENT *HS*

Staff costs for application processing are paid through a pre-funded deposit account on a cost recovery basis.

CITY ATTORNEY REVIEW

N/A

Completed



RECOMMENDATIONS *MSB*

1. Conduct and close the public hearing; and
2. Find Conditional Use Permit (P2022-4) and Variance (V2022-1) Categorical Exempt from the provisions of CEQA pursuant to Sections 15301 and 15303 of the CEQA Guidelines, and authorize the filing of a Notice of Exemption; and
3. Approve Conditional Use Permit P2022-4 and Variance 2022-1 per the attached Resolution.

ATTACHMENTS

- Staff Report
- Resolution
- Aerial Map
- Project Plans
- Photographic Simulation
- Radio Frequency Electromagnetic Energy (RF-EME) Report

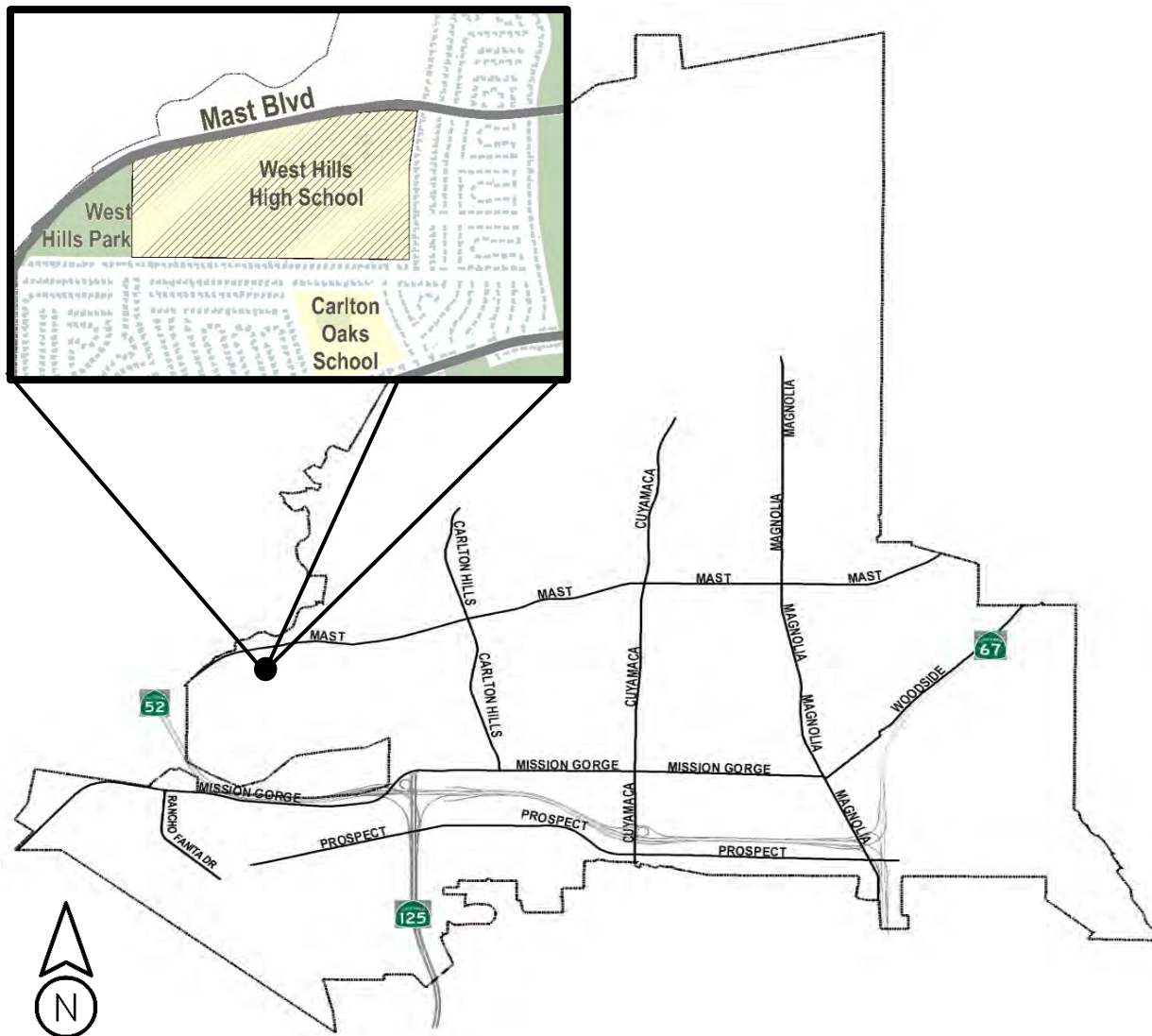
STAFF REPORT

PUBLIC HEARING FOR A CONDITIONAL USE PERMIT (P2022-4) AND VARIANCE (V2022-1) TO ALLOW A WIRELESS TELECOMMUNICATIONS FACILITY AT WEST HILLS HIGH SCHOOL, LOCATED AT 8756 MAST BOULEVARD, IN THE LOW-MEDIUM DENSITY RESIDENTIAL (R-2) ZONE AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTIONS 15301 AND 15303 (APN 366-081-18).

APPLICANT: DISH WIRELESS

CITY COUNCIL MEETING NOVEMBER 9, 2022

A Public Hearing Notice was published in the East County Californian and 258 adjacent owners or residents of property within 300 feet of the request were notified by U.S. Mail on October 28, 2022.



A. SITUATION AND FACTS

1. Requested by Dish Wireless
2. Land Owner..... Grossmont Union High School District
3. Type and Purpose of Request..... Conditional Use Permit and Variance for wireless telecommunications facility
4. Location..... 8756 Mast Boulevard
5. Site Area 55.55 acres
6. Existing Zoning..... R-2 (Low Medium Density Residential)
7. Height Limit of R-2 Zone..... 35 feet (two stories); 50 feet for wireless facilities
8. Proposed Height..... 71 feet, 4 inches
9. Surrounding Zoning..... North: PD
South: R-2
East: R-2
West: P/OS
10. General Plan Designation PUB - Public
11. Existing Land Use..... High School
12. Surrounding Land Use North: Residential
South: Residential
East: Residential
West: Parkland
13. Terrain Stadium is 388 feet above mean sea level
14. Environmental Status Categorically Exempt from CEQA pursuant to Sections 15301 and 15303
15. APN..... 366-081-18
16. Within Airport Influence Area No, site is outside of Airport Influence Area 1.

B. **BACKGROUND**

Site Description – The 55.55-acre project site is developed with West Hills High School, including various school buildings, sports fields and accessory improvements such as paved parking areas and site lighting. West Hills High School is part of the Grossmont Union High School District. The subject property is located south of Mast Boulevard, between Medina Drive and West Hills Parkway. The project site is surrounded by single-family residential development to the east and south, West Hills Park to the east, and the Weston neighborhood to the north.

Project Description – The proposed project consists of an application for a Conditional Use Permit (P2022-4) and Variance (V2022-1) to replace an existing light standard and add a wireless communications facility on the southeast corner of the West Hills High School sports stadium. New telecommunication panel antennas and related equipment would be added to one of four stadium light structures (“light standards”) used to illuminate the sports field during evening play. Dish Wireless would remove an existing 71’-4” tall stadium light standard located at the foot of the stadium bleachers and install a new 71’-4” tall light standard in the same location designed for coax cable to run through the inside of the pole. New Dish telecommunications equipment, including panel antennas, would be installed on the replacement light standard. All existing lighting fixtures, utilities and equipment (i.e. cameras, lighting, speakers, wifi receivers, etc.) would be relocated to the new galvanized steel light standard. A variance is proposed to increase the height limitation for telecommunications facilities in the R-2 zone from 50’ to 71’-4”.

Three panel antennas would be installed on the exterior of the replacement light standard at 55’-9” above existing grade. The antennas would be flush-mounted to the pole. Six stack-mounted Remote Radio Units (RRUs) and two Raycap surge protectors would be installed within a four-foot diameter shroud or radome with air vents on the top and bottom, one foot below the panel antennas. The radome utilizes the smallest length and diameter necessary to screen the RRUs. The antennas and radome would be painted to match the existing light standards.

In addition, a 7-foot tall chain link equipment enclosure with privacy slats is proposed to match existing chain link fencing surrounding the stadium. The equipment inside the enclosure includes various cabinets including a battery cabinet, two equipment cabinets, telco cabinet, power panel cabinet, and pull box. A DC emergency power generator is proposed as well as a gps antenna. The dimensions of the enclosure are 10’x10’. The enclosure would be located approximately 110 feet from the light standard southeast of the sports stadium in an undeveloped area of the school grounds along an existing driveway. Vehicular access to the Dish lease area would be provided along this interior driveway, which connects to Mast Boulevard, for construction and maintenance of the telecommunications facility.

C. **ANALYSIS**

This section discusses the General Plan consistency, requirements of the Santee Municipal Code, FCC and FAA regulation, and land use compatibility.

General Plan Consistency:

The Santee General Plan designates the subject property for Public Use and identifies the site as West Hills High School. This land use designation is applied to areas owned and maintained by public or publicly controlled agencies such as school districts, Padre Dam Municipal Water District, utility companies and other municipal agencies. The telecommunications facility is consistent with the Public Use land use designation.

Santee Municipal Code – Telecommunications Regulations

The City regulations of wireless telecommunications facilities are in Chapter 13.34 of the Municipal Code.

The objectives of the regulations include:

- i) To retain control of private and public property within the confines of state and federal legislation to regulate wireless telecommunications facilities;
- ii) To facilitate the creation of an advanced wireless telecommunications infrastructure for citizens, businesses, industries and schools;
- iii) To protect the City from potential adverse effects of wireless telecommunications facility development; and
- iv) Ensure that the wireless telecommunications infrastructure is designed to enhance and not interfere with the City's emergency response network.

The City's telecommunications ordinance establishes review thresholds based upon the particular type of facility that is proposed. Certain small parabolic dish antennas may be determined to be exempt from regulation, while façade or roof-mounted facilities may require a Development Review (DR) permit by the Director. The subject application does not qualify for an exemption or DR review. In accordance with Santee Municipal Code section 13.34.090, a conditional use permit is required in all zoning districts for a new freestanding wireless telecommunications facility such as that proposed by Dish Wireless.

Variance V2022-1

The City's telecommunication ordinance established in Santee Municipal Code Chapter 13.34.060.L specifies that freestanding facilities shall not exceed the maximum height of the base zoning district by more than 15 feet. The height limitation of the R-2 zone is 35 feet (two stories). The proposed height of the replacement light standard is 71'-4". The requested height increase is therefore 21'-4" (35' + 15' = 50' minus 71'-4"). A variance is requested for this project to allow the proposed height.

The reason why the existing 71'4" tall light standard is proposed to be replaced is to allow coax cabling to be installed on the inside of the pole rather than affix cables to the exterior of the pole. The existing pole height must be maintained to ensure field lighting is not affected. Additionally, having one of four poles lower than the others would be visually distracting. The new light standard is proposed in the same location as the existing light standard.

Federal Communications Commission (FCC) Regulations and Public Safety

The Federal Communications Commission regulates communications by radio, television, wire, satellite and cable across the United States. The FCC and other organizations have determined, based upon review of scientific studies, that mobile service base stations are safe. Under the Telecommunication Act, the facility cannot be regulated on the basis of radio frequency emissions. Under federal law, cities cannot deny applications for telecommunications facilities due to perceived health effects from such facilities. In short, federal law preempts the City of Santee from denying the proposed land use permits due to a perceived public health concern.

As of 2011, the FCC found that about 70% of all 911 calls originated from wireless devices, and that percentage will continue to increase. One of the main reasons that many people own a wireless phone is the ability to call 911 for help in an emergency. Dish's proposed telecommunications facility would bring improved coverage and capacity to a primarily residential area that includes the West Hills High School campus. This is consistent with the City's telecommunications ordinance, SMC 13.34.010.B.2, which states that a City objective is "to facilitate the creation of an advanced wireless telecommunications infrastructure for citizens, businesses, industry, and schools".

Compatibility with Adjacent and Surrounding Land Uses:

The proposed telecommunication facility is located on the premise of West Hills High School within the area of the school stadium bleachers. The location of the wireless telecommunication facility would not interfere with the functions of adjacent internal school land uses or residential and park land uses in the surrounding vicinity. The proposed telecommunications facility is compatible with surrounding residential land uses in that it replaces an existing stadium light structure that is the same height, of a similar size and design, and complies with FCC regulations. The proposed 10'x10' square-foot equipment enclosure is compatible with surrounding uses in that it is internally located within the school property and is only 0.004 percent of the size of the 55.55-acre school site.

Dish Wireless has submitted a Radio Frequency Electromagnetic Energy (RF-EME) Report confirming that the proposed facility complies with all Federal Communications Commission regulations. EBI Consulting prepared the Report dated January 17, 2022. Section 3.0 of the report states: "Based on worst-case predictive modeling, there are

no modeled areas on any accessible stadium seating and ground-level walking/working surface related to the proposed Dish Wireless antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the Dish Wireless antennas, the maximum power density generated by the Dish Wireless antennas is approximately 2.88 percent of the FCC's general public limit" (p.3-4). The report provides one recommendation, which is to install caution sign(s) on the pole where they will be clearly visible to workers. The report states that such signage should be posted "10 feet above ground level at the base of the light pole" (p.4). This condition is included in the draft City Council resolution.

There would be very minimal parking impact upon the surrounding neighborhood because construction trucks would park in the high school parking lots for the facility construction phase, and maintenance access to the site from Mast Boulevard would occur only periodically once the site is operational. The unmanned facility is anticipated to generate an average of one maintenance trip to the site every one to three months.

Separation of the proposed wireless facility is approximately 325 feet from the nearest residential structure to the south (along Rumson Drive), 750 feet from the nearest classroom building to the east, 990 feet from the nearest residential structure to the north, and 1,000 feet from the sports fields at West Hills Park. The proposed facility is setback 815 feet from Mast Boulevard and 400 feet from Rumson Drive.

Santee Municipal Code section 13.34.050, entitled "Preferred antenna siting and mounting techniques" states that monopoles that utilize stealthing techniques are preferred. The project design incorporates such techniques because: i) coax would be located inside the light standard pole rather than affixed to the exterior of the pole; ii) a 48" diameter shroud or radome would enclose the Remote Radio Units; and iii) panel antennas would be flush mounted. Utilizing a stadium light standard eliminates the need to construct another separate telecommunications facility such as a faux tree.

The subject property and adjacent area are fully developed and contain no endangered, threatened, or sensitive animal or vegetation species.

Noise:

Due to the location of the panel antennas and related equipment east of the sports field fence line, near existing bleachers, noise from on-going equipment operation and maintenance is considered a less than significant impact. An emergency generator is proposed within the equipment shelter, which is a common feature of telecommunications facilities. Noise from the periodic operation and maintenance of the emergency generator is considered a less than significant impact because of its intermittent use.

FAA and Airport Land Use Commission Review Requirements

The subject property is located within the Gillespie Field Influence Area 2. According to the Gillespie Field Airport Land Use Compatibility Plan, cell phone towers are compatible in Safety Zones 2 through 6, and by default they would be compatible in Airport Influence Area 2 (See Table III-2 of the Gillespie Field Airport Land Use Compatibility Plan).

Typically, projects in Influence Area 2 do not require review by the Airport Land Use Commission unless the Federal Aviation Commission (FAA) finds the project to be a hazard. Influence Area 2 is intended as a guide for sponsors to consult with the FAA about airspace matters. Only if the FAA finds a project to be a hazard would it necessitate ALUC review in order to reinforce its incompatibility, since the FAA has no independent land use authority. The Dish representative has informed staff that Dish has initiated contact with the FAA by filing and receiving an Aeronautical Study Number (ASN). As a recommended condition of approval in the draft City Council resolution, the applicant must provide evidence of this filing and adhere to all conditions of any FAA letter issued to them such as a "Determination of No Hazard to Air Navigation".

D. ENVIRONMENTAL DETERMINATION

Staff has determined that the project is categorically exempt from further environmental review under the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15301 ("Existing Facilities") and 15303 ("New Construction of Small Structures"). Section 15301 provides an exemption for the operation and minor alteration of existing public or private structures such as the existing stadium lighting involving negligible expansion of use. Section 15303 provides an exemption for new construction of small accessory structures, equipment and facilities such as the telecommunications facilities.

E. STAFF RECOMMENDATION

1. Conduct and close the Public Hearing; and
2. Find Conditional Use Permit P2022-4 and Variance V2022-1 Categorically Exempt from the provisions of CEQA pursuant to Sections 15301 and 15303 of the CEQA Guidelines, and authorize the filing of a Notice of Exemption; and
3. Approve Conditional Use Permit P2022-4 and Variance V2022-1 per the attached resolution.

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING A CONDITIONAL USE PERMIT (P2022-4) AND VARIANCE (V2022-1)
TO ALLOW A WIRELESS TELECOMMUNICATIONS FACILITY AT WEST HILLS
HIGH SCHOOL, LOCATED AT 8756 MAST BOULEVARD, IN THE LOW-MEDIUM
DENSITY RESIDENTIAL (R-2) ZONE AND FINDING THE PROJECT
CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY
ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTIONS 15301 AND 15303**

**APPLICANT: DISH WIRELESS
APN: 366-081-18**

WHEREAS, on September 30, 2022, Dish Wireless submitted complete applications for Conditional Use Permit P2022-4 and Variance V2022-1 to replace an existing 71'4"-tall light standard and add a wireless telecommunications facility to it at the West Hills High School sports stadium, located at 8756 Mast Boulevard, in the City of Santee, County of San Diego, State of California; and

WHEREAS, the West Hills High School site is owned and operated by the Grossmont Union High School District which has authorized the development proposal; and

WHEREAS, the City's telecommunications ordinance, Santee Municipal Code section 13.34.010.B.2, states that a City objective is "to facilitate the creation of an advanced wireless telecommunications infrastructure for citizens, businesses, industry, and schools"; and

WHEREAS, staff has determined that the project is categorically exempt from further environmental review under the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15301 ("Existing Facilities") and 15303 ("New Construction of Small Structures"). None of the exceptions to the categorical exemptions outlined in Title 14 of the California Code of regulations, section 15300.2 apply; and

WHEREAS, the proposed project is located within Airport Influence Area (AIA) 2 of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP), by default they would be compatible in AIA 2; and

WHEREAS, Variances may be considered in conjunction with Conditional Use Permits in the same public hearing in accordance with Municipal Code Section 13.06.040.B.3; and

WHEREAS, a Variance is proposed to increase the height limitation to reflect the height of the existing stadium lights, from 50' to 71'4"; and

WHEREAS, the Director of Development Services scheduled Conditional Use Permit P2022-4 and Variance V2022-1 for a public hearing on November 9, 2022; and

WHEREAS, on November 9, 2022, the City Council held a duly advertised public

RESOLUTION NO. _____

hearing on Conditional Use Permit P2022-4 and Variance V2022-1; and

WHEREAS, the City Council considered the Staff Report, all recommendations by staff, public testimony, and all other relevant information contained in the administrative record regarding the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, after considering the evidence presented at the public hearing, as follows:

SECTION 1: Conditional Use Permit P2022-4 and Variance V2022-1 will not result in a significant adverse impact upon the environment and are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines sections 15301, "Existing Facilities", and 15303, "New Construction or Conversion of Small Structures", as the project is consistent with the described criteria for such exemptions. Section 15301 provides an exemption for the operation and minor alteration of existing public or private structures such as the existing stadium lighting involving negligible expansion of use. Section 15303 provides an exemption for new construction of small accessory structures, equipment, and facilities such as the telecommunications facility.

SECTION 2: The findings in accordance with Section 13.06.030(E) of the Santee Municipal Code for a Conditional Use Permit are made as follows:

A. That the proposed use is in accord with the general plan, the objectives of the zoning ordinance, and the purposes of the district in which the site is located.

The use is in accord with the General Plan, the objectives of the zoning and telecommunications ordinances, and the purposes of the district in which the site is located because the site is designated for Public use in the Santee General Plan which is applied to publicly controlled agencies such as school districts. The wireless telecommunications facility is permitted by Conditional Use Permit in accordance with the provisions of Santee Municipal Code Chapter 13.34, which regulates wireless telecommunications facilities, and is authorized by the owner of record, the Grossmont Union High School District.

B. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The use, as designed and conditioned, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity, because:

i) The proposed telecommunication facility is located within the premise of West Hills High School within the area of the school stadium bleachers. The location of the wireless telecommunication facility would not interfere with the functions of internal school land uses or residential and park land uses

RESOLUTION NO. _____

in the surrounding vicinity. Utilizing a stadium light standard eliminates the need to construct a separate telecommunications tower.

- ii) The proposed telecommunications facility is compatible with surrounding residential land uses in that it replaces an existing stadium light structure that is the same height, of a similar size and design. The proposed 100 square-foot equipment enclosure is compatible with surrounding uses in that it is internally located within the school property and is only 0.004 percent of the size of the 55.55-acre school site.
- iii) There will be very minimal parking impact upon the surrounding neighborhood because construction trucks would park in the high school parking lots for the facility construction phase, and maintenance access to the site from Mast Boulevard would occur only periodically once the site is operational. The unmanned facility is anticipated to generate an average of one maintenance trip to the site every one to three months.
- iv) Separation of the proposed wireless facility is approximately 325 feet from the nearest residential structure to the south (along Rumson Drive), 750 feet from the nearest classroom building to the east, 990 feet from the nearest residential structure to the north, and 1,000 feet from the sports fields at West Hills Park. The proposed facility is setback 815 feet from Mast Boulevard and 400 feet from Rumson Drive.
- v) Santee Municipal Code section 13.34.050, entitled "Preferred antenna siting and mounting techniques" states that monopoles or freestanding towers that utilize stealthing techniques are preferred. The project design incorporates such techniques because: i) coax will be located inside the light standard pole rather than affixed to the exterior of the pole; ii) a 48" diameter shroud or radome will enclose the Remote Radio Units; and iii) panel antennas will be flush mounted.
- vi) Due to the location of the panel antennas and related equipment west of the sports field fence line, near existing bleachers, noise from on-going equipment operation and maintenance is considered a less than significant impact. An emergency generator is proposed within the equipment shelter, which is a common feature of telecommunications facilities. Noise from the periodic operation and maintenance of the emergency generator is considered a less than significant impact because it is used on a rare intermittent basis.
- vii) The subject property and adjacent area are fully developed and contain no endangered, threatened, or sensitive animal or vegetation species.
- viii) The use, as designed and conditioned, is proposed at West Hills High School, and is not inhibiting the development potential of the site.

RESOLUTION NO. _____

- C. That the proposed use complies with each of the applicable provisions of the zoning ordinance.

The use, as designed and conditioned, complies with each of the applicable provisions of the zoning ordinance, upon approval of Variance V2022-1, including provisions of the R-2 zone development standards such as building setbacks, and provisions of the City's telecommunication ordinance established in Santee Municipal Code Chapter 13.34 entitled "Wireless Telecommunications Facilities".

SECTION 3: The findings in accordance with Section 13.06.040(E) of the Santee Municipal Code for a Variance are made as follows:

- A. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the general plan and intent of this code:

Without the proposed 21'4" height increase, from 50 feet to 71'4", the light standard would not match the height of the other three light standards serving the sports stadium and would constitute an unnecessary hardship upon the operation of the sports stadium.

The proposed height provides optimal communications coverage to the service area, and allows this Dish site to connect with other Dish sites in their network for better service. Without the telecommunications facility, cellular services are reduced because coverage would be negatively impacted including 911 access to emergency services.

From a visual standpoint, installing the wireless communications equipment at a higher elevation on the pole will reduce the apparent bulk of the equipment.

- B. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same zoning district:

The subject property is developed with a public high school institution in the R-2 zone surrounded by residential uses. Residential development to the north, south and east is within the same zoning district. The surrounding residential developments do not use or require 71'4" tall light standards, but the school requires such lights to provide lighting to the sports stadium. Thus, the request for a 71'4" tall light standard with a telecommunication facility is an exceptional circumstance to this property, not applicable to surrounding properties.

- C. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district:

RESOLUTION NO. _____

The proposed project does not raise the height of any existing facilities on the property. If the Variance were not approved, the height of the replacement stadium light standard would be reduced, would not match the light coverage capability of the other three light standards serving the stadium, and would result in a safety concern due to uneven lighting and potential shadows on the playfield. Further, a replacement light standard of a lower height will not meet the objectives of the project, which are to improve cellular service coverage in the area while implementing a stealth design consistent with City design standards.

- D. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone district, and will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Approval of the proposed project will not constitute a grant of special privilege because the project replaces an existing stadium light structure that is the same height and of a similar size and design. The proposed telecommunications facility would not be detrimental to the public health, safety or welfare because it will not exceed the Maximum Permissible Exposure limitations as analyzed in the EBI Consulting report dated January 17, 2022, submitted to the Department of Development Services. The project will not be materially injurious to properties or improvements in the vicinity due to distance of the project from surrounding properties and the location of the project within or near a sports stadium within the high school campus.

SECTION 4: Conditional Use Permit P2022-4 and Variance V2022-1 to allow a wireless communications facility at West Hills High School, located at 8756 Mast Boulevard on property further identified by Assessor's Parcel Number 366-081-18, is hereby approved subject to the following conditions which shall be added to the building plans submitted to the Division of the State Architect:

- A. Construction drawings shall be substantially consistent with approved Project Plans dated 08/04/2022.
- B. Minor or Major Revisions to the Conditional Use Permit, such as changes to the light standard height, base station elevations, and site design, shall be approved by the Director of Development Services, unless, in the Director's judgment, a Major Revision should be reviewed by the City Council.
- C. The applicant shall provide evidence of filing and receiving an Aeronautical Study Number (ASN). Further, the applicant shall adhere to all conditions of any Federal Aviation Administration letter issued to them such as a "Determination of No Hazard to Air Navigation".
- D. The applicant shall recycle a minimum of 70% of the construction and demolition waste generated from the project.

RESOLUTION NO. _____

- E. If the use of the telecommunication facility is discontinued, the applicant shall remove all equipment within six months of the discontinuance.
- F. The applicant shall apply for an encroachment permit to the City of Santee for any work to be done within the public right-of-way.
- G. Safety signage shall be installed in and around the telecommunications lease area in accordance with the recommendations of the Radio Frequency Electromagnetic Energy (RF-EME) Report prepared by EBI Consulting report dated 01/17/2022.
- H. The equipment enclosure chain link fence shall include artificial hedge privacy slats.
- I. The applicant's contractor shall contact the Santee Fire Department prior to completion of the project to implement the following conditions of approval:
 - i) A knox box safe key for emergency access of Fire Department personnel is required for the equipment enclosure. Approval of the number and exact mounting shall be determined by the Fire Department prior to installation.
 - ii) A minimum of one, 2A10BC fire extinguisher shall be located every 71'4" of travel distance throughout the equipment enclosure. Exact extinguisher location to be determined by the Fire Department prior to installation.
 - iii) Provide NFPA 704 signage for labeling of hazardous materials use, handling or storage. Exact location of signage to be approved by the Fire Department prior to installation.

SECTION 5: The terms and conditions of Conditional Use Permit P2022-4 and Variance V2022-1 approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to these permits and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 6: In addition to all other available remedies, the City of Santee Municipal Code, Chapter 1.08, provides for the issuance of Administrative citations for Municipal Code violations. Should non-compliance with said terms and conditions of this Conditional Use Permit or any violation of the Municipal Code that includes the City's Storm Water Ordinance, the City has the right to issue administrative citations containing an assessment of civil fines for each violation and collect administrative fines for violations.

SECTION 7: Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on November 9, 2022.

SECTION 8: The applicant shall defend, indemnify, and hold harmless the City of Santee

RESOLUTION NO. _____

and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval.

SECTION 9: Conditional Use Permit P2022-4 and Variance V2022-1 shall expire on November 9, 2025 except where substantial use has commenced prior to its expiration. If use of the development has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension received 60 days prior to the original expiration date. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 13.04.090(B) of the Santee Municipal Code, when a request for an extension is filed at least 60 days prior to the original expiration date.

SECTION 10: The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building #3, Santee, CA 92071.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 9th day of November 2022, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Aerial Map – Dish Wireless P2022-4





DISH Wireless L.L.C. SITE ID:

SDSAN00153A

DISH Wireless L.L.C. SITE ADDRESS:

**8756 "A" MAST BLVD
SANTEE, CA 92071**

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED PROPERTY IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA:
PORTIONS OF LOTS 4 AND 5 OF THE RESUBDIVISION OF PART OF FANITA RANCHO, ACCORDING TO MAP THEREOF NO. 1703, AS SHOWN ON RECORD OF SURVEY MAP NO. 11642, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, RECORDED JUNE 9, 1988 AS FILE NO. 88-275737, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- SECTOR SCOPE OF WORK:**
- INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR) ON A NEW 71'-4" HIGH STADIUM LIGHT STANDARD
 - INSTALL PROPOSED JUMPERS
 - INSTALL (6) PROPOSED RRU's (2 PER SECTOR) STACKED 2-HIGH ON A NEW 71'-4" HIGH STADIUM LIGHT STANDARD
 - INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)
 - INSTALL (3) PROPOSED HYBRID CABLES (1 PER SECTOR) IN NEW CONDUITS
 - INSTALL (1) PROPOSED GPS UNIT
- GROUND SCOPE OF WORK:**
- INSTALL (1) PROPOSED EQUIPMENT CABINET ON A NEW CONCRETE PAD INSIDE A NEW 7'-0" HIGH CHAIN LINK FENCE ENCLOSURE WITH A CHAIN LINK LID
 - INSTALL (1) PROPOSED PPC CABINET
 - INSTALL (1) PROPOSED POWER CONDUIT
 - INSTALL (1) PROPOSED FIBER CONDUIT
 - INSTALL (1) PROPOSED NEMA 3 ALPHA BOX
 - INSTALL (1) PROPOSED NEMA 3 FIBER BOX

SITE INFORMATION

PROPERTY OWNER: GROSSMONT UNION HIGH SCHOOL DISTRICT
ADDRESS: 8756 MAST BLVD. SANTEE, CA 92071
CONTACT: KATY WRIGHT
COUNTY: COUNTY OF SAN DIEGO
LATITUDE (NAD 83): 32°50'48.15"N (32.846708 N)
LONGITUDE (NAD 83): 117°01'02.19"W (117.017275 W)
ZONING JURISDICTION: CITY OF SANTEE
ZONING DISTRICT: RS-1-8
PARCEL NUMBER: 366-081-18-00
OCCUPANCY GROUP: U
CONSTRUCTION TYPE: V-B
POWER COMPANY: SAN DIEGO GAS & ELECTRIC
TELEPHONE COMPANY: COX

PROJECT DIRECTORY

APPLICANT: DISH Wireless L.L.C.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
SITE DESIGNER: PLANCOM INC
302 STATE PLACE
ESCONDIDO, CA 92029
RANDY DICKAMORE
(760) 690-6571
SITE ACQUISITION: BRENT HELMING
(760) 533-6065
brent.helming@plancominc.com
CONSTRUCTION MANAGER: ANTHONY WOODARD
858-243-0202
anthony.woodard@dish.com
RF ENGINEER: GERARDO LACONSAY
(619) 510-7480
gerardo.laconsay@dish.com



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



TELECOMMUNICATIONS PROJECT MANAGEMENT
302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

CALIFORNIA CODE OF COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
ENERGY	2019 CALIFORNIA ENERGY CODE
BUILDING	2019 CALIFORNIA BUILDING CODE
ELECTRICAL	2019 CALIFORNIA ELECTRICAL CODE
FIRE	2019 CALIFORNIA FIRE CODE
GREEN BUILDING	2019 CALIFORNIA GREEN BUILDING CODE
MECHANICAL	2019 CALIFORNIA MECHANICAL CODE
PLUMBING	2019 CALIFORNIA PLUMBING CODE

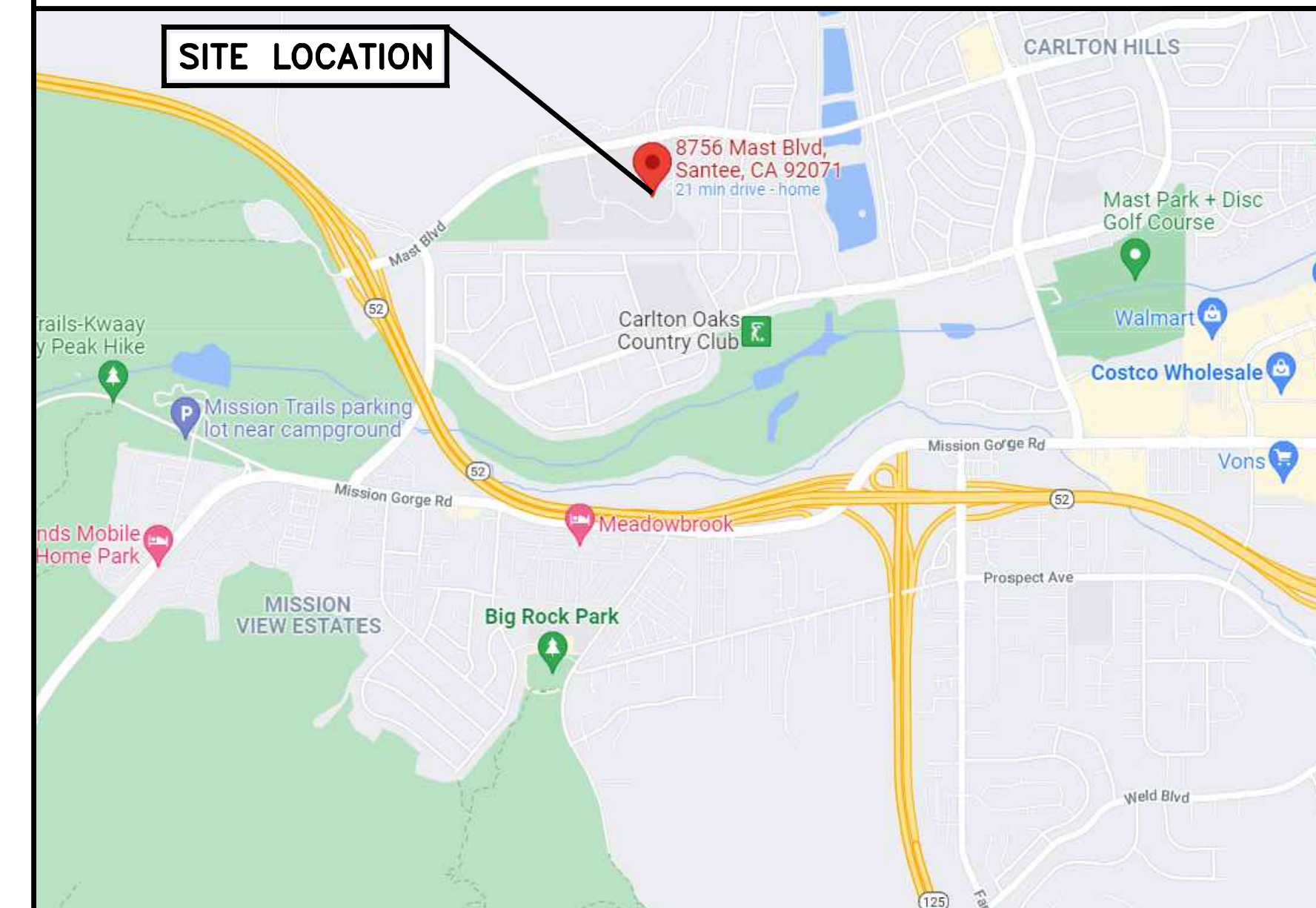
SITE PHOTO



DIRECTIONS

DIRECTIONS FROM SAN DIEGO INTERNATIONAL AIRPORT:
HEAD NORTHWEST ON AIRPORT TERMINAL RD. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR I-5/DOWNTOWN AND MERGE ONTO N HARBOR DR. USE THE LEFT 3 LANES TO TURN LEFT ONTO W GRAPE ST. USE THE RIGHT 2 LANES TO TAKE THE RAMP ONTO I-5 S. MERGE ONTO I-5 S. TAKE EXIT 16 TO MERGE ONTO CA-163 N TOWARD ESCONDIDO. TAKE EXIT 9A TO MERGE ONTO CA-52 E. TAKE EXIT 13 FOR MAST BLVD. TURN LEFT ONTO MAST BLVD. TURN RIGHT AT WESTON RD. TURN RIGHT. DESTINATION WILL BE ON THE LEFT.

VICINITY MAP



UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
(800) 422-4133
WWW.CALIFORNIA811.ORG
CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

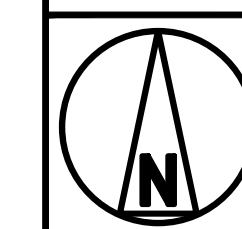


GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

DO NOT SCALE DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS MATCH THE DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. PROCEEDING WITH CONSTRUCTION WITHOUT SUCH NOTIFICATION OF DISCREPANCIES INDICATES THE GENERAL CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE EXISTING CONDITIONS AND HAS INCLUDED RESOLUTION OF THOSE DISCREPANCIES IN THE BID FOR CONSTRUCTION.



NO SCALE

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
A-1	OVERALL SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2	EQUIPMENT ENCLOSURE PLAN
A-3	ANTENNA PLANS AND SCHEDULE
A-4	WEST & NORTH ELEVATIONS
A-6	EQUIPMENT PLATFORM AND H-FRAME DETAILS
A-7	EQUIPMENT DETAILS
A-8	EQUIPMENT DETAILS
RF-1	RF CABLE COLOR CODE
E-1	ELECTRICAL/FIBER ROUTE PLAN AND NOTES
E-2	ELECTRICAL DETAILS
E-3	ELECTRICAL ONE-LINE, FAULT CALCS & PANEL SCHEDULE
G-1	GROUNDING PLANS AND NOTES
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
GN-1	LEGEND AND ABBREVIATIONS
GN-2	GENERAL NOTES
GN-3	GENERAL NOTES
GN-4	GENERAL NOTES
GN-5	GENERAL NOTES

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:

RD: ---

RFDS REV #: ---

CONSTRUCTION DOCUMENTS

REV	DATE	DESCRIPTION
A	12/16/2021	ISSUED FOR REVIEW
A	05/04/2022	PRELIMINARY CD FOR REVIEW
B	05/08/2022	REVISED PRELIM CDS
C	05/25/2022	PRELIM CD - ADDRESS CHANGE
D	08/04/2022	FCD - SCHOOL DISTRICT REV.

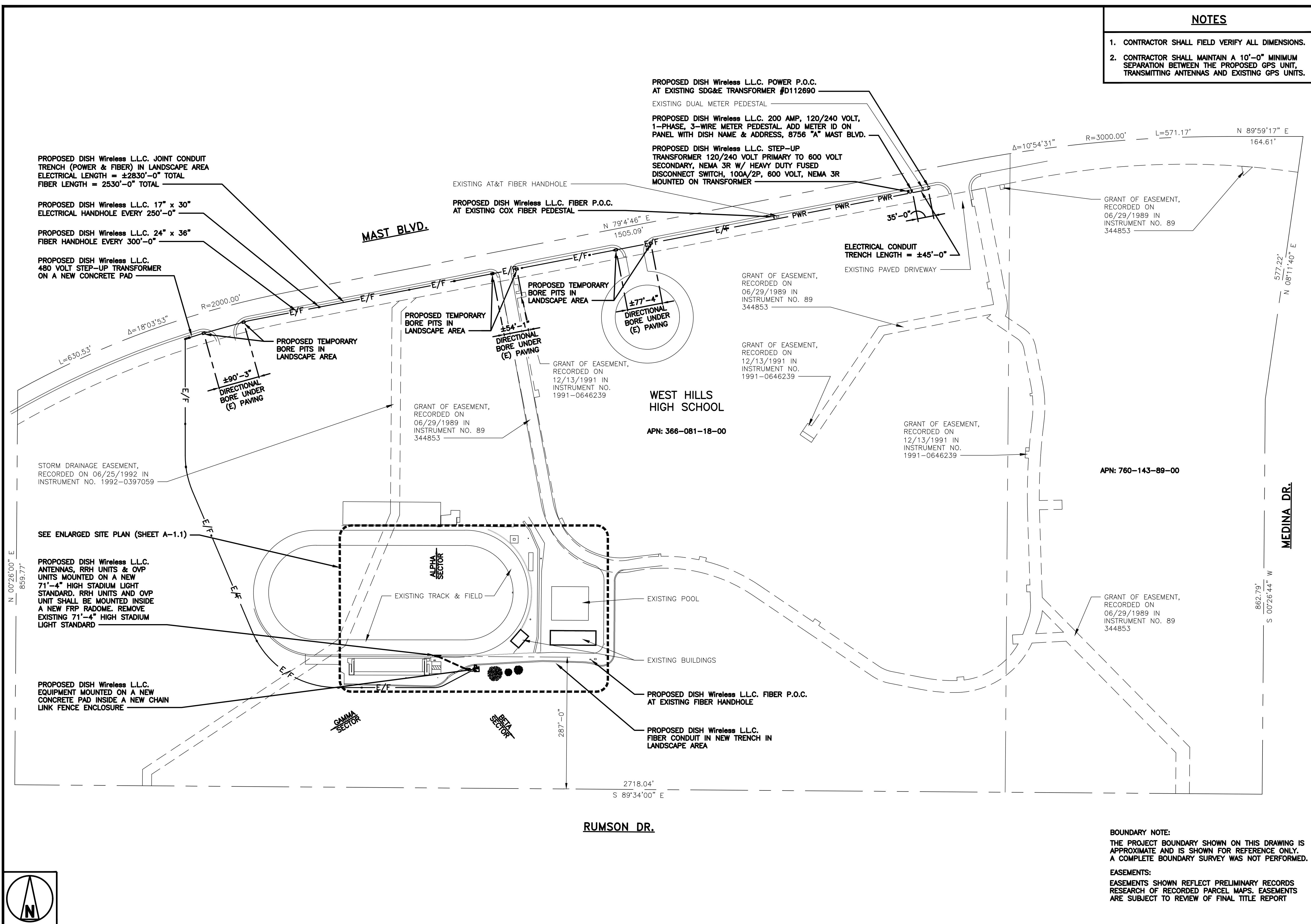
DISH Wireless L.L.C.
PROJECT INFORMATION

SDSAN00153A
8756 "A" MAST BLVD
SANTEE, CA 92071

SHEET TITLE
TITLE SHEET

SHEET NUMBER

T-1



- NOTES**
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



TELECOMMUNICATIONS PROJECT MANAGEMENT
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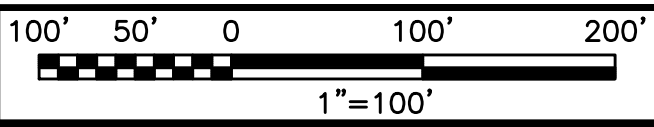
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OVERALL SITE PLAN

SHEET NUMBER

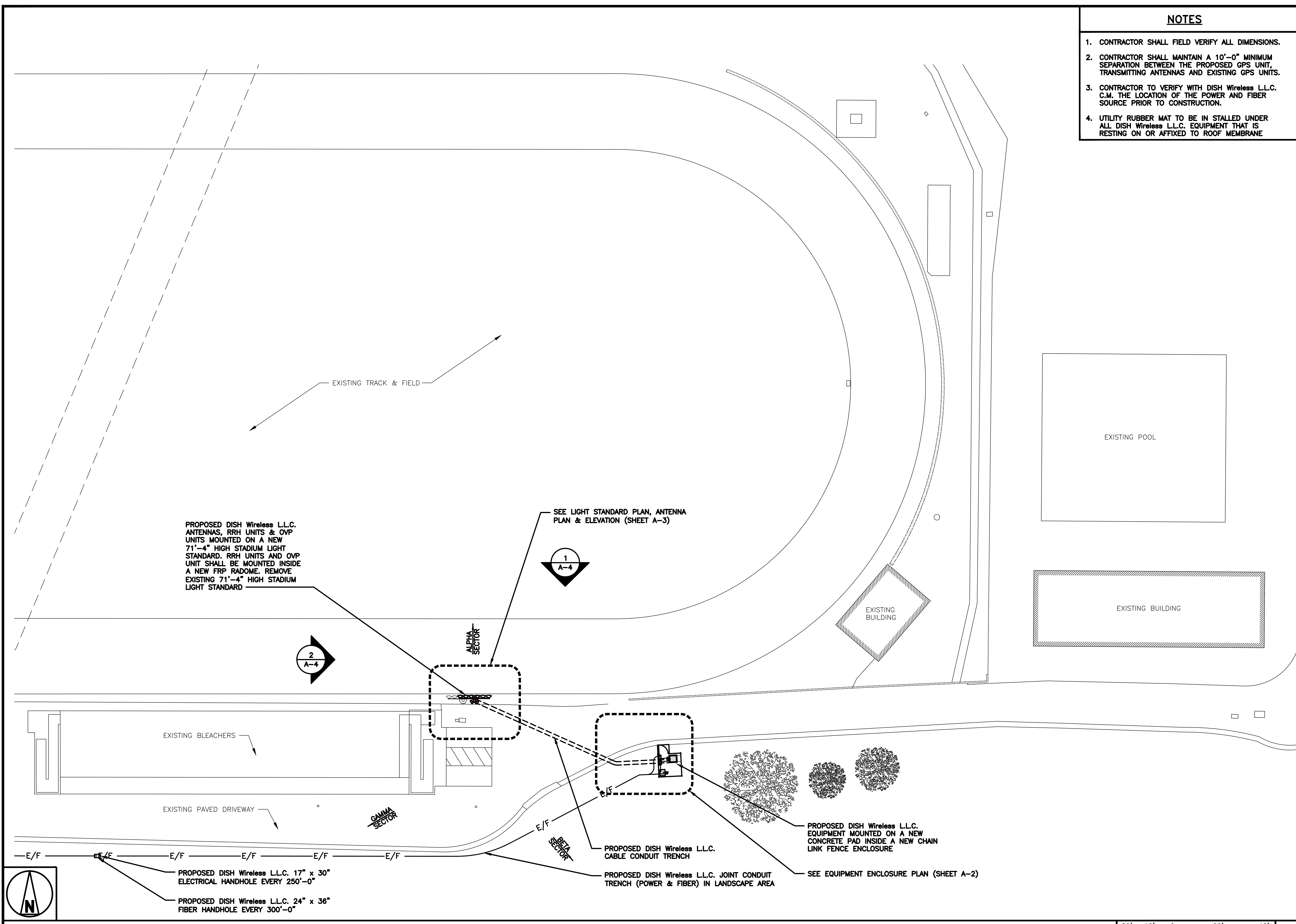
A-1

BOUNDARY NOTE:
THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

EASEMENTS:
EASEMENTS SHOWN REFLECT PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT



OVERALL SITE PLAN



NOTES

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3. CONTRACTOR TO VERIFY WITH DISH Wireless L.L.C. C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.
4. UTILITY RUBBER MAT TO BE INSTALLED UNDER ALL DISH Wireless L.L.C. EQUIPMENT THAT IS RESTING ON OR AFFIXED TO ROOF MEMBRANE



5701 SOUTH SANTA FE DRIVE
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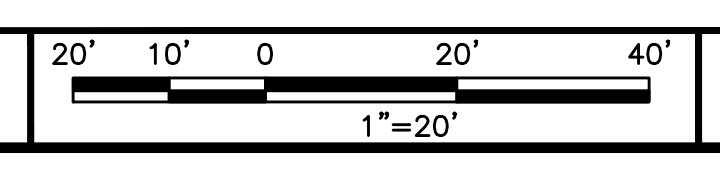
DISH Wireless L.L.C.
PROJECT INFORMATION

SDSAN00153A
8756 "A" MAST BLVD
SANTEE, CA 92071

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A-1.1

ROOF PLAN



NOTES

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5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



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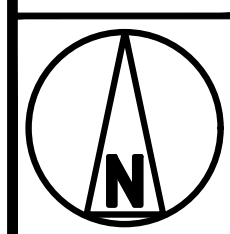
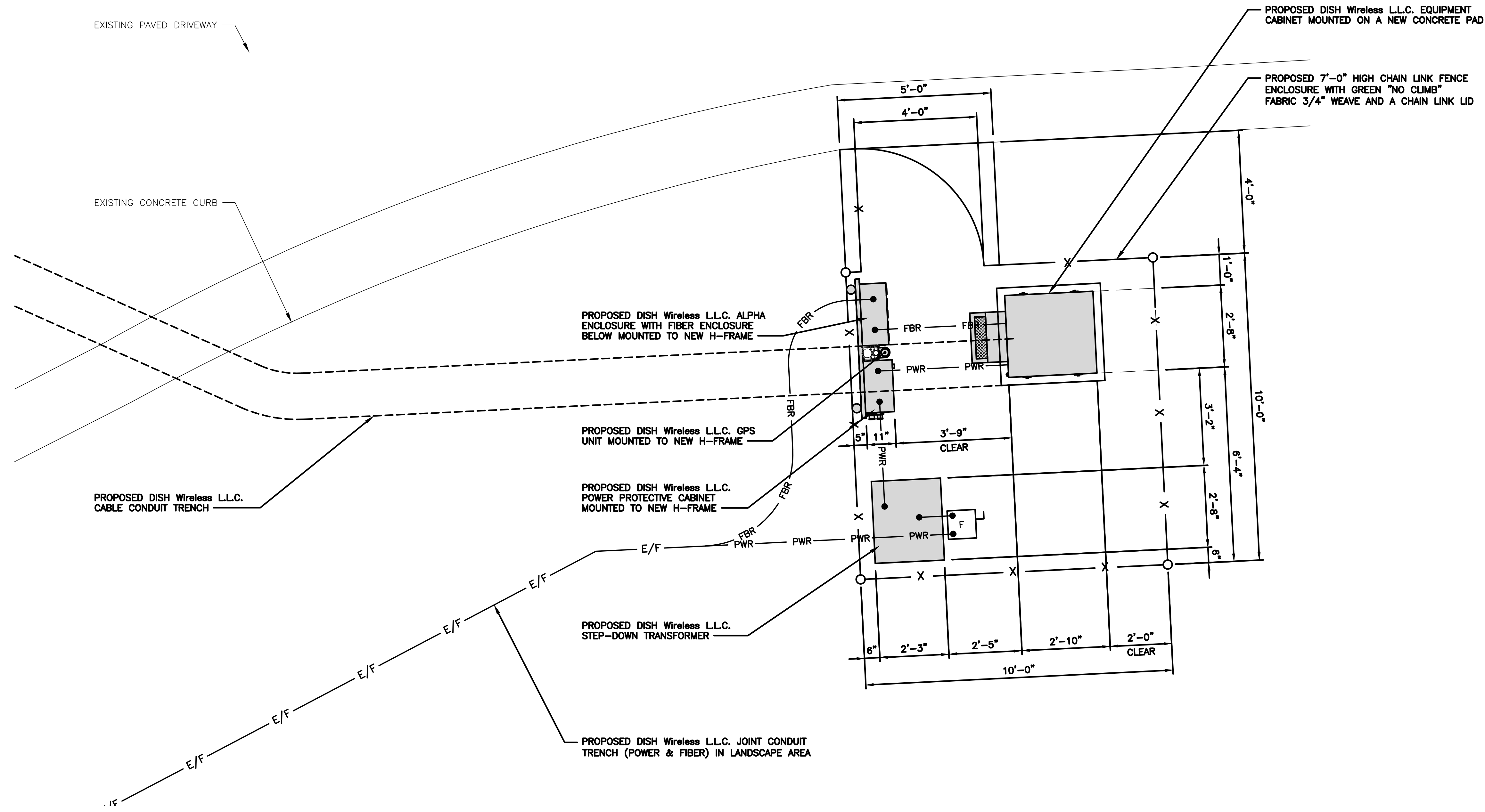
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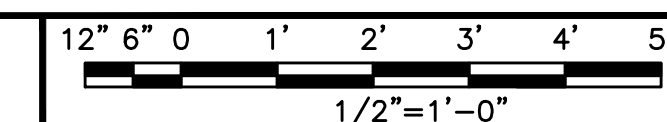
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EQUIPMENT ENCLOSURE
PLAN

SHEET NUMBER

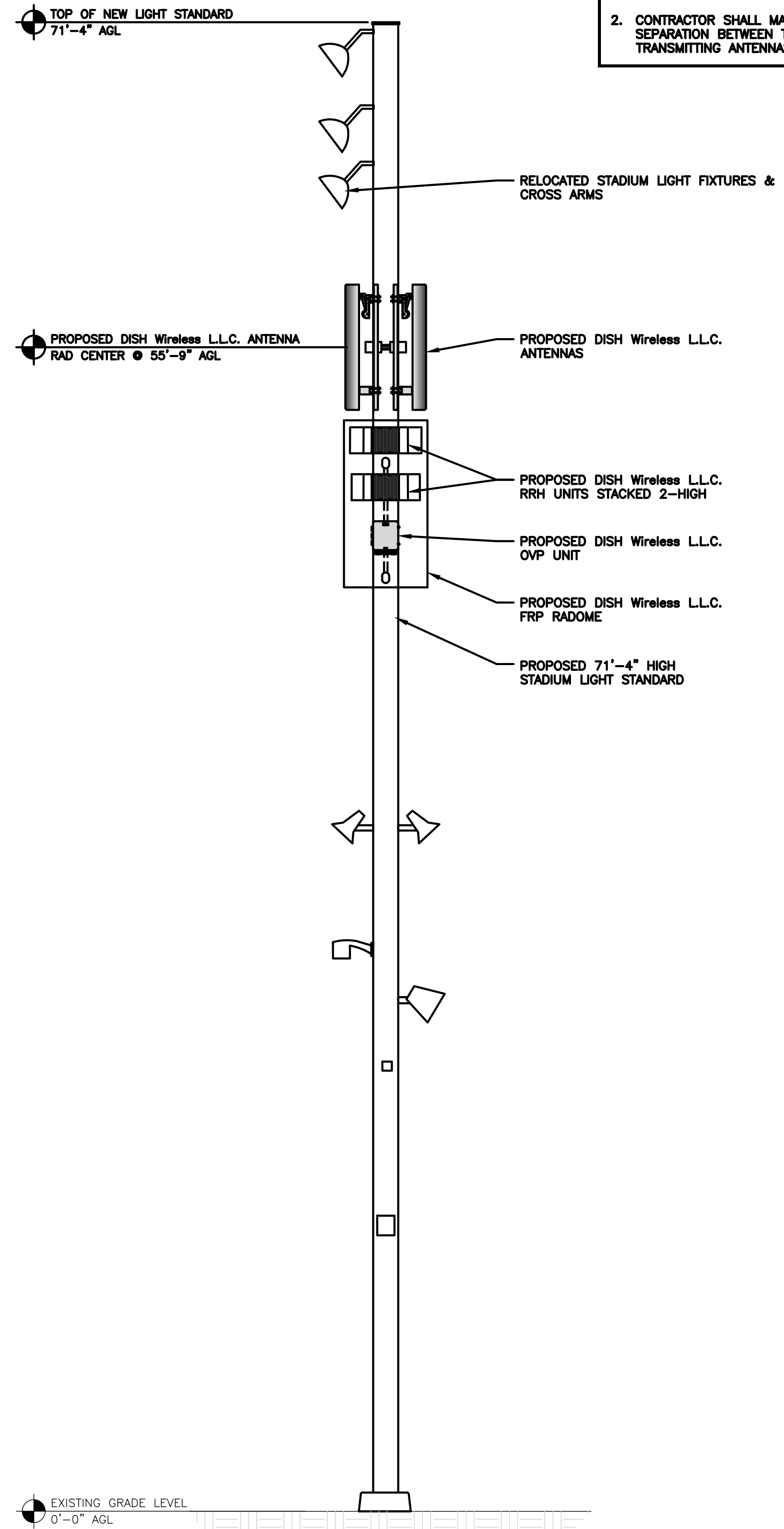
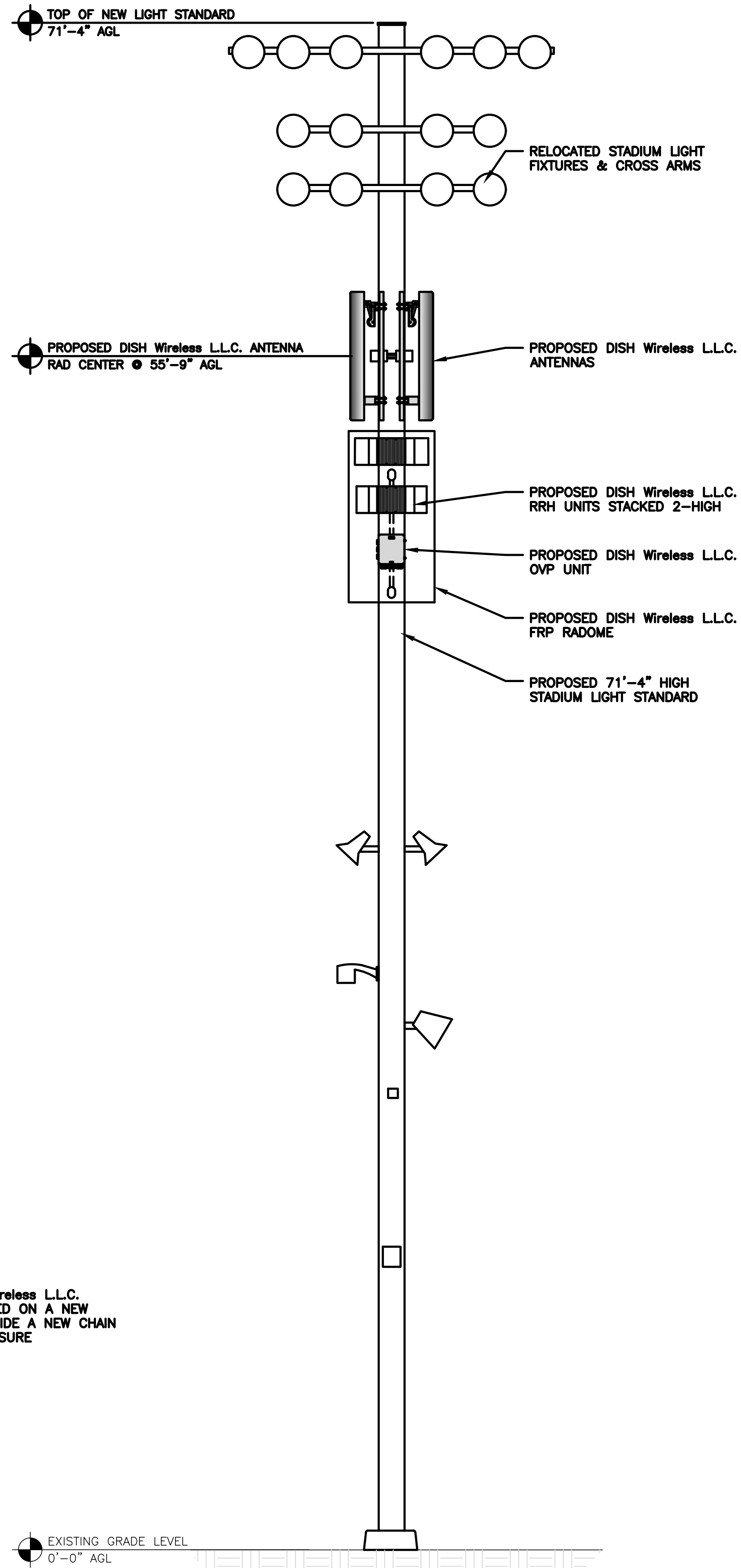
A-2



EQUIPMENT ENCLOSURE PLAN



1



NOTES

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5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

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DISH Wireless L.L.C.
PROJECT INFORMATION

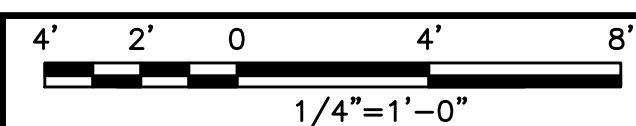
SDSAN00153A
8756 "A" MAST BLVD
SANTEE, CA 92071

SHEET TITLE
WEST & NORTH
ELEVATIONS

SHEET NUMBER

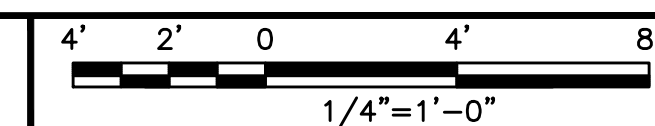
A-4

NORTH ELEVATION



1

WEST ELEVATION



2

EXISTING



Photographic Simulations

SDSAN00153A
8756 Mast Blvd.
Santee, CA 92071



Proposed equipment within proposed chainlink equipment enclosure



Proposed antennas mounted to proposed replacement light standard

Proposed RRH and OVP units mounted within proposed FRP radome on proposed replacement light standard

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site: Northeast elevation

EXISTING



SDSAN00153A
8756 Mast Blvd.
Santee, CA 92071

dish wireless



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site: North elevation

EXISTING

SDSAN00153A
8756 Mast Blvd.
Santee, CA 92071

dish wireless



Proposed antennas mounted to proposed replacement light standard

Proposed RRH and OVP units mounted within proposed FRP radome on proposed replacement light standard

Proposed equipment within proposed chainlink equipment enclosure

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site: Southwest elevation

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report

Site No. SDSAN00153A

8756 Mast Blvd
Santee, California 92071
32° 50' 48.15" N, -117° 1' 2.19" W NAD83

EBI Project No. 6222000080
January 17, 2022



Prepared for:
Dish Wireless

Prepared by:
 **EBI Consulting**
environmental | engineering | due diligence

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REFERENCE DOCUMENTS (NOT ATTACHED)

CDs: SDSAN00153A_ZD_20211216161411

RFDS: RFDS_SDSAN00153A_20211229153141_61CCE1CD9532C

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Dish Wireless to conduct radio frequency electromagnetic (RF-EME) modeling for Dish Wireless Site SDSAN00153A located at 8756 Mast Blvd in Santee, California to determine RF-EME exposure levels from proposed Dish Wireless communications equipment at this site. As described in greater detail in Appendix C of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for the general public and for occupational activities. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible stadium seating and ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site. Additionally, there are areas where workers who may be elevated above the stadium seating or ground may be exposed to power densities greater than the occupational limits. Therefore, workers should be informed about the presence and locations of antennas and their associated fields.

At the nearest walking/working surfaces to the Dish Wireless antennas, the maximum power density generated by the DISH antennas is approximately **2.88** percent of the FCC's general public limit (**0.58** percent of the FCC's occupational limit).

The composite exposure level from all carriers on this site is approximately **2.88** percent of the FCC's general public limit (**0.58** percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Dish Wireless should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with their own standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Dish Wireless since only DISH has the ability to lockout/tagout the facility, or to authorize others to do so.

1.0 INTRODUCTION

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per second (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by Dish Wireless in this area will potentially operate within a frequency range of 600 to 5000 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of in areas in the immediate vicinity of the antennas.

MPE limits do not represent levels where a health risk exists, since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size or health.

2.0 SITE DESCRIPTION

This project site includes the following proposed wireless telecommunication antennas on a light pole located at 8756 Mast Blvd in Santee, California.

Ant #	Operator	Antenna Make	Antenna Model	Frequency (MHz)	Azimuth (deg.)	Mechanical Downtilt (deg.)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Gain (dBd)*	Total ERP (Watts)	Total EIRP (Watts)
1	Dish	KMW	KE654L4H6-D 02DT 600	600	0	0	70	6.0	120	18.05	6826.24	11195.03
1	Dish	KMW	KE654L4H6-D 02DT 700	700	0	0	63	6.0	120	18.35	7314.44	11995.69
1	Dish	KMW	KE654L4H6-D 02DT 2000	2000	0	0	62	6.0	160	22.35	24497.40	40175.73
1	Dish	KMW	KE654L4H6-D 02DT 2100	2100	0	0	62	6.0	160	22.35	24497.40	40175.73
2	Dish	KMW	KE654L4H6-D 02DT 600	600	140	0	70	6.0	120	18.05	6826.24	11195.03
2	Dish	KMW	KE654L4H6-D 02DT 700	700	140	0	63	6.0	120	18.35	7314.44	11995.69
2	Dish	KMW	KE654L4H6-D 02DT 2000	2000	140	0	62	6.0	160	22.35	24497.40	40175.73
2	Dish	KMW	KE654L4H6-D 02DT 2100	2100	140	0	62	6.0	160	22.35	24497.40	40175.73
3	Dish	KMW	KE654L4H6-D 02DT 600	600	240	0	70	6.0	120	18.05	6826.24	11195.03
3	Dish	KMW	KE654L4H6-D 02DT 700	700	240	0	63	6.0	120	18.35	7314.44	11995.69
3	Dish	KMW	KE654L4H6-D 02DT 2000	2000	240	0	62	6.0	160	22.35	24497.40	40175.73
3	Dish	KMW	KE654L4H6-D 02DT 2100	2100	240	0	62	6.0	160	22.35	24497.40	40175.73

- Note there is 1 Dish Wireless antenna per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.
- Gain includes antenna and combiner.

Ant #	NAME	X	Y	Antenna Radiation Centerline	Z-Height Stadium Seating	Z-Height Ground
1	Dish	95.9	82.6	55.8	40.8	55.8
2	Dish	97.4	85.1	55.8	40.8	55.8
3	Dish	94.7	85.1	55.8	40.8	55.8

• Note the Z-Height represents the distance from the antenna centerline in feet.

The above tables contain an inventory of proposed Dish Wireless antennas and other carrier antennas if sufficient information was available to model them. Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered uncontrolled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Appendix C. Appendix B presents a site safety plan that provides a plan view of the light pole with antenna locations.

3.0 WORST-CASE PREDICTIVE MODELING

EBI has performed theoretical MPE modeling using RoofMaster™ software to estimate the worst-case power density at the site’s nearby broadcast levels resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed by Waterford Consultants to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications Commission (FCC) Office of Engineering & Technology (OET) Bulletin 65, “Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields” (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by Dish Wireless and compared the resultant worst-case MPE levels to the FCC’s occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by Dish Wireless and information gathered from other sources. Elevations of walking/working surfaces were estimated based on elevations provided and available aerial imagery. Sector orientation assignments were made assuming coverage is directed to areas of site. Changes to antenna mount heights or placement will impact site compliance. The parameters used for modeling are summarized in the Site Description antenna inventory table in Section 2.0.

There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible stadium seating and ground-level walking/working surface related to the proposed Dish Wireless antennas that exceed the FCC’s occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the Dish Wireless antennas, the maximum power density generated by the Dish Wireless

antennas is approximately 2.88 percent of the FCC's general public limit (0.58 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 2.88 percent of the FCC's general public limit (0.58 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

The Site Safety Plan also presents areas where Dish Wireless antennas contribute greater than 5% of the applicable MPE limit for a site. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

The inputs used in the modeling are summarized in the Site Description antenna inventory table in Section 2.0. A graphical representation of the RoofMaster™ modeling results is presented in Appendix B. Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground level coverage. The maximum power density generated by all carrier antennas, including microwaves and panel antennas, is included in the modeling results presented within this report.

4.0 MITIGATION/SITE CONTROL OPTIONS

EBI's modeling indicates that there are no areas in front of the Dish Wireless antennas that exceed the FCC standards for occupational or general public exposure. All exposures above the FCC's safe limits require that individuals be elevated above the stadium seating or ground. In order to alert people accessing the light pole, a Warning sign and an NOC Information sign are recommended for installation 10 feet above ground level at the base of the light pole.

Barriers are not recommended for installation because there are no exceedances on any walking/working surface.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the light pole should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage, and signify their understanding of the Site Safety Plan.

To reduce the risk of exposure, EBI recommends that access to areas associated with the active antenna installation be restricted and secured where possible.

Implementation of the signage recommended in the Site Safety Plan and in this report will bring this site into compliance with the FCC's rules and regulations.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by Dish Wireless Site Number SDSAN00153A located at 8756 Mast Blvd in Santee, California to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, there are no modeled areas on any accessible stadium seating and ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Dish Wireless should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with their own standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Dish Wireless since only Dish Wireless has the ability to lockout/tagout the facility, or to authorize others to do so.

6.0 LIMITATIONS

This report was prepared for the use of Dish Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.


Appendix A

Certifications

Preparer Certification

I, Christopher Ilgenfritz, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

A rectangular box containing a handwritten signature in black ink. The signature appears to be 'Chris Ilgenfritz'.

Reviewed and Approved by:



sealed 17jan2022

Michael McGuire
Electrical Engineer
mike@h2dc.com

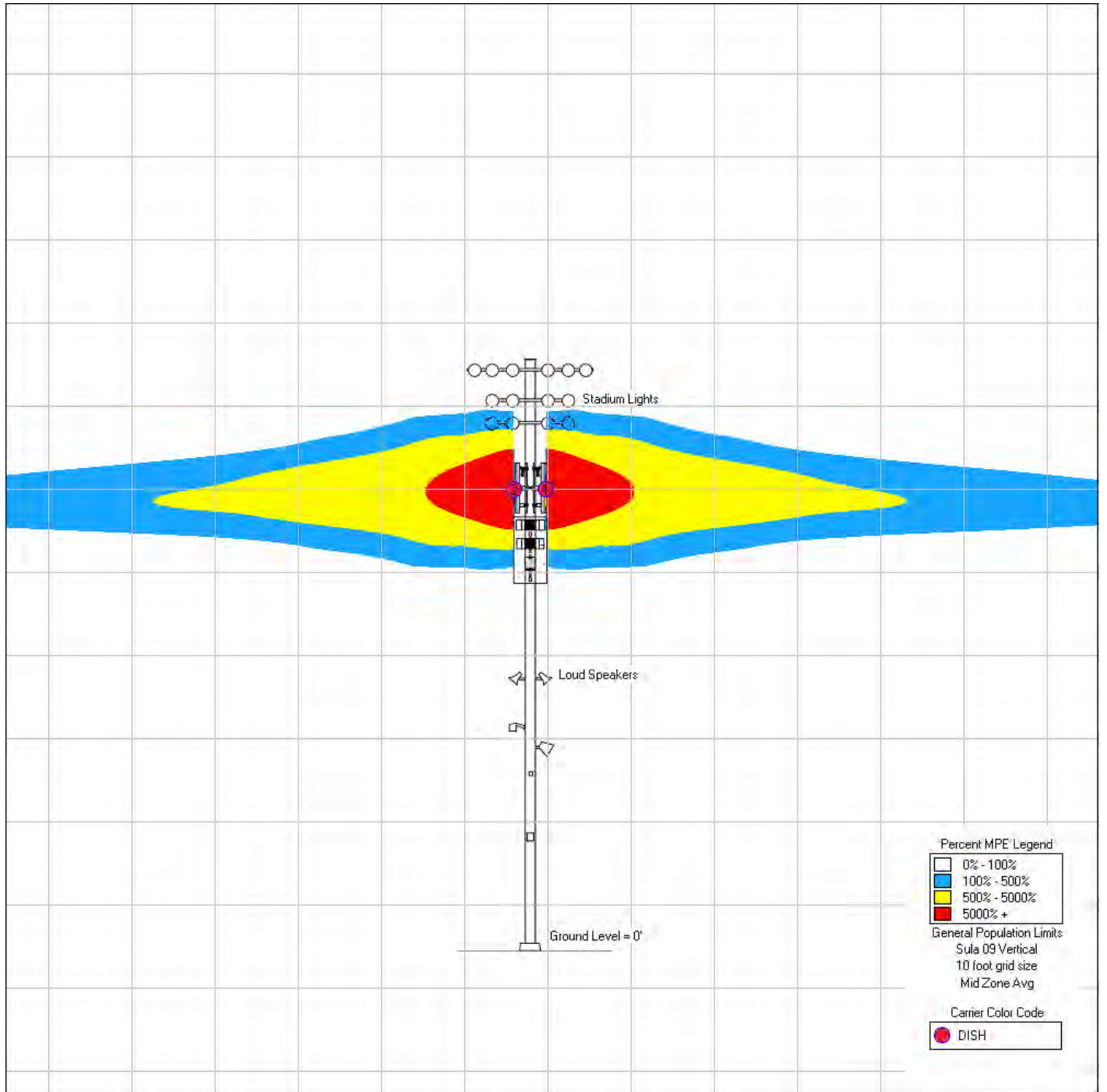
Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Appendix B

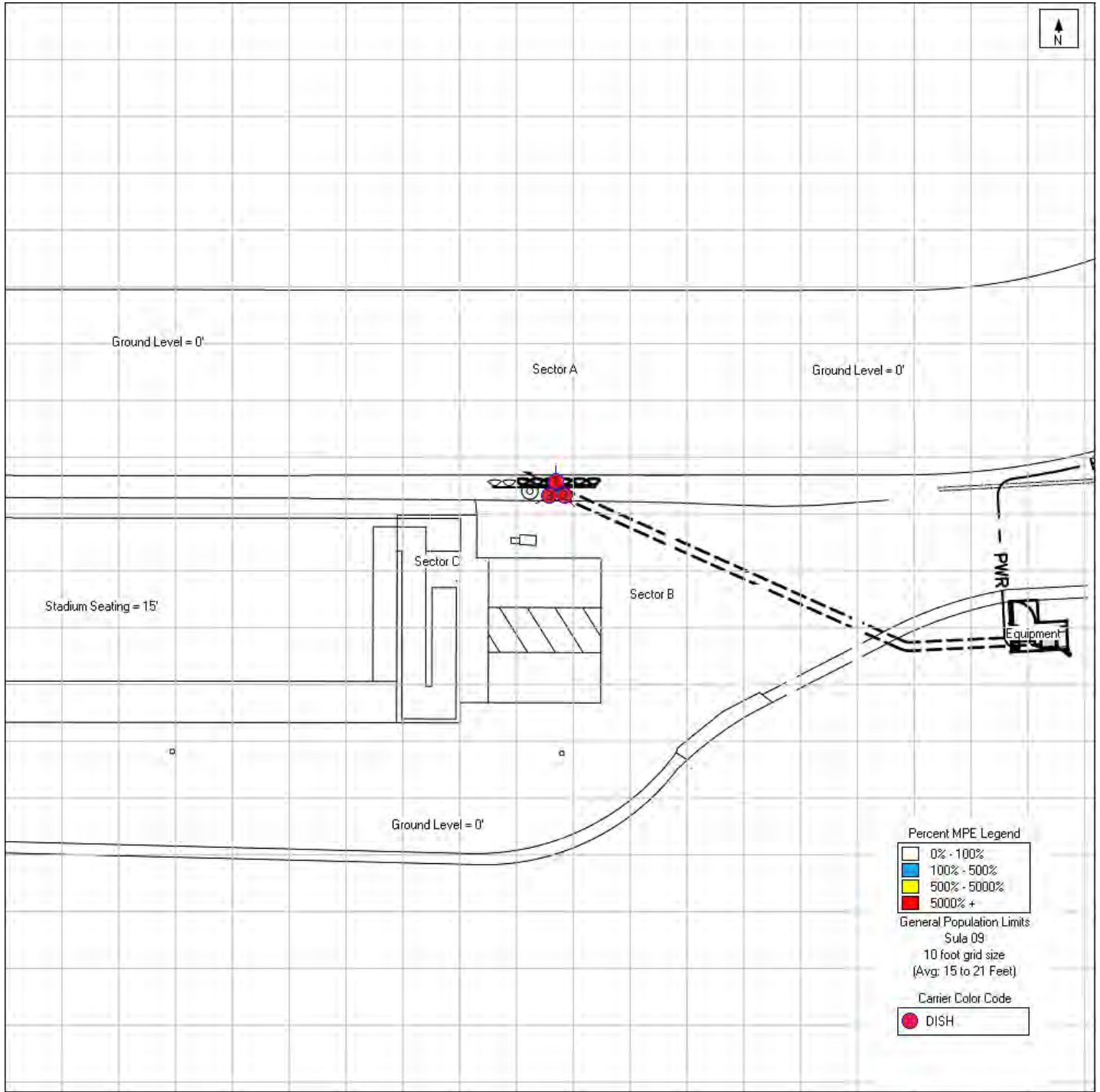
Radio Frequency Electromagnetic Energy

Safety Information and Signage Plans

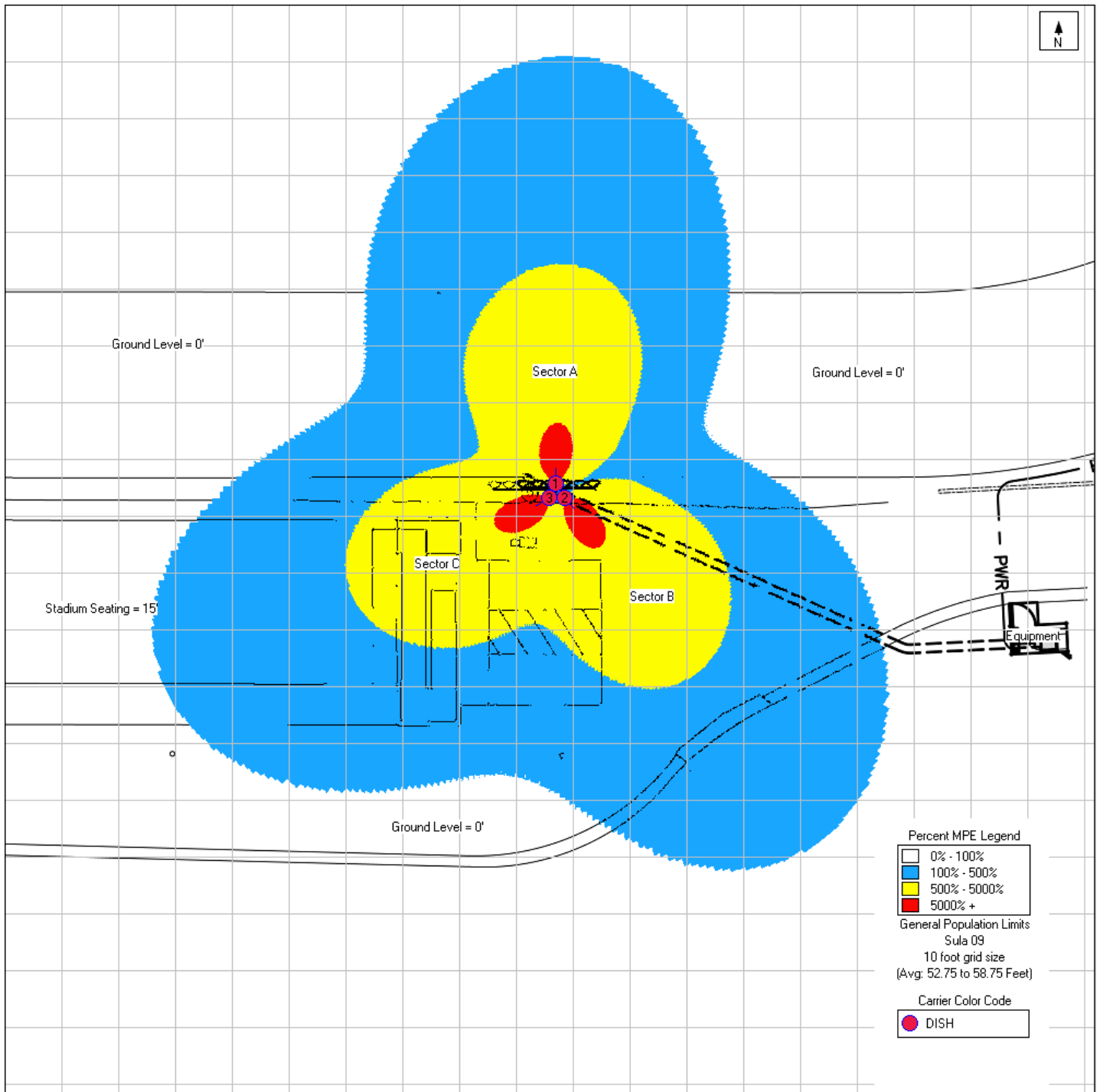
Elevation Reference View



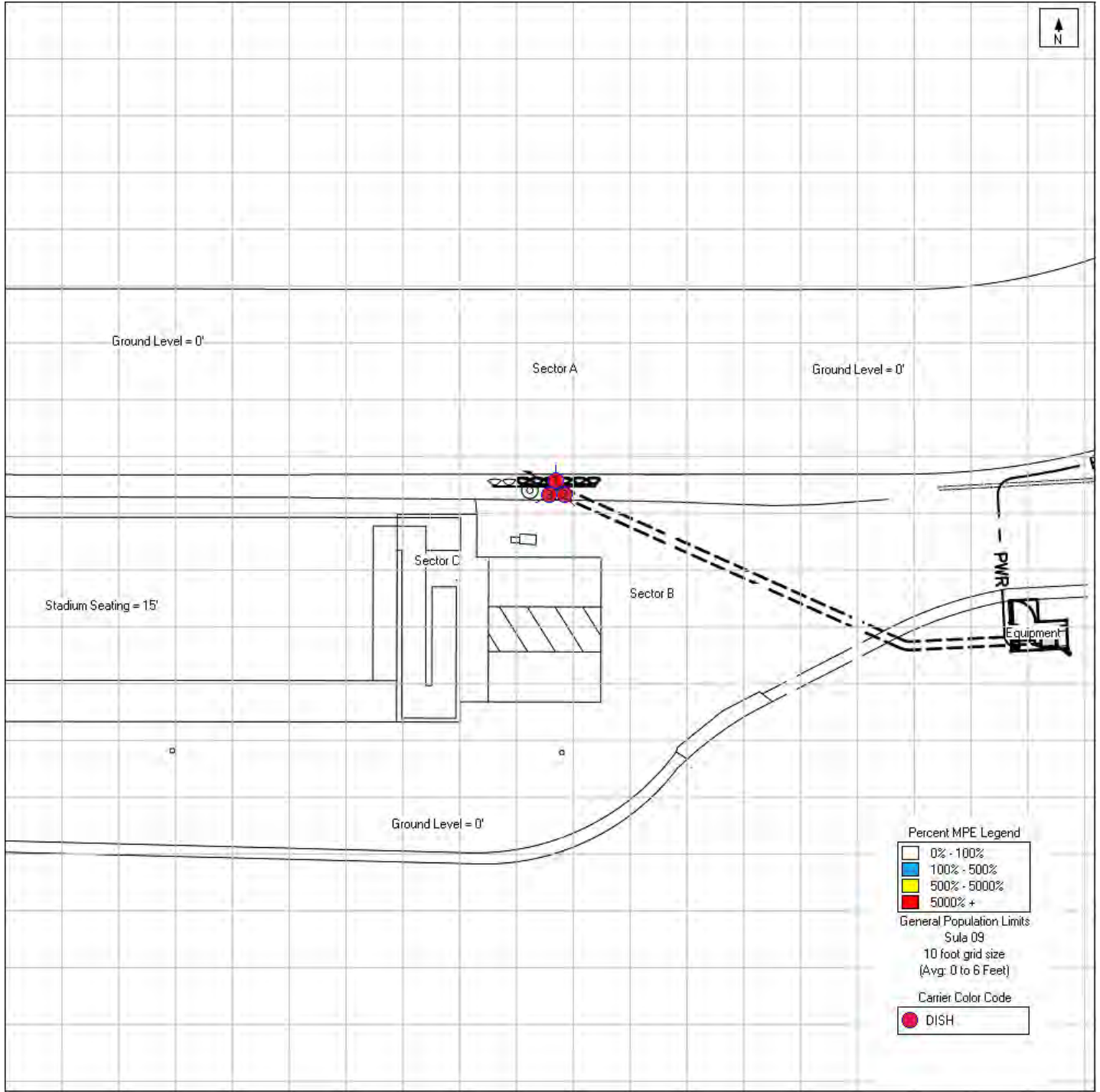
Nearest Walking Surface (Stadium Seating Level) Simulation



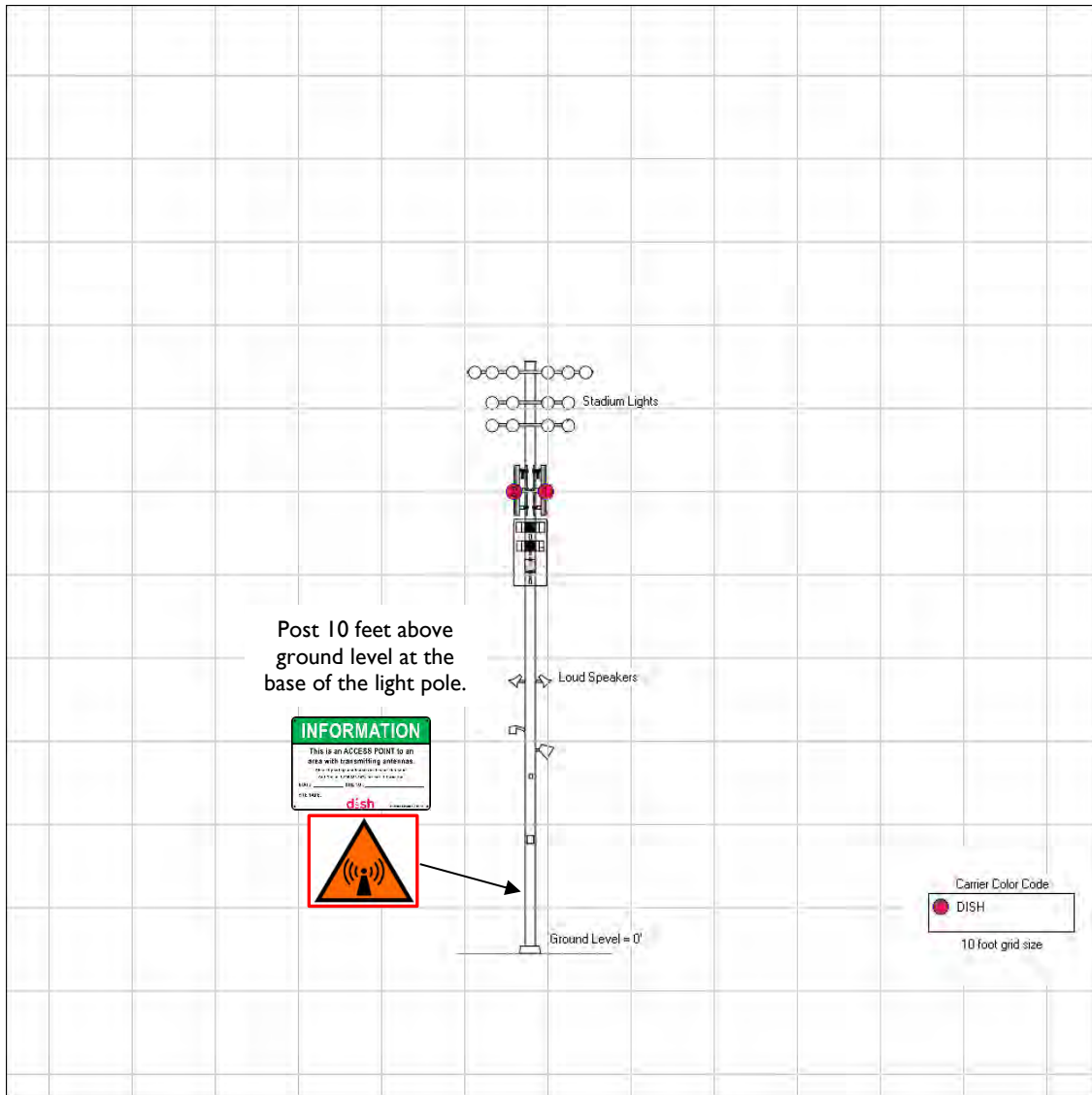
Antenna Face Level Simulation



Ground Level Simulation



Dish Wireless Safety (Signage) Plan



Sign	Posting Instructions	Required Signage / Mitigation
	<p style="text-align: center;">NOC Information</p> Information signs are used to provide contact information for any questions or concerns for personnel accessing the site.	Securely post 10 feet above ground level at the base of the light pole in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.
	<p style="text-align: center;">Guidelines</p> Informational sign used to notify workers that there are active antennas installed and provide guidelines for working in RF environments.	N/A
	<p style="text-align: center;">Notice</p> Used to notify individuals they are entering an area where the power density emitted from transmitting antennas may exceed the FCC's MPE limit for the general public or occupational exposures.	N/A
	<p style="text-align: center;">Caution</p> Used to notify individuals that they are entering a hot spot where either the general public or occupational FCC's MPE limit is or could be exceeded.	N/A
	<p style="text-align: center;">Warning</p> Used to notify individuals that they are entering a hot zone where the occupational FCC's MPE limit has been exceeded by 10x.	Securely post 10 feet above ground level at the base of the light pole in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.

Appendix C

Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

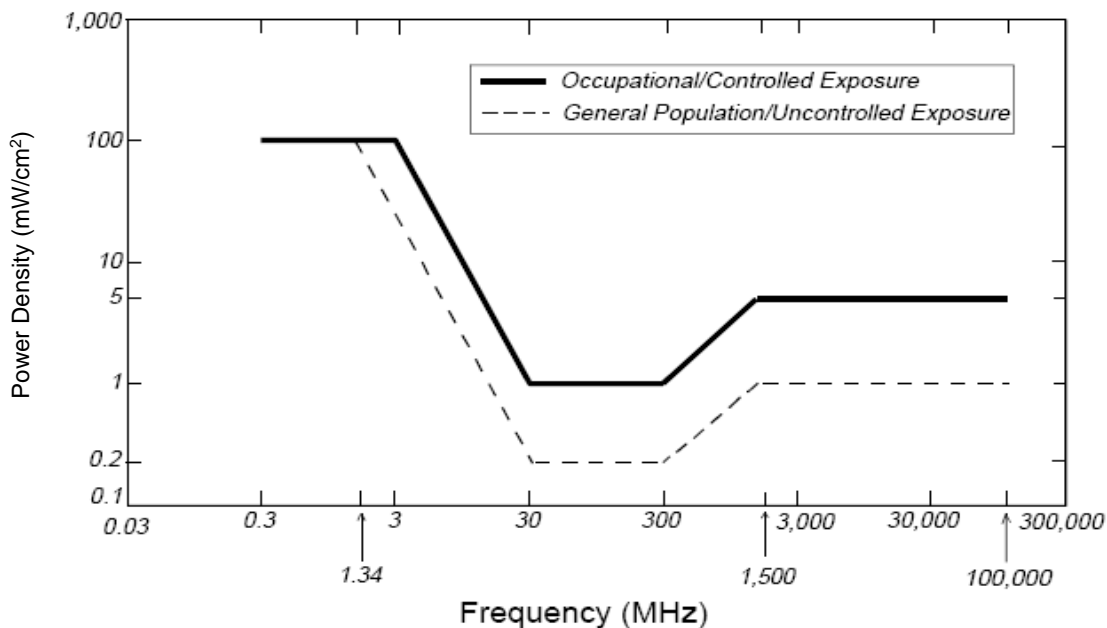
Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the Dish Wireless equipment operating at 600 MHz or 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the Dish Wireless equipment operating at 1900 MHz, the FCC's occupational MPE is 5.0 mW/cm² and an uncontrolled MPE limit of 1.0 mW/cm². These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
 * Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
 Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by Dish Wireless in this area will potentially operate within a frequency range of 600 to 2100 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

MEETING DATE

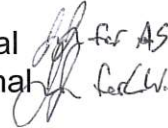
November 9, 2022

ITEM TITLE PUBLIC HEARING AND APPROVAL OF AN ORDINANCE RESCINDING CHAPTERS 11.02, 11.04, 11.06, 11.08, 11.10, 11.12, 11.14, 11.16, 11.18, 11.20, 11.22, AND 11.26 OF TITLE 11 OF THE SANTEE MUNICIPAL CODE ENTITLED "BUILDING AND CONSTRUCTION", IN THEIR ENTIRETY AND ADOPTING BY REFERENCE THE 2022 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING THE 2022 CALIFORNIA ADMINISTRATIVE CODE, THE 2022 CALIFORNIA BUILDING CODE, THE 2022 CALIFORNIA RESIDENTIAL CODE, THE 2022 CALIFORNIA ELECTRICAL CODE, THE 2022 CALIFORNIA MECHANICAL CODE, THE 2022 CALIFORNIA PLUMBING CODE, THE 2022 CALIFORNIA ENERGY CODE, THE 2022 CALIFORNIA HISTORICAL BUILDING CODE, THE 2022 CALIFORNIA EXISTING BUILDING CODE, THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2022 CALIFORNIA FIRE CODE, AND THE CALIFORNIA REFERENCED STANDARDS CODE, TOGETHER WITH MODIFICATIONS, ADDITIONS, AND DELETIONS THERETO.

DIRECTOR/DEPARTMENT

Aaron Sturm, Building Official

Carisa Workman, Fire Marshal

for AS
Carisa**SUMMARY**

The Introduction and First Reading of the above-entitled Ordinance was approved at the October 26, 2022 City Council meeting. The Ordinance is now presented for Second Reading, and adoption. The purpose of this Ordinance is to update the Santee Municipal Code to conform with the current California Building Standards Code, which are generally updated every three years and adopted by the State of California Building Standards Commission ("Commission"). After the Commission adopts the State Building Codes ("Codes"), local jurisdictions subsequently adopt and implement the Codes as the minimum standard for construction within the jurisdiction. While the City of Santee ("City") is required to adopt the Codes for building permit review and inspections, minor modifications to the Codes that account for local conditions, such as climate, topography and geology, are allowed. This Ordinance rescinds and replaces various Chapters of Title 11 "Building and Construction", by incorporating by reference the latest Codes, while retaining local amendments.

ENVIRONMENTAL REVIEW

This Ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15308 (Class 8) because the proposed code amendments are an action being taken in compliance with state mandates where the process involves procedures for the protection of the environment which do not have the potential to cause significant environmental effects.

FINANCIAL STATEMENT *AS*

The cost of implementation is expected to have no fiscal impact.

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION *MSB*

1. Open the public hearing and receive comments;
2. Close the public hearing;
3. Conduct the Second Reading ;
4. Find the Ordinance Category Exempt from the provisions of CEQA pursuant to Section 15308 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
5. Adopt the Ordinance.

ATTACHMENTS

Staff Report

Ordinance with Exhibit A

**STAFF REPORT
CITY COUNCIL MEETING
November 09, 2022**

SECOND READING AND ADOPTION OF AN ORDINANCE RESCINDING CHAPTERS 11.02, 11.04, 11.06, 11.08, 11.10, 11.12, 11.14, 11.16, 11.18, 11.20, 11.22, AND 11.26 OF TITLE 11 OF THE SANTEE MUNICIPAL CODE ENTITLED “BUILDING AND CONSTRUCTION”, IN THEIR ENTIRETY AND ADOPTING BY REFERENCE THE 2022 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING THE 2022 CALIFORNIA ADMINISTRATIVE CODE, THE 2022 CALIFORNIA BUILDING CODE, THE 2022 CALIFORNIA RESIDENTIAL CODE, THE 2022 CALIFORNIA ELECTRICAL CODE, THE 2022 CALIFORNIA MECHANICAL CODE, THE 2022 CALIFORNIA PLUMBING CODE, THE 2022 CALIFORNIA ENERGY CODE, THE 2022 CALIFORNIA HISTORICAL BUILDING CODE, THE 2022 CALIFORNIA EXISTING BUILDING CODE, THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2022 CALIFORNIA FIRE CODE, AND THE CALIFORNIA REFERENCED STANDARDS CODE, TOGETHER WITH MODIFICATIONS, ADDITIONS, AND DELETIONS THERETO.

A. BACKGROUND

The California Building Standards Code is published every three years and amends the California Code of Regulations, Title 24. These codes are commonly referred to as the California Building Code (“Codes”) and include, but are not limited to, building, plumbing, mechanical, electrical, and energy standards. The California Building Standards Code includes the Fire Code.

California Health and Safety Code requires that each jurisdiction in the State adopt the most recent edition of the California Building Standards Code within 180 days of publication. If not, then the Codes have the force of law 180 days after publication. The 2019 version of the Codes, which are currently in effect, were adopted locally in December of 2019.

The 2022 Codes do not include substantial modifications from the 2019 Codes. Many of the modifications include clarifications to language and details, but will not have significant impacts to building design in Santee.

When adopting the California Building Standards Code a jurisdiction may establish more restrictive standards reasonably necessary based on climatic, geologic, or topographic conditions. The City of Santee (“City”) has made modifications to previous versions of the Codes, and is proposing an identical set of modifications to the 2022 Codes. No new modifications are being proposed by the City as part of this Ordinance.

The City incorporates the Codes by reference in Title 11 of the Municipal Code, titled “Building and Construction”.

B. PUBLIC NOTICE:

Notice of the public hearing was published in the East County Californian on Friday, October 27, 2022 and again on Friday November 4, 2022, per statutory requirements. Notice of the first reading of the Ordinance was also mailed and emailed to the Building Industry Association (BIA) on October 27, 2022. A subsequent notice of the public hearing was also mailed and emailed to the BIA on November 04, 2022

C. ENVIRONMENTAL REVIEW

The Ordinance is exempt from the provisions of the California Environmental Quality Act under Section 15308 (Class 8) because the project is an action being taken in compliance with state mandates where the process involves procedures for the protection of the environment which do not have the potential to cause significant effects on the environment.

D. STAFF RECOMMENDATION

1. Open the public hearing and receive comments;
2. Close the public hearing;
3. Conduct the Second reading;
4. Find the Ordinance Category Exempt from the provisions of CEQA pursuant to Section 15308 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
5. Adopt the attached Ordinance.

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AN ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA, RESCINDING CHAPTERS 11.02, 11.04, 11.06, 11.08, 11.10, 11.12, 11.14, 11.16, 11.18, 11.20, 11.22, AND 11.26 OF TITLE 11 OF THE SANTEE MUNICIPAL CODE ENTITLED “BUILDING AND CONSTRUCTION”, IN THEIR ENTIRETY AND ADOPTING BY REFERENCE THE 2022 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING THE 2022 CALIFORNIA ADMINISTRATIVE CODE, THE 2022 CALIFORNIA BUILDING CODE, THE 2022 CALIFORNIA RESIDENTIAL CODE, THE 2022 CALIFORNIA ELECTRICAL CODE, THE 2022 CALIFORNIA MECHANICAL CODE, THE 2022 CALIFORNIA PLUMBING CODE, THE 2022 CALIFORNIA ENERGY CODE, THE 2022 CALIFORNIA HISTORICAL BUILDING CODE, THE 2022 CALIFORNIA EXISTING BUILDING CODE, THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2022 CALIFORNIA FIRE CODE, AND THE CALIFORNIA REFERENCED STANDARDS CODE, TOGETHER WITH MODIFICATIONS, ADDITIONS, AND DELETIONS THERETO

WHEREAS, the City of Santee, California (“City”) is a municipal corporation, duly organized under the constitution and laws of the State of California; and

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; and

WHEREAS, Government Code section 50022.10 authorizes the recodification or recompilation of any adopted and fully published code; and

WHEREAS, the City last adopted its building and fire codes in 2019; and California Health and Safety Code section 17922 requires that a jurisdiction in the State adopt the most recent edition of the California Building Standards Code, which includes the California Fire Code; and

WHEREAS, Government Code section 50022.2 *et seq.* and California Health & Safety Code section 17922 empower the City to adopt by reference the California Building Standards Code, adopting certain uniform codes, including the California Fire Code, 2022 Edition, (which incorporates and amends the International Fire Code 2021 Edition) with certain appendices and amendments; and

WHEREAS, California Health & Safety Code section 17958.5 provides, in pertinent part, that a city may make such changes or modifications to the provisions published in the California Building Standards Code and other regulations adopted pursuant to Section 17922 as it determines, pursuant to the provisions of Section 17958.7, are reasonably necessary because of local climatic, topographical, or geological conditions; and

WHEREAS, the City desires to adopt the California Fire Code, 2022 Edition, which is a part of the California Building Standards Code in Title 24 of the California Code of

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Regulations (“CFC”), with necessary amendments to assure the CFC is tailored to the particular safety needs of the City as required by its unique climatic, topographical and geological conditions; and

WHEREAS, prior to making modifications permitted under California Health & Safety Code section 17958.5, the City Council is required to make express findings that such modifications or changes are needed in accordance with California Health & Safety Code section 17958.7; and

WHEREAS, California Health and Safety Code section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the California Building Standards Code; and

WHEREAS, this amendment to the Santee Municipal Code has been determined to be exempt from review by the San Diego Regional Airport Authority as it would not affect Gillespie Field Airport operations nor result in land use incompatibilities with the Gillespie Field Airport Land Use Plan; and

WHEREAS, the proposed amendments to the Santee Municipal Code are exempt from the provisions of the California Environmental Quality Act (“CEQA”) pursuant to Section 15308 (Class 8) of the CEQA Guidelines because the action is being taken in compliance with state mandates where the process involves procedures for the protection of the environment which do not have the potential to cause significant effects on the environment; and

WHEREAS, on October 26, 2022, the City Council of the City of Santee held a duly advertised public meeting to introduce the Ordinance by title only and to set the Public Hearing on this proposed ordinance for November 9, 2022; and

WHEREAS, the City published notice of the aforementioned public meeting on October 14, 2022, and thereafter published notice of the Public Hearing pursuant to California Government Code section 6066 on October 28, 2022 and November 4, 2022; and

WHEREAS, the City Council held a Public Hearing on November 9, 2022, at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the 2022 California Building Standards Code, as amended herein; and

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

NOW, THEREFORE, the City Council of the City of Santee does ordain, as follows:

SECTION 1: To the extent that the following changes and modifications to the 2022 California Building Standards Code are deemed more restrictive, thus requiring that findings be made pertaining to local conditions to justify such modifications, the City

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Council hereby finds and determines that the following changes and modifications are reasonably necessary due to local climatic, topographical, and geological conditions consisting of the following:

A. Climatic Conditions:

1. The City is located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. The winds prevail from the west with seasonal strong dry east winds that vary in duration and intensity. These winds can significantly enlarge wildland fires as well as cause abrupt and unpredictable changes in fire direction. Temperatures ranging between 75 and 100 degrees Fahrenheit are common throughout the year. Hot, dry foehn (i.e., Santa Ana) winds, which may reach speeds of 45 miles per hour or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger.
2. The local climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Fire Department's ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County of San Diego.
3. Dry climatic conditions and winds can contribute to the rapid spread of fires. Fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal Fire Department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.
4. The water supply is limited making it necessary for fire apparatus to travel time-consuming distances to refill once their initial water supply has been utilized.

B. Topographical Conditions:

1. The City is situated in hilly, inland terrain. Approximately 50% of the area is classified as "wildland" for fire purposes, covered by native vegetation on steep and frequently inaccessible hillsides. The native ground cover is highly combustible grasses, dense brush and chaparral. Natural firebreaks in these areas are insignificant. Natural slopes of 15 percent or greater generally occur in the foothills of Santee. Several developments are currently planned for these hillsides and future development may potentially occur in such areas.
2. The topographical conditions combine to create a situation that places Fire Department response time to fire occurrences at risk and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures, such as Class B roofing material to protect occupants and property.

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3. The amount of traffic will continue to grow with regional population growth, creating an artificial obstructive topographical condition. The three major highways (Hwy. 67, Hwy. 125, and Hwy. 52) that traverse through the City support the transportation of hazardous materials. The eventual release or threatened release of hazardous materials along one of these highways is possible, given the volume transported daily. The City is also transected by a mass transit trolley line that begins in the City of San Diego and terminates in the City of Santee. The Trolley operates throughout the day and delays emergency vehicles on a daily basis. These conditions may negatively affect access and the Fire Department's ability to deliver service.
4. The potential for fire damage is great in the wildland area, as such, a fire can spread rapidly and difficult terrain and explosive vegetation can slow response time.
5. Rural roads include many narrow winding roadways, often with grades in excess of that necessary for optimal response time for large fire apparatus. An additional factor affecting response time is the distance between the two fire stations and the fire location.

C. Geological Conditions:

1. The City is situated near three major earthquake faults, each capable of generating quakes with a magnitude of up to 7.0. These faults are: the Elsinore Fault, approximately 20 miles northeast of Santee; the Rose Canyon Fault, which extends south from La Jolla Cove, through Rose Canyon and west into San Diego; and the Coronado Banks Fault, which extends from the north to south direction, just off the Southern California coastline. In as much as these faults are considered major California earthquake faults, subject to becoming active at any time, the City of Santee is particularly vulnerable to devastation requiring significant emergency response, should an earthquake of such magnitude occur.
2. According to the soil ratings devised by the National Earthquake Hazards Reduction Program (NEHRP), certain portions of the City (through the San Diego River bed) have soft soils that are subject to a risk of liquefaction in the event of an earthquake.
3. Additionally, this same low-lying portion of the City is within a "High Risk Dam Inundation" area subject to severe flooding from the San Vicente and El Capitan Reservoirs in the event of a Dam failure. The potential effects include isolating the City from the north and south due to the potential of flood through the river bed. Additional potential situations inherent in an earthquake situation include: water main breaks, broken natural gas mains causing structure and other fires, possible leakage of hazardous materials, the need for rescues from collapsed structures, and the rendering of first aid, and other medical attention to large numbers of people.

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SECTION 2: The City Council of the City of Santee finds that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15308 (Class 8) because the project is an action being taken in compliance with state mandates where the process involves procedures for the protection of the environment which do not have the potential to cause significant effects on the environment.

SECTION 3: The City Council of the City of Santee hereby finds and declares that all of the recitals set forth above are correct and true and wishes to amend the Santee Municipal Code by rescinding and replacing various Chapters of Title 11 “Buildings and Construction”, to include various sections of the Fire Code (Section 307.4.3 with subsections, Section 503.2.1, Section 503.2.3, Section 903.4.2, Section 5607 with subsections, Section 4903, and Section 4905.2 with subsections) as set forth in this ordinance.

SECTION 4: The City Council of the City of Santee hereby:

- A. Rescinds Chapters 11.02, 11.04, 11.06, 11.08, 11.10, 11.12, 11.14, 11.16, 11.18, 11.20, 11.22, and 11.26 of the Santee Municipal Code; and
- B. Adopts new Chapters 11.02, 11.04, 11.06, 11.08, 11.10, 11.12, 11.14, 11.16, 11.18, 11.20, 11.22, and 11.26, as provided in Exhibit “A”, attached hereto and incorporated herein by this reference.

SECTION 5: If any provision or clause of this Ordinance or the application thereof is held unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions, clauses, or applications of this Ordinance which can be implemented without the invalid provision, clause, or application, it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, adopted and/ or ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, and/or phrases may be declared invalid or unconstitutional.

SECTION 6: This Ordinance shall become effective thirty (30) days after its passage.

SECTION 7: The City Clerk is hereby directed to certify the adoption of this Ordinance and cause the same to be published as required by law.

SECTION 8. The Custodian of Records for this Ordinance is City Clerk and the records compromising the administrative record for this Ordinance are located at 10601 Magnolia Avenue, Santee, California 92071.

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INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee held on the 26th day of October 2022, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 9th day of November 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

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Exhibit "A"

Amendments to Municipal Code

(follows this page)

Chapter 11.02

CALIFORNIA ADMINISTRATIVE CODE

Sections:

11.02.010 Adoption.

11.02.010 The California Administrative Code Chapter, 2022 edition, Chapter 11.02 is adopted by reference without change to the Buildings and Construction Code.

Chapter 11.04

CALIFORNIA BUILDING CODE

Sections:

11.04.010 Adoption.

11.04.020 Findings.

11.04.030 Deletions, revisions and additions.

11.04.040 Table 1505.1 Amended.

11.04.050 Appendices C, H and I adopted.

11.04.010 Adoption of the 2022 California Building Code, Part 2, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City building code for the purpose of prescribing regulations in the City of Santee for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings and structures, the 2022 California Building Code, Part 2, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code, Section 18901 et seq. which is based on the International Building Code, 2021 Edition, including those Appendix Chapters shown as adopted by this Chapter. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, all erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures within the City of Santee shall be in conformance with the 2022 California Building Code published by the California Building Standards Commission.

11.04.020 Findings.

The City of Santee has many large, brush-covered hillsides. The City is subject to frequent Santa Ana conditions consisting of dry gusting winds, which create extreme fire dangers. The City Council specifically finds that these geographic and topographic

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conditions necessitate greater fire protection than that provided by the 2022 California Building Code. Therefore, this chapter alters the 2022 California Building Code, to require more fire-retardant roof coverings.

11.04.030 Deletions, revisions and additions to the 2022 California Building Code.

Deletions, revisions and additions to the 2022 California Building Code shall be as set forth in Sections 11.04.040 and as follows:

A. Section 104.7.1 of the California Building Code is added to read as follows:

Section 104.7.1 Permit History Survey. Upon receipt of a written request from the owner of a parcel of property for a Permit History Survey, and the payment of the fee specified in a resolution duly adopted by the City Council, the Building Official may review city records and provide a report listing those building, plumbing, electrical and mechanical permits that have been issued for a specific parcel of property.

B. Section 105.2 of the California Building Code is amended to read as follows:

Section 105.2 Exempt from permit is amended by adding the following subsections 14 through 17:

1. through 13. remain unchanged.
14. Satellite dish antenna, other than roof-mounted, in Office, Commercial, and Industrial zoning districts
15. Renewal of roof coverings on any buildings.
16. Attached open residential patio covers structures up to 120 square feet in projected roof area. These structures must be attached to an R-3 occupancy.
17. Fences not over 8 feet high, where permitted to be installed by City Zoning Code in commercial and industrial zones.
18. Installation of metal storage containers for use as temporary storage structures. This exception does not apply to any structure used as defined under 'habitable space' in section 202 of the California building Code. This exemption is intended to be applied only to prefabricated shipping and cargo containers commonly used in the shipping and trucking industries.
19. Repairs which involve only the replacement of component parts of existing work with similar materials only for the purpose of maintenance and which do not aggregate over \$750.00 in valuation and do not affect any electrical or mechanical installations. Repairs exempt from permit requirements shall not include any addition, change or modification in construction, exit facilities or permanent fixtures or equipment. Specifically exempt from permit requirements without limit to valuation are:
 - a. Painting
 - b. Installation of floor covering
 - c. Cabinet work

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d. Outside paving not involving restriping of disabled access parking stalls.

C. Section 105.3.1.1 of the California Building Code is added to read as follows:

Section 105.3.1.1 Permits shall not be issued for construction on a site where the City engineer determines that a grading permit or public improvements are required until the City engineer or his/her representative notifies the Building Official in writing that grading or public improvements has been satisfactorily completed to allow building permits to be issued.

Permits shall not be issued if the City engineer determines that flooding or geologic conditions at the site may endanger the public safety or welfare.

D. Section 109 of the California Building Code shall be deleted and replaced with the following:

Section 109.1 Fees.

Section 109.2 General. Fees shall be assessed as set forth in a resolution duly adopted by the City Council.

Section 109.3 Permit Fees. The fee for each permit shall be as set forth in a resolution duly adopted by the City Council.

The determination of value or valuation under any of the provisions of these codes shall be made by the Building Official. The value to be used in computing building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. The permit fees for those projects subject to State energy code compliance and /or State disabled access regulation compliance shall be as set forth in a resolution dully adopted by the City Council.

Section 109.4 Plan Review Fees. When submittal documents are required by section 107, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be set forth in a resolution duly adopted by the City Council. The plan review fee for electrical, mechanical, and plumbing work shall be set forth in a resolution duly adopted by the City Council. The plan review fees for State energy code compliance and/or State disabled access regulation compliance shall be as set forth in a resolution duly adopted by the City Council. The plan review fees specified in this section are separate fees from the permit fees specified in Section 109.3 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.1, an additional plan review fee shall be charged at the rate set forth in a resolution duly adopted by City Council.

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Section 109.5 Expiration Of Plan Review. An application for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not to exceed 180 days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. An application shall not be extended more than once. An application shall not be extended if this code or any other pertinent laws or ordinances have been amended subsequent to the date of application. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan check fee.

Section 109.6 Investigation Fees: Work Without A Permit.

Section 109.6.1 Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

Section 109.6.2 Fee. An investigation fee, in addition to the permit fee, shall be equal to the amount of the permit fee required by this code. The minimum fee shall be the same as the same as the minimum permit fee set forth in a resolution duly adopted by the City Council. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or the technical codes not from any penalty prescribed by law.

Section 109.7 Fee Refunds. The Building Official may authorize refunding of a fee paid hereunder which was erroneously paid or collected.

The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Building Official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid has been withdrawn or cancelled before any examination has been expended.

The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Section 109.8 Permit History Survey Fee. The fee for conducting a permit history survey for an existing structure or facility shall be as set forth in a resolution duly adopted by City Council.

Section 109.9 Demolition Permit Fee. The fee for a permit to demolish a building shall be as set forth in a resolution duly adopted by the City Council.

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Section 109.10 Fee Exceptions: the government of the United States of America, the State of California, local school districts proposing work exempt from building permits, the County of San Diego, and the City shall not be required to pay for filing an application for a building permit pursuant to this code unless City plan review and inspection services are requested. If so requested, the fee schedules adopted in a resolution by City Council shall apply.

- E. Section 113.1 of the California Building Code is amended to read as follows:

Section 113.1 General. In order to hear and decide appeals or orders, decisions, or determinations made by the Building Official relative to the application and interpretation of the technical codes, the City Council shall serve as the appeals board. The applicant may appeal the order, decision, or determination of the Building Official by filing with the City Clerk a written appeal within ten days after the date of the written decision.

- F. Section 114.4 of the California Building Code shall be replaced as follows to read:

Section 114.4 Violations. Any person, firm or corporation violating any provision of this code or the technical codes shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined an amount not to exceed five hundred dollars, or imprisoned for a period of not more than six months in the county jail, or both fine and imprisonment.

- G. Section 114.5 of the California Building Code shall be added as follows to read:

Section 114.5 Public Nuisance. Any building or structure erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, or demolished, equipped, used, occupied, or maintained contrary to the provisions of this code shall be and the same is hereby declared to be unlawful and a public nuisance. The City Attorney shall, upon order of the City Council, commence necessary proceedings for the abatement, removal and/or enjoinder of any such public nuisance in the manner provided by law. Any failure, refusal or neglect to obtain a permit as required by Chapter one (1) of this code shall be prima facie evidence of the fact that the public nuisance has been committed in connection with the erection, construction, enlargement, alteration, repair, movement, improvement, removal, conversion or demolition, equipment, use, occupation, or maintenance of a building or structure erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished, used, occupied, or maintained contrary to the provisions of this code or the technical codes.

- H. Add the following to the end of the first paragraph of Section 1505.1 General:

Section 1505.1 The installation of wood shingle or shake roofing material for reroofing or repair which exceeds 25 percent of the projected roof area within any 12-month period shall be as required for new roof installations or a minimum of Class B Rating.

- I. Table 1505.1 of the 2022 California Building Code and International Building Code

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is amended as follows:

11.04.040 Table 1505.1 Amended.

Table 1505.1 of the 2022 California Building Code and the International Building Code, 2021 Edition, is amended to read as follows:

**TABLE 1505.1
MINIMUM ROOF COVERING CLASSIFICATION
FOR TYPE OF CONSTRUCTION**

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

J. Appendices C, H, and I are adopted as follows:

1104.050 Appendices C, H and I adopted.

Appendix C, H and I are adopted.

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Chapter 11.06

CALIFORNIA RESIDENTIAL CODE

Section 11.06.010 Adoption

11.06.010 Adoption of the 2022 California Residential Code, Part 2.5, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City residential code for the purpose of establishing provisions for the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade the 2022 California Residential Code based on the International Residential Code, 2021 Edition. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, all construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal or demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade within the City of Santee, shall be in conformance with the 2022 California Residential Code, published by the California Building Standards Commission.

A. Section R104.7.1 of the California Residential Code is added to read as follows:

Section R104.7.1 Permit History Survey. Upon receipt of a written request from the owner of a parcel of property for a Permit History Survey, and the payment of the fee specified in a resolution duly adopted by the City Council, the Building Official may review City records and provide a report listing those building, plumbing, electrical and mechanical permits that have been issued for a specific parcel of property.

B. Section R105.2 of the California Residential Code is amended to read as follows:

Section R105.2 Exempt from permit is amended by adding the following subsections 11 through 16:

1. through 10. remains unchanged.
11. Satellite dish antenna, other than roof-mounted, in Office, Commercial, and Industrial zoning districts
12. Renewal of roof coverings on any buildings.
13. Attached open residential patio covers structures up to 120 square feet in projected roof area. These structures must be attached to an R-3 occupancy.
14. Fences not over 8 feet high, where permitted to be installed by City Zoning Code in commercial and industrial zones.
15. Installation of metal storage containers for use as temporary storage structures. This exception does not apply to any structure used as defined under 'habitable space' in section R202 of the California Residential Code. This exemption is intended to be applied only to prefabricated shipping and cargo containers commonly used I the

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shipping and trucking industries.

16. Repairs which involve only the replacement of component parts of existing work with similar materials only for the purpose of maintenance and which do not aggregate over \$750.00 in valuation and do not affect any electrical or mechanical installations. Repairs exempt from permit requirements shall not include any addition, change or modification in construction, exit facilities or permanent fixtures or equipment. Specifically exempt from permit requirements without limit to valuation are:
- a. Painting
 - b. Installation of floor covering
 - c. Cabinet work
 - d. Outside paving not involving restriping of disabled access parking stalls.

C. Section R105.3.1.2 of the California Residential Code is added to read as follows:

Section R105.3.1.2.1 Permits shall not be issued for construction on a site where the City engineer determines that a grading permit or public improvements are required until the City engineer or his/her representative notifies the Building Official in writing that grading or public improvements has been satisfactorily completed to allow building permits to be issued.

Permits shall not be issued if the City engineer determines that flooding or geologic conditions at the site may endanger the public safety or welfare.

D. Section R108 of the California Building Code shall be deleted and replaced with the following:

Section R108.1 Fees.

Section R108.2 General. Fees shall be assessed as set forth in a resolution duly adopted by the City Council.

Section R108.3 Permit Fees. The fee for each permit shall be as set forth in a resolution duly adopted by the City Council.

The determination of value or valuation under any of the provisions of these codes shall be made by the Building Official. The value to be used in computing building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. The permit fees for those projects subject to State energy code compliance and /or State disabled access regulation compliance shall be as set forth in a resolution dully adopted by the city council.

Section R108.4 Plan Review Fees. When submittal documents are required by section R106, a plan review fee shall be paid at the time of submitting the

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submittal documents for plan review. Said plan review fee shall be set forth in a resolution duly adopted by the City Council. The plan review fee for electrical, mechanical, and plumbing work shall be set forth in a resolution duly adopted by the City Council. The plan review fees for State energy code compliance and /or State disabled access regulation compliance shall be as set forth in a resolution duly adopted by the City Council. The plan review fees specified in this section are separate fees from the permit fees specified in Section R108.3 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in California Building Code Section 107.3.4.1, an additional plan review fee shall be charged at the rate set forth in a resolution duly adopted by City Council.

Section R108.5 Expiration Of Plan Review. An application for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not to exceed 180 days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. An application shall not be extended more than once. An application shall not be extended if this code or any other pertinent laws or ordinances have been amended subsequent to the date of application. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan check fee.

Section R108.6 Investigation Fees: Work Without A Permit.

Section R108.6.1 Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

Section R108.6.2 Fee. An investigation fee, in addition to the permit fee, shall be equal to the amount of the permit fee required by this code. The minimum fee shall be the same as the same as the minimum permit fee set forth in a resolution duly adopted by the City Council. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or the technical codes not from any penalty prescribed by law.

Section R108.7 Fee Refunds. The Building Official may authorize refunding of a fee paid hereunder which was erroneously paid or collected.

The Building Official may authorize refunding of not more that 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Building Official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid has been withdrawn or cancelled before any examination has been

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expended.

The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Section R108.8 Permit History Survey Fee. The fee for conducting a permit history survey for an existing structure or facility shall be as set forth in a resolution duly adopted by City Council.

Section R108.9 Demolition Permit Fee. The fee for a permit to demolish a building shall be as set forth in a resolution duly adopted by the City Council.

Section R108.10 Fee Exceptions: the government of the United States of America, the State of California, local school districts proposing work exempt from building permits, the County of San Diego, and the City shall not be required to pay for filing an application for a building permit pursuant to this code unless city plan review and inspection services are requested. If so requested, the fee schedules adopted in a resolution by City Council shall apply.

E. Section R112.1 of the California Residential Code is added to read as follows:

Section R112.1 General is amended to read as follows: In order to hear and decide appeals or orders, decisions, or determinations made by the Building Official relative to the application and interpretation of the technical codes, the City Council shall serve as the appeals board. The applicant may appeal the order, decision, or determination of the Building Official by filing with the City Clerk a written appeal within ten days after the date of the written decision.

F. Section R113.4 of the California Residential Code shall be replaced as follows to read:

Section R113.4 Violations. Any person, firm or corporation violating any provision of this code or the technical codes shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined an amount not to exceed five hundred dollars, or imprisoned for a period of not more than six months in the county jail, or both fine and imprisonment.

G. Section R113.5 of the California Residential Code shall be added as follows to read:

Section R113.5 Public Nuisance. Any building or structure erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, or demolished, equipped, used, occupied, or maintained contrary to the provisions of this code shall be and the same is hereby declared to be unlawful and a public nuisance. The City Attorney shall, upon order of the City Council, commence necessary proceedings for the abatement, removal and/or enjoinder of any such public nuisance in the manner provided by law. Any failure, refusal or neglect to obtain a

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permit as required by Chapter one (1) of this code shall be prima facie evidence of the fact that the public nuisance has been committed in connection with the erection, construction, enlargement, alteration, repair, movement, improvement, removal, conversion or demolition, equipment, use, occupation, or maintenance of a building or structure erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished, used, occupied, or maintained contrary to the provisions of this code or the technical codes.

H. Section R902.1.3 of the California Residential Code is altered to read as follows:

Section R902.1.3 Roof Coverings in all other areas. Alter the class of roof coverings in R902.1.3 at the end of the paragraph from “Class C” to “Class B.”

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Chapter 11.08

CALIFORNIA ELECTRICAL CODE

Section 11.08.010 Adoption.

11.08.010 Adoption of the 2022 California Electrical Code, Part 3, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City electrical code for the purpose of prescribing regulations in the City of Santee for the installation, alteration or repair of electrical systems and permit requirements and inspection thereof, the 2022 California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code based on the National Electrical Code, 2020. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, all installation, alteration or repair of electrical systems within the City of Santee shall be in conformance with 2022 California Electrical Code published by the California Building Standards Commission.

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Chapter 11.10

CALIFORNIA MECHANICAL CODE

Sections 11.10.010 Adoption.

11.10.010 Adoption of the 2022 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City mechanical code for the purpose of prescribing regulations in the City of Santee for the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances, the 2022 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. based on the Uniform Mechanical Code, 2021 Edition. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, all erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances shall be in conformance with 2022 California Mechanical Code and any rules and regulations promulgated pursuant thereto, published by the California Building Standards Commission.

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Chapter 11.12

CALIFORNIA PLUMBING CODE

Sections:

- 11.12.010 Adoption
- 11.12.020 Deletions and Additions
- 11.12.030 Appendices A, B, D, G and I Adopted

11.12.010 Adoption of the 2022 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City plumbing code for the purpose of prescribing regulations in the City of Santee for the construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment in or on any building or structure or outdoors on any premises or property, the 2022 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. based on the Uniform Plumbing Code 2021 Edition. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, all construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment within the City of Santee shall be in conformance with 2022 California Plumbing Code, published by the California Building Standards Commission.

11.12.020 Deletions and Additions to the 2022 California Plumbing Code and the Uniform Plumbing Code, 2021 Edition.

Deletions and additions to the 2022 California Plumbing Code, shall be as set forth in Sections 11.12.020 and 11.12.030

- A. Section 104.1.1 of the California Plumbing Code is added as follows to read:

Section 104.1.1 Solar Water Heaters Pre-Plumbing And Storage Tank Space Requirement.

1. Any other provisions on this chapter to the contrary notwithstanding, no permit shall be issued by the administrative authority for a new residential building unless said building includes plumbing and adequate space for installation of a solar storage tank specifically designed to allow the later installation of a system which utilizes solar energy as the primary means of heating domestic potable water. No building permit shall be issued unless the plumbing required pursuant to this section is indicated in the building plans. Pre-plumbing and storage tank configuration shall be designed and installed to the satisfaction of the administrative authority. This section shall apply only to those new residential buildings for which a building permit was applied for after the effective date of the

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ordinance amending this section.

2. The administrative authority is hereby authorized to exempt those applications from the provisions of this section which the administrative authority determines do not have feasible solar access due to shading, building orientation, construction constraints, or configuration of the subdivision parcel.

- B. Section 104.1.2 of the California Plumbing Code is added as follows to read:

Section 104.1.2 Swimming Pool Heaters.

1. Any other provisions of this chapter to the contrary notwithstanding, no permit shall be issued for a new or replacement fossil swimming pool heater unless a solar system with a collector area a minimum of fifty percent of the surface area of the swimming pool being heated is also installed as the primary heat source for the swimming pool.

2. A fossil fuel swimming pool heater is defined as one which uses nonrenewable fuel including but not limited to natural gas, propane, diesel and electricity.

3. As used in this section a swimming pool means any confined body of water exceeding two feet in depth, greater than one hundred fifty square feet in surface area, and located either above or below the existing finished grade of the site, designed, used or intended to be used for swimming, bathing or therapeutic purposes.

EXCEPTION: A separate spa and a spa built in conjunction with a swimming pool may be heated by fossil fuels, provided the heating source cannot be used to heat the swimming pool.

4. Other provisions of this section notwithstanding, the owner of a swimming pool may request of the administrative authority a waiver of all, or a portion, of the requirements contained in this section when topographic conditions, development, or existing trees on or surrounding the swimming pool or probable location of the solar collection system preclude effective use of the solar energy system due to shading; or the swimming pool is located in a permanent, enclosed structure.

5. An applicant dissatisfied with a decision of the administrative authority relating to modification or waiver under this section may appeal said decision to the City Council by filing a written appeal with the City Clerk within ten days of the issuance of the written decision. The decision of the City Council in the case of any such appeal shall be final.

- C. 11.12.030 Appendices A, B, D, G and I Adopted as follows:

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Appendix Chapters A, B, D, G and I of the 2022 California Plumbing Code, are adopted.

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Chapter 11.14

CALIFORNIA ENERGY CODE

Sections:

11.14.010 Adoption.

11.14.010 Adoption of the 2022 California Energy Code, Part 6, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City energy code for the purpose of prescribing regulations in the City of Santee for the conservation of energy the 2022 California Energy Code, Part 6, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. and the California Energy Code, 2022 Edition. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, all construction of buildings where energy will be utilized shall be in conformance with California Energy Code and any rules and regulations promulgated pursuant thereto, including the California Energy Code, 2022 Edition, published by the California Energy Commission.

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Chapter 11.16

HISTORICAL BUILDING CODE

Sections 11.16.010 Adoption.

11.16.010 Adoption of the 2022 California Historical Building Code, Part 8, Title 24 of the California Code of Regulations.

The California Historic Building Code, 2022 edition, Chapter 11.16 is adopted by reference without change to Buildings and Construction Title 11.

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Chapter 11.18

CALIFORNIA FIRE CODE

Sections:

11.18.010 Adoption.

11.18.020 Amendments made to the California Fire Code.

11.18.030 Special regulations

11.18.040 Appeals

11.18.050 New materials, process or permits

11.18.060. Penalties

11.18.010 Adoption of the 2022 California Fire Code, Part 9, Title 24 of the California Code of Regulations, which incorporates and amends the International Fire Code 2021 edition with certain local amendments.

There is adopted and incorporated by reference herein as the City Fire Code for the purpose of enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encourage sustainable construction practices, the 2022 California Fire Code, Part 9, Title 24 California Code of Regulations, a portion of the California Building Standards Code and the 2021 International Code. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, planning, design, operation, construction, use and occupancy of every newly constructed building or structure shall conform with the 2022 California Green Building Code, published by the California Building Standards Commission.

- (A) There is hereby adopted by the City Council of the City of Santee for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain Code known as the International Fire Code, including Appendix Chapters 4, B, BB, C, CC, E, F, G, H, I and J.
- (B) Published by the International Code Council, being particularly the 2021 Edition thereof and California Amendments thereto, as incorporated into California law under Title 24 of the California Code of Regulations, save and except such portions as are hereinafter deleted, modified or amended by Section 11.18.040 of this Ordinance.
- (C) No less than three copies of these codes and standards have been, and are now filed in the office of the City Fire Department with one copy on file in the office of the City Clerk per Government Code Section 50022.6, and the same are adopted and incorporated as fully as if set out at length in this Chapter. From the date on which this Chapter shall take effect, the provisions thereof shall be controlling within the boundaries of the City.

11.18.020 Amendments made to the California Fire Code.

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The following section repeals and replaces Section 11.18.020 of the Santee Municipal Code.

Section 11.18.020 The California Fire Code, 2022 Edition, is amended and changed in the following respects:

A. Chapter 3 AMENDED - General Precautions Against Fire

1. Section 307.4.3 is hereby amended to read as follows:

307.4.3 Portable outdoor fireplaces. Portable outdoor fireplaces shall comply with all the following restrictions:

307.4.3.1 Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions. The use of washing machine tub fireplaces and other similar devices is prohibited within Santee City limits.

307.4.3.2 Portable outdoor fireplaces shall be constructed of steel or other approved non-combustible materials.

307.4.3.3 During operation, the portable outdoor fireplace shall be covered with a metal screen or welded or woven wire mesh spark arrestor with openings no larger than ¼ " to reduce airborne embers.

307.4.3.4 Portable outdoor fireplaces shall only be used on a non-combustible surface or bare ground, void of all vegetation.

307.4.3.5 Portable outdoor fireplaces shall be operated at least 15 feet away from all combustible materials or structures and shall not be used under eaves, patio covers or other shade structures.

307.4.3.6 Portable outdoor fireplaces shall be supervised at all times and extinguished when no longer being used.

307.4.3.7 A garden hose or 4A fire extinguisher shall be readily available at all times when the outdoor portable fireplace is in operation.

307.4.3.8 The burning of trash, rubbish or paper products is strictly prohibited.

307.4.3.9 The Fire Code Official or other Fire Department representative is authorized to order extinguishment at any time because of misuse, objectionable situation, hazardous weather, or any other safety concern.

B. Chapter 5 AMENDED - Fire Service Features

1. Section 503.2.1 is hereby amended by replacing language to read as follows:

503.2.1 Dimensions (Fire Apparatus Access Roads). Fire apparatus access roads shall have an unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches.

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EXCEPTION: A fire apparatus access road may be reduced to an unobstructed width of not less than 16 feet (or other approved width) when in the opinion of the Fire Chief the number of vehicles using the roadway will not limit or impair adequate emergency fire department access.

2. Section 503.2.3 is hereby amended to read as follows:

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an approved paved surface. In new development, all underground utilities, hydrants, water mains, curbs, gutters and sidewalks must be installed and the drive surface shall be approved prior to combustibles being brought on site.

3. Section 503 is hereby amended by adding subsection 503.7 and 503.8 to read as follows:

503.7 Gates across fire apparatus access roads. All gates or other structures or devices which could obstruct fire access roadways or otherwise hinder emergency operations are prohibited unless they meet standards approved by the Fire Chief/Fire Code Official, and receive specific plan approval. Written plans shall be submitted for approval and approved prior to the installation of any gate or other similar obstruction. Gates shall be equipped with approved emergency locks or locking devices.

503.8 Automatic gates. All automatic gates across fire apparatus access roads shall be equipped with approved emergency key switches. Gates serving more than four residential dwellings or gates serving projects that, in the opinion of the Fire Chief/Fire Code Official, require a more rapid emergency response, shall also be equipped with an approved strobe activating sensor(s) to open the gate upon approach of emergency apparatus. All gates shall have a manual release device to open the gate upon power failure.

4. Section 505 is hereby amended by adding subsection 505.3 to read as follows:

505.3 Map/Directory. A lighted directory map meeting current Santee Fire Department standard may be installed at each driveway entrance or other approved location(s) to multiple unit residential projects 15 units or more and other occupancies when in the opinion of the Fire Chief the directory will enhance emergency response to the project.

C. Chapter 9 AMENDED – Fire Protection Systems

1. Section 903.2 is hereby amended adding subsections 903.2(a) and 903.2(b) to read as follows:

903.2(a) Automatic fire sprinkler system required. The installation of an approved automatic fire sprinkler system shall be required in all buildings, regardless of size or occupancy, and irrespective of any occupancy or area

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separation. Sprinklers shall also be required in all additions made to existing buildings equipped with automatic fire sprinkler system. "Fire walls" and "Area or Occupancy Separation Walls" regardless of construction rating shall not constitute separate buildings for purposes of determining fire sprinkler requirements. An approved fire sprinkler system shall be required in an existing non-sprinklered building when a change of occupancy classification occurs.

EXCEPTION: Kiosks, sheds, out-buildings, small temporary buildings and other small buildings may not need an automatic fire sprinkler system if in the opinion of the Fire Chief, the site, and the use, does not pose a significant hazard.

903.2(b) Automatic fire sprinkler system required additions. An approved automatic fire sprinkler system shall be installed in any existing non-sprinklered buildings where structural additions are made greater than 5,000 square feet or resulting in a 50% increase in the size of the building. In this situation the entire building is required to be equipped with an approved automatic fire sprinkler system.

EXCEPTION: Group R, Division 3 occupancies.

2. Section 903.4.2 is hereby amended by replacing language to read as follows:

903.4.2 Alarms. One or more exterior approved audio/visual device(s) shall be connected to every automatic sprinkler system in an approved location. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a building fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

3. Section 905 is hereby amended by adding Subsection 905.3(a) to read as follows:

905.3(a) Required installations. A wet standpipe system shall be installed in all levels of any parking structures below or above grade.

D. Chapter 23 AMENDED - Motor Fuel-Dispensing Facilities And Repair Garages

1. Section 2306.2.3 is hereby amended by replacing language for exception 3 to read as follows:

2306.2.3 Above-ground tanks located outside, above grade, exception 3.

3. Tanks containing fuels shall not exceed 1,500 gallons of Class I liquids, 12,000 gallons of Class II liquids in individual capacity and 26,000 gallons in aggregate capacity. Installations with the maximum allowable capacity shall be separated from other installations by not less than 100 feet.

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E. **Chapter 49 AMENDED – Requirements For Wildland-Urban Interface (WUI) Areas**

1. Section 4905.2 is hereby amended to read as follows:

4905.2 Construction methods and requirements within established limits.

Within the limits established by law, construction methods intended to mitigate wildfire exposure shall comply with the wildfire protection building construction requirements contained in the California Building Standards Code including the following:

1. California Building Code Chapter 7A,
2. California Residential Code Section R327,
3. California Reference Standards Code Chapter 12-7A
4. Santee Local Amendments
5. and applicable amendments

F. Section 4905 is hereby amended to read as follows:

4905.4 Special Fire Protection Requirements.

4905.4.1 Combustible fencing. Fencing within Fire Hazard Severity Zones and/or Wildland Urban Interface Areas shall consist of noncombustible or approved materials. The closest five (5) feet of fencing to any structure shall be approved noncombustible.

4905.4.2 Outdoor fireplaces, barbecues and grills. Outdoor fireplaces, barbecues and grills shall not be built, or installed in Fire Hazard Severity Zones and/or Wildland Urban Interface Areas without plan approval by the Fire Code Official. Portable outdoor fireplaces or other wood burning appliances shall be strictly prohibited within Fire Hazard Severity Zones and/or Wildland Urban Interface Areas.

4905.4.3 Spark arresters. Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel are used, shall be provided with a spark arrester of woven or welded wire screening of 12-gauge standard wire having openings not exceeding ¼ inch.

4905.4.4 Storage of firewood and combustible materials. Firewood and combustible materials shall not be stored in unenclosed spaces beneath buildings or structures, or on decks, under eaves, canopies or other projections or overhangs and shall be stored at least 20 feet from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet.

4905.4.5 Water supply. All water systems, specifically fire hydrants and storage tanks, must be approved by the Fire Department. Fire hydrants within Fire Hazard Severity Zones or Wildland Urban Interface Areas shall be spaced every 300 feet and shall have a fire flow of 2500 gallons per minute or a fire flow approved by the Fire Chief. Developments that require new or “stand alone” water storage facilities may also be required to provide secondary or back-up

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systems, such as independently powered pumps that will ensure adequate water supply for firefighting emergencies.

4905.4.6 Wildland access. To adequately deploy resources to protect structures threatened by wildfires, emergency access to wildland areas may be required. Access may include but is not limited to, gated vehicle access points and/or personnel corridors between homes or structures. The need, number, and location of wildland access points will be determined by the Fire Code Official.

2. Section 4906.3.1.1 is hereby amended to read as follows:

4906.3.1.1 Delineation of the 50-foot (15240 mm) and 100-foot (30.5 m) fuel management zones form all structures.

3. Section 4906.4.2.1 is hereby amended to read as follows:

4906.4.2.1 Non-Fire-Resistant Vegetation. New trees not classified as fire-resistant vegetation, such as conifers, palms, pepper trees and eucalyptus species, shall not be permitted in WUI Areas.

4. Section 4907 is hereby amended adding subsections 4907.4, 4907.4.1, 4907.4.2 and 4907.4.3 as follows

4907.4. Fuel Modified Defensible Space. All new developments, subdivisions or tracts that are planned in Fire Hazard Severity Zones and/or Wildland Urban Interface Areas shall have a minimum of 100 horizontal feet of "fuel modified" defensible space between structures and wildland areas. Depending on the percentage of slope and other wildland area characteristics, the Fuel Modified Defensible Space may be increased beyond 100 feet. Fuel Modified Defensible Space shall be comprised of two distinct brush management areas referred to as, "Zone One" and "Zone Two".

4907.4.1. Fuel Modified Defensible Space, Zone One. "Zone One" is the first 50 feet measured from the structure toward the wildland. This area is the least flammable, and consists of pavement, walkways, turf and permanently landscaped, irrigated and maintained ornamental planting. This vegetation should be kept in a well-irrigated condition and cleared of dead material. This area requires year-round maintenance. Fire resistive trees are allowed if placed or trimmed so that crowns are maintained more than 10 feet from the structure. Highly flammable trees such as, but not limited to conifers, eucalyptus, cypress, junipers and pepper trees are not allowed in WUI areas. This area shall be maintained by the property owner or applicable homeowners association(s).

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4907.4.2. Fuel Modified Defensible Space, Zone Two. "Zone Two" is the second 50 feet of the 100 total feet of defensible space and is measured 50 feet from the structure to a total of 100 feet toward the wildland. Zone Two shall consist of low-growing, fire-resistant shrubs and ground covers. Average height of new plants for re-vegetation should be less than 24 inches. In this Zone, no more than 30% of the native, non-irrigated vegetation shall be retained. This area requires inspection and periodic maintenance. This area shall be maintained by the property owner or applicable homeowners association(s).

4907.4.3. Defensible space adjacent to roadways. An area of 50 feet from each side of fire apparatus access roads and driveways shall be improved to "Zone One" standards and maintained clear of all but fire-resistive vegetation. This area shall be maintained by the property owner or homeowners associations as with other defensible space areas. Defensible space adjacent to roadways may be increased to more than 50 feet on each side of a fire apparatus access road. This distance is to be determined by the approved Fire Protection Plan.

G. Chapter 56 AMENDED - Explosives And Fireworks

1. Chapter 56 is hereby amended by adding section 5607 to read as follows:

5607 Blasting

5607.16 Scope. Section 5607 is intended to regulate blasting operations within the City of Santee.

5607.17 Grading permit required. Section 5609 shall apply to any project or construction operation where a grading permit is required. A grading permit must be approved and issued by the Engineering Department of the City of Santee prior to the issuance of a blasting permit issued by the Fire Department for blasting at construction sites.

5607.18 Definitions. For the purpose of this Division the following definitions shall apply:

Approved Blaster is a blaster who has been approved by the Fire Chief to conduct blasting operations in the City of Santee and who has been placed on the list of approved blasters.

Blaster is any person, corporation, contractor or other entity who uses, ignites, or sets off an explosive device or material.

Inspector is any person who has been approved by the Fire Chief to conduct pre and post blast inspections in the City of Santee.

Blasting Operations shall mean the use of an explosive device or explosive materials to destroy, modify, obliterate, or remove any obstruction of any kind from a piece of property.

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Minor Blasting is any blasting operation associated with trenching operations, digging holes for utility poles, and other single shot operations.

Major Blasting is any other type of blasting operation.

Permit for Blasting is a written document issued by the Santee Fire Department wherein the blaster is given permission to blast within the City of Santee under specific terms and conditions for the operation.

Certificate of Insurance is a written document issued by an insurance company authorized to do business in the State of California stating that the insurance company has issued a policy of liability insurance covering property damage and bodily injuries resulting from blasting operations occurring in the City of Santee.

Explosive Permit is a written document issued by the San Diego County Sheriff's Department pursuant to Section 12000, et seq. of the California Health and Safety Code wherein the Sheriff's Department allows blasting with explosives to be done by the permittee under the conditions specified therein.

5607.19 Permit to Blast: All blasting operations within the City of Santee are prohibited unless a permitted by the Santee Fire Department.

5607.20 Prerequisites. No Permit to Blast shall be granted or obtained unless the prerequisite conditions listed below are complied with and proof provided to the satisfaction of the Fire Department.

5607.21 Explosives permit. The blaster shall obtain an explosives permit from the San Diego County Sheriff's Department and a copy thereof shall be placed on file with the Santee Fire Department.

5607.22 Santee business license. The blaster shall obtain a business license from and issued by the Finance Department of the City of Santee and a copy thereof placed on file with the Santee Fire Department.

5607.23 Liability insurance. The property owner/developer or general contractor shall obtain liability insurance covering the blaster's activities in the minimum amount of \$2,000,000 for property damage and \$1,000,000 for bodily injury. The property owner/developer or general contractor shall file a copy of the Certificate of Insurance with the Santee Fire Department. The blaster shall have liability insurance, property insurance, and bodily injury insurance in the minimum amount of \$500,000 each. A copy of the Certificate of Insurance of the blaster shall also be filed with the Santee Fire Department by the property owner/developer or general contractor. The City of Santee shall be named as Co-Insured.

5607.24 Blaster's qualifications. The blaster's qualifications shall be reviewed by the Fire Chief. Approval and placement on the list of approved blasters shall be based upon a review of the blaster's qualifications, past safety

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record, and history of complaints of job performance. Failure on the part of the blaster to comply with the terms and conditions under which approval is granted may result in suspension from the list of approved blasters for a period not exceeding one year.

5607.25 Permit to Blast - repository and renewal.

5607.26 Permit to Blast filing. A copy of the Permit to Blast shall be kept on file with the Santee Fire Department at 10601 Magnolia Ave., Santee, California 92071. A copy of the Permit to Blast shall be retained by the general contractor or property owner/developer and by the blaster and shall be available at the job site for public or official inspection at all times during blasting operations.

5607.27 Permit to Blast cancellation. A Permit to Blast is required to be cancelled with the Fire Department when a blaster completes or discontinues, for thirty (30) days, blasting operations at a construction site.

5607.28 Permit to Blast - renewal. A Permit to Blast must be renewed with the Fire Department before any blasting operations are continued or resumed.

5607.29 Blasting operation procedures. After the Permit to Blast has been issued, the blaster shall comply with the following procedures.

5607.30 Notification of blasting operation. The contractor or property owner/developer shall give reasonable notice in writing at the time of issuance of building permit, grading permit or encroachment license to all residences or businesses within 600 feet of any potential blast location. The notice shall be in a form approved by the Fire Chief.

Any resident or business receiving such notice may request of the Fire Department that the blaster give a 12 hours advance notice of impending blast. The general contractor or property owner/developer shall obtain the advanced notification list of residents and businesses from the Fire Department, and shall make every reasonable effort to contact any and all parties requesting the second advanced notice.

5607.31 Inspections. Inspections of all structures within 300 feet of the blast site shall be made before blasting operations. The person(s) inspecting shall obtain the permission of the building owner prior to conducting the inspection. The inspections shall be performed by a qualified person(s) approved by the Fire Chief, and employed by the blaster or project contractor. The inspection shall be only for the purpose of determining the existence of any visible or reasonably recognizable pre-existing defects or damages in any structure. Waiver of such inspection shall be in writing by owner(s), and persons who have vested interest, control, custody, lease or rental responsibility of said property or their legally recognized agent. Post blast inspections shall be required upon receipt of a complaint of property damage by the person in charge of the property. Damage must be reported to the Fire Department within one year of the completion of blasting operations.

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5607.32 Inspection report. Complete inspection reports identifying all findings or inspection waivers shall be signed by the inspector and property owners or owner's agent. Such inspection reports shall be retained by the inspecting agency, but shall be immediately available to the Fire Department and individuals directly involved in alleged damage complaints.

5607.33 Inspection waiver report. The inspector shall file with the Fire Department a summary report identifying address, occupant/owner's name, time and date of inspections, and any inspection waiver signed by property owner or owner's agent, with an explanation as to why an inspection of a specific structure was not made. This summary and waiver report shall be signed by the inspector.

5607.34 Blasting hours. Blasting shall only be permitted between the hours of 9:00 am and 4:00 pm during any weekday, Monday through Friday, unless special circumstances warrant another time of day and special approval is granted by the Fire Chief.

5607.35 Fire Department inspections. The blaster shall permit Fire Department personnel to inspect the blast site and blast materials or explosives at any reasonable time.

5607.36 Fire Department witness of blasting. If a Fire Department witness is desired by the general contractor, and or blaster, arrangements shall be made at least 12 hours prior to the blast. Confirmation shall be made to the Fire Department no less than one hour prior to the blast. The Fire Department may assign a Department member to be present and observe the blast at their discretion.

5607.37 Blast notification to Fire Department. The blasting companies are required to notify the Fire Department on the day of a tentative blasting operation, between the hours of 8:00 am and 8:30 am.

5607.38 Seismograph monitoring. All blasting operations shall be monitored by an approved seismograph located at the nearest constructed structure. All daily seismograph reports shall be forwarded to the Fire Department by the end of the blast week.

EXCEPTION: Public Utility Companies are not required to seismographically monitor minor blasting operations.

5607.39 Confiscation. Any explosives which are illegally manufactured, sold, given away, delivered, stored, used, possessed, or transported shall be subject to immediate seizure by the Fire Chief, issuing authority, or peace officer. When a permit has been revoked or has expired and is not immediately renewed, any explosive is subject to immediate seizure.

5607.40 Complaints regarding blasting operations. Post-blast inspections shall be required on all structures for which complaints, alleging blast damage, have

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been received. Such inspections shall be written within thirty (30) days of receipt of complaint.

5607.41 Fee for Permit to Blast. The blaster shall pay a fee for the Permit to Blast designated within the Fire Department Schedule of Fees. Unless otherwise designated within the approved Schedule of Fees, a Permit to Blast shall be site specific and a separate fee shall be charged to each Blast operation or for each Permit to Blast issued.

5607.42 Fire Department conditions. The Santee Fire Department may impose such additional conditions and procedures as it deems are reasonably necessary to protect the public health and safety based upon the peculiar and individual facts and circumstances of a particular blasting operation. The Fire Department shall provide the blaster with the additional conditions or procedures in writing and the blaster shall comply with those requirements until such time as the Fire Department is satisfied they are no longer required and cancels the additional requirements.

2. SECTION 11.18.030 Special Regulations. The following Section repeals and replaces Section 11.18.030 of the Santee Municipal Code as follows:

Section 11.18.030

(A) **Establishment of geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited.** The limits referred to in Section 5704.2.9.6.1 of the International Fire Code in which the storage of flammable or combustible liquids in above-ground tanks outside of buildings is prohibited are hereby established as the jurisdictional limits of the City.

The storage of Class I and Class II liquids in above ground tanks outside of buildings is prohibited in all residential zones within the City of Santee. The storage of Class I and Class II liquids in above ground tanks for motor vehicle fuel-dispensing may be allowed in commercial or industrial zones within the City, providing that applicable provisions of Chapter 23 and 57 are met, and if in the opinion of the Fire Chief, the site, and the use, does not pose a significant hazard.

(B) **Establishment of geographic limits in which the storage of Class I and Class II liquids in above-ground tanks is prohibited.** The limits referred to in Section 5706.2.4.4 of the International Fire Code in which the storage of flammable or combustible liquids in above-ground tanks is prohibited are hereby established as the jurisdictional limits of the City.

The storage of Class I and Class II liquids in above ground tanks is prohibited in all residential zones within the City of Santee. The storage of Class I and Class II liquids in above ground tanks for motor vehicle fuel-dispensing may be allowed in commercial or industrial zones within the City, providing that applicable

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provisions of Chapter 23 and 57 are met, and if in the opinion of the Fire Chief, the site, and the use, does not pose a significant hazard.

(C) Establishment of geographic limits in which the storage of liquefied petroleum gases is restricted for the protection of heavily populated or congested areas. The limits referred to in Section 6104.2 of the International Fire Code, in which the storage of liquefied petroleum gas is restricted, are hereby established as the jurisdictional limits of the City.

The storage of liquefied petroleum gases are prohibited within residential zones within the City of Santee. The storage of liquefied petroleum gases are allowed within commercial or industrial zones within the City of Santee to a maximum quantity of 2,000-gallon water capacity, providing all applicable provisions of Chapter 61 are met, and in the opinion of the Fire Chief, the site, and the use, does not pose a significant hazard.

EXCEPTION: Liquefied Petroleum Gas may be allowed for residential use where no other gas service is provided and the quantity, location and use do not pose a significant problem.

(D) Establishment of limits of districts in which storage of explosives and blasting agents is prohibited. Limits in which storage of explosives and blasting agents is prohibited, are hereby established as the jurisdictional limits of the City.

Permanent storage of explosives and/or blasting agents shall be strictly prohibited within the City of Santee. Temporary storage may be allowed during set-up for excavation, demonstration, or other use, when proper permits have been obtained, all applicable provisions of Chapter 56 have been met, and when in the opinion of the Fire Chief, there are no significant hazards.

EXCEPTION: Small quantities of black powder and explosive materials may be stored and used when they are permitted by the applicable law enforcement agency and permitted by the Fire Department.

(E) Establishment of geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited. The limits referred to in Section 5806.2 of the International Fire Code, in which the storage of flammable cryogenic fluids in stationary containers is prohibited are hereby established as follows:

The storage of flammable cryogenic fluids is prohibited within the City of Santee.

3. Section 11.18.040. Appeals. The following Section repeals and replaces Section 11.18.040 of the Santee Municipal Code.

Section 11.18.040 Whenever the Fire Chief disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply, or that the true intent and meaning of the code have been

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misconstrued or wrongly interpreted, the applicant may appeal the decision of the Fire Chief to the City Council. A letter of appeal shall be submitted to the City Clerk within 30 days from the date of the decision being appealed. The appeal shall be heard by the City Council at the next available meeting.

4. **Section 11.18.050.** New Materials, Processes or Permits. The following Section repeals and replaces Section 11.18.070 of the Santee Municipal Code as follows:

Section 11.18.050 The City Manager, the Fire Chief and the Fire Marshal shall act as a committee to determine and specify, after giving affected person an opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those now enumerated in the *California Fire Code and International Fire Code*. The Fire Marshal shall post such list in a conspicuous place in the office of the City Clerk, at the bureau of fire prevention and distribute copies thereof to interested persons.

5. Section 11.18.060. Penalties. The following Section adds 11.18.060 of the Santee Municipal Code as follows:

Section 11.18.060(A) Any person who violates any provision of this Ordinance or of the code or standards adopted by reference in this Ordinance, is guilty of a misdemeanor. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

(B) The application of the above penalties shall not prevent the enforced removal of prohibited conditions.

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Chapter 11.20

CALIFORNIA EXISTING BUILDING CODE

Sections: 11.20.010 Adoption.

11.20.010 Adoption of the 2022 California Existing Building Code, Part 10, Title 24 of the California Code of Regulations.

The California Existing Building Code, 2022 edition, is adopted by reference without change.

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Chapter 11.22

CALIFORNIA GREEN BUILDING STANDARDS CODE

Sections: 11.22.010 Adoption.

11.22.010 Adoption of the 2022 California Green Building Code, Part 11, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the City Green Building Code for the purpose of enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encourage sustainable construction practices, the 2022 California Green Building Code, Part 11, Title 24 California Code of Regulations, a portion of the California Building Standards Code. Except as otherwise provided by this Chapter and Chapter 11.02 of the City of Santee Municipal Code, planning, design, operation, construction, use and occupancy of every newly constructed building or structure shall conform with the 2022 California Green Building Code, published by the California Building Standards Commission.

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Chapter 11.26

REFERENCED STANDARDS CODE

Sections:

11.26.010 Adoption.

11.26.010 Adoption of the 2022 California Referenced Standards Code, Part 11, Title 24 of the California Code of Regulations.

The California Referenced Standards Code, 2022 edition, is adopted by reference without change.

MEETING DATE November 9, 2022

ITEM TITLE UPDATE ON THE DELIVERY OF BUILDING DIVISION SERVICES WITHIN THE DEPARTMENT OF DEVELOPMENT SERVICES INCLUDING STAFFING AND CONTRACT SUPPORT

DIRECTOR/DEPARTMENT Aaron Sturm, Building Official

SUMMARY

In March of 2021, the City Council established a priority to “Review Development Services Department Building and Inspection services; renew contract or consider alternatives”.

On September 8, 2021, the City Council directed staff to work on a staffing model with approximately seven City employees, and extend the Interwest Consulting Group’s (“Interwest”) Professional Services Agreement with the City of Santee to continue providing contract Building Division services through December 17, 2022. On May 25, 2022, the City Council reaffirmed that permanent full-time City employees should be hired to staff the Building Division, starting with the recruitment of a City Building Official. On October 6, 2022 the new Building Official was hired and began working in the Department of Development Services.

The Building Official’s recommendations for the effective transition from a contracted Building Division to either a hybrid or fully City employee staffed operation phase plan with options will be discussed in the staff report. Staff recommends the City Council consider directing staff to prepare and negotiate a Third Amendment to the Professional Services Agreement with Interwest Consulting Group extending the term of the agreement to June 30, 2023 and it is Staff’s intent to further negotiate modifications to the PSA.

ENVIRONMENTAL REVIEW The proposed action is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Section 15060(c)(3) because the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, as it has no potential for resulting in a physical change to the environment, directly or indirectly.

FINANCIAL STATEMENT The Building Division’s Fiscal Year 2022-23 Budget is \$1,270,040.00. This includes budgeted personnel costs of \$355,690.00, consultant costs of \$859,650.00, and other operational costs of \$52,360.00. Any adjustments to the Building Division’s budget due to City Council’s recommended staffing scenario will be addressed during the Fiscal Year 2022-23 Mid-Year Budget Update.

CITY ATTORNEY REVIEW N/A Completed



RECOMMENDATION *MSB*

1. Receive update on the changes to Building Division Services within the Department of Development Services and provide further direction to staff including staffing and contract services.

ATTACHMENTS

Staff Report

STAFF REPORT

UPDATE ON THE DELIVERY OF BUILDING DIVISION SERVICES WITHIN THE DEPARTMENT OF DEVELOPMENT SERVICE INCLUDING STAFFING AND CONTRACT SERVICES

CITY COUNCIL MEETING

November 9, 2022

A. INTRODUCTION:

On March 2021, the City Council (“Council”) established a goal to review the Building Division, inspection services and consider alternative options. On September 8, 2021, the Council directed staff to improve customer service within the Building Division. The Council’s goals were to improve customer service, provide consistency in inspections, create accountability during plan check, and provide supervision of the division’s staff and contractors. Several discussions have occurred between the Council and Staff regarding options on implementing change within the Building Division. The purpose of this report is to provide a status on the recent hiring of the Building Official and inform Council of the steps necessary to transition to a staffed building division as recommended by the Building Official, which is intended to meet the Council’s goals. The recommendations in this report suggest modifications to the existing Professional Services Agreement with Interwest Consulting Group, Inc. (“Interwest”) to reflect staffing changes and costs being assumed by the City. The existing services agreement is due to expire on December 17, 2022. If Council agrees today, staff will bring forth for your consideration a third amendment to the Professional Services Agreement with Interwest extending the terms of the agreement to June 30, 2023 under a new fee schedule at the December 14th City Council meeting. The plan for staffing should be discussed tonight and the Council is asked to please provide staff with further direction.

B. BACKGROUND:

Since 1981 the City of Santee (“City”) has operated with a Professional Services Agreement (“PSA”) for building services with Interwest. This agreement and subsequent amendment provide the City with building services. On May 26, 2021 and September 2021, the Council considered reports for staffing a building division by the Department of Development Services. In particular, the Council considered the following options:

- A Building Division staffed fully with seven City employees, comprised of a Building Official, two permit technicians, two inspectors and two certified plan checkers; or
- A Building Division staffed with contract staff, as is represented by the current PSA with Interwest; or
- A combination of contract staff and City employees.

Under the existing contract dated September 8, 2021, the Council directed staff to work on a model for a staffed building division with approximately seven City employees and approved an extension of Interwest's PSA with the City to December 17, 2022. The City's Consultant, Ralph Anderson & Associates, provided a classification study and staffing analysis listed below:

1. Building Official
2. Building Inspector I
3. Building Inspector II
4. Plans Examiner I
5. Plans Examiner II
6. Permit Technician
7. Permit Technician

C. DISCUSSION:

On October 6, 2022 a Building Official was hired as a permanent City employee and was tasked to review staffing documents, budgets and Council meetings to identify how Council's goals may be met. The estimated cost of a full-time staff was determined to be \$1,157,807.00. In review of the last three years of Interwest invoices the average annual cost was \$1,075,450.93. The average expenditures within the Building Division for the last three years was \$1,086,016.43. Three scenarios have been created for Council review: 1) Fully staff building division, 2) Building Official and Interwest services, and 3) City staff of 3.5 City employees (Building Official, Senior Inspector, Permit Technicians) and Interwest support. The costs in these scenarios are within 7-8 percent variation compared to Interwest's invoicing costs averaged. The estimated budgeted amount set for FY 22/23 for a fully staffed division appears to be a reasonable benchmark when creating staffing plans for consideration.

One of the most important factors for budgeting building staff in a small city would be flexibility. Flexibility to expand or reduce services based on building activity. A plan should be designed to maintain, if not reduce costs, so that existing building permit fees are not affected. The options in the proposed plan below have three variations over time that increase staffing levels and reduces Interwest services. All phases have been developed to remain within the budget. The following phasing plan has options built into it.

Phase	Cost	City Positions Created	Time Line to complete task
Phase I	Negotiate a decrease in the percentage in the PSA with Interwest to reflect City Costs (Staff)	Building Official	Late 2022 (December 17, 2022)
Phase II	Negotiate contract to an hourly basis for inspection services and percentage plan check services	(1) Senior Inspector /Plans Examiner (1) Permit Technician II	June 2023 (FY 23/24 Budget)
Phase III	Negotiate contract based on level of service provided	Hire (1) Permit Technician I Part time	Late 2023 (December 31, 2023)
Phase IV	Re-evaluate services possibly add staff based on service goals	(1) Building Inspector I	June 2024 (FY 24/25)

This recommended scenario with 3.5 employees will move quickly to create a base level of qualified staff. The plan introduces a Senior Inspector that will inspect, conduct plan checks and assist with code compliance. A Permit Technician II will be competent with computer programs, knowledgeable with building codes and permitting processing. This will establish a skilled staff that will be adequately qualified to learn and assume their inspection and permit duties as well as learning the new permitting software. Once the base of employees are hired, the next step is to hire entry level staff that can be trained to become effective if needed in future fiscal years depending on budget.

The second phase will incorporate a new agreement based on as-needed hours instead of the current revenue sharing agreement with Interwest.

The recommendation as discussed above is based on the Building Official's experience and a past staff report presented in September of 2021 noting cities like Santee with population of 50,000+- use some level of PSA. Historically, a building staff of three to four is able to provide the needed building services for permitting, plan-checking and inspections. Building permits in the past were typical of one or two stories wood or concrete construction. But, in today's economy, housing needs have increased permit activity. A portion of those building permits have been for large, tall and complex residential and commercial buildings. These building have become sophisticated design challenges which create the need for highly trained engineers to review plans and inspectors to oversee their construction. This is why most small cities are using various levels of PSAs that provide access to highly qualified plan check engineers and to backfill inspection workloads that exceed staffing levels.

Interwest Contract and Proposed Amendment for consideration

The City, under a Professional Services Agreement approved by the City Council on March 14, 2018 (“Agreement”), retained EsGil, LLC to provide building services to the Department of Development Services. In 2020, EsGil, LLC became part of Interwest (a SAFEbuilt company). On June 21, 2021, an Amendment to the Agreement was executed to extend the term of the Agreement to December 31, 2021 adding tasks to the scope of services and a specific insurance coverage requirement. A Second Amendment in 2021 extended the term of the Agreement to December 17, 2022.

Staff recommends that the City Council consider directing staff to prepare and negotiate a third amendment extending the Interwest Professional Services Agreement through June 30, 2023 with an additional option for one six (6) month extension in order to provide for the phased hiring of City personnel. If staffing goals are met by June 2023 the Agreement extension will be renegotiated in recognition of Interwest services being reduced and the expected transition to City personnel.

D. CEQA ANALYSIS

The proposed action is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Section 15060(c)(3) because the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, as it has no potential for resulting in a physical change to the environment, directly or indirectly.

E. STAFF RECOMMENDATION:

1. Receive update on the changes to Building Division Services within the Department of Development Services and provide further direction to staff including staffing and contract services.

ATTACHMENTS

- 1) Building Staff Study

Building Division Staffing Study - Summation

	<u>Options</u>	<u>Est. Costs</u>	<u>Difference from Interwest's Agreement</u>
Interwest @ 75% of Revenues (Site facilities costs are not included)	1	<u>\$ 1,075,450.93</u>	
Fully Staff as presented at City Council Meeting May 17, 2022 (Interwest support is limited to \$100,000)	2	<u>\$ 1,157,807.00</u>	\$ 82,356.07
Building Official + Interwest PSA renegotiated to 65% from 75% for building services rendered	3	<u>\$ 1,177,335.49</u>	\$ 101,884.57
City Staff of 3.5 employees + Interwest PSA negotiated to as needed services Inspector hourly & Percentage for plan check	4	<u>\$ 1,146,564.63</u>	\$ 71,113.71
Base Cost for City Staff of 3.5 Building Official, Senior Inspector, (2) Permit Technicians (No Interwest Support)	5	<u>\$ 578,271.17</u>	\$ (497,179.76)

Option 1: Building Division Staffing Study - Current Interwest Contract

Personnel Cost	Building Official	Building Inspector	Plan Review	Permit Tech	Total
Salary	156,519	90,544	99,598	76,023	
Stipen (@ 1%)	1,565	905	996	760	
Auto Allowance	4,200	-	-	-	
PERS (Tier 2)_	14,588	8,439	9,283	7,085	
Health Insurance	17,770	17,770	17,770	17,770	
Dental Insurance	1,076	1,076	1,076	1,076	
Medicare	2,353	1,326	1,459	1,113	
Life Insurance	101	101	101	101	
LTD	347	290	319	243	
Cost Per Person	198,519	120,451	130,602	104,171	
FTEs	-	-	-	-	-
Total Personnel Cost	\$ -	\$ -	\$ -	\$ -	\$ -

Non Personnel Cost

Professional Services (overflow/ technical support)	-
Vehicles - lease 2	-
Vehicles - fuel and maintenance	-
Professional Development	-
Supplies	-
Printing	-
Dues & Subscriptions	-
Minor Equipment	-
Utilites	-
Telephone (office + two inspectors)	-
Indirect costs (@10% of personnel costs)	-
Total Non-Personnel Costs	-

Total Staffing Estimate Costs / Budget

\$ -

Current Interwest Contract

75% of Building Permt Revenues

3 year average

Interwest Invoice Average	\$1,075,450.93
Revenue Average	\$1,433,536.66
Difference between Invoice and Revenues	<u>\$358,085.73</u>

Average Revenues and Interwest Invoicing

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>3 year average</u>
Invoice	\$1,135,476.08	\$978,407.87	\$1,112,468.83	\$1,075,450.93
Est. Rev.	\$1,513,968.00	\$1,303,345.64	\$1,483,296.23	\$1,433,536.62
Difference	\$378,491.92	\$324,937.77	\$370,827.40	\$358,085.70

Current Interwest Invoice average over 3 years

\$1,075,450.93

Option 2: Building Division Staffing Study - Fully Staff

Personnel Cost	Building Official	Building Inspector	Plan Review	Permit Tech	Total
Salary	156,519	90,544	99,598	76,023	
Stipen (@ 1%)	1,565	905	996	760	
Auto Allowance	4,200	-	-	-	
PERS (Tier 2)_	14,588	8,439	9,283	7,085	
Health Insurance	17,770	17,770	17,770	17,770	
Dental Insurance	1,076	1,076	1,076	1,076	
Medicare	2,353	1,326	1,459	1,113	
Life Insurance	101	101	101	101	
LTD	347	290	319	243	
Cost Per Person	198,519	120,451	130,602	104,171	
FTEs	1.0	2.0	2.0	2.0	7.0
Total Personnel Cost	\$ 198,519.00	\$ 240,902.00	\$ 261,204.00	\$ 208,342.00	\$ 908,967.00
Non Personnel Cost					
Professional Services (overflow/ technical support)					100,000
Vehicles - lease 2					13,440.00
Vehicles - fuel and maintenance					3,500.00
Professional Development					10,000.00
Supplies					8,000.00
Printing					2,000.00
Dues & Subscriptions					2,000.00
Minor Equipment					2,000.00
Utilites					9,000.00
Telephone (office + two inspectors)					8,000.00
Indirect costs (@10% of personnel costs)					90,900.00
Total Non-Personnel Costs					\$ 248,840.00
Total Estimate Costs / Budget					\$ 1,157,807.00

Option 3: Building Division Staffing Study - Building Official + Interwest

Personnel Cost	Building Official	Building Inspector	Plan Review	Permit Tech	Total
Salary	156,519				
Stipen (@ 1%)	1,565				
Auto Allowance	4,200				
PERS (Tier 2)_	14,588				
Health Insurance	17,770				
Dental Insurance	1,076				
Medicare	2,353				
Life Insurance	101				
LTD	347				
Cost Per Person	198,519				
FTEs	1.0				1.0
Total Personnl Cost	\$ 198,519.00	\$ -	\$ -	\$ -	\$ 198,519.00

Non Personnel Cost

Professional Services (overflow/ technical support)	-
Vehicles - lease 2	-
Vehicles - fuel and maintenance	-
Professional Development	3,000.00
Supplies	8,000.00
Printing	1,000.00
Dues & Subscriptions	2,500.00
Minor Equipment	1,000.00
Utilites	9,000.00
Telephone (office + two inspectors)	2,666.67
Indirect costs (@10% of personnel costs)	19,851.00
Total Non-Personnel Costs	\$ 47,017.67

Option 3: Total Staffing Estimate Costs / Budget

\$ 245,536.67

Proposed Interwest Contract with City Building Official

3 year average

Revenue Average	\$1,433,536.66
Inspections & Plan Check	
Savings of \$143,652.10	\$931,798.83
Staff costs	\$245,536.67

Estimated Budget for B.O. + Interwest

\$1,177,335.49

Option 4: Building Division Staffing Study - 3.5 City Staff + Interwest Hourly

Personnel Cost	Building Official	Building Inspector	Plan Review	Permit Tech	Total
Salary	156,519	90,544	99,598	76,023	
Stipen (@ 1%)	1,565	905	996	760	
Auto Allowance	4,200	-	-	-	
PERS (Tier 2)_	14,588	8,439	9,283	7,085	
Health Insurance	17,770	17,770	17,770	17,770	
Dental Insurance	1,076	1,076	1,076	1,076	
Medicare	2,353	1,326	1,459	1,113	
Life Insurance	101	101	101	101	
LTD	347	290	319	243	
Cost Per Person	198,519	120,451	130,602	104,171	
FTEs	1.0	-	1.0	1.5	3.5
Total Personnl Cost	\$ 198,519.00	\$ -	\$ 130,602.00	\$ 156,256.50	\$ 485,377.50

Non Personnel Cost

Professional Services (overflow/ technical support)	-
Vehicles - lease 2	13,440.00
Vehicles - fuel and maintenance	1,750.00
Professional Development	5,000.00
Supplies	8,000.00
Printing	1,000.00
Dues & Subscriptions	2,500.00
Minor Equipment	1,000.00
Utilites	9,000.00
Telephone (office + two inspectors)	2,666.67
Indirect costs (@10% of personnel costs)	48,537.00
Total Non-Personnel Costs	\$ 92,893.67

Total Estimate Costs / Budget

\$ 578,271.17

Estimate Service from Contractor

	Contractor	\$ Hourly	Full Year Hours	
Interwest				
Inspector II	1	85	2080	\$ 176,800.00
Permit Tech	1	75	2080	\$ 156,000.00
			Plan Average	
Staff Plan Checking Goal is 50% of all plan checck in to be in house			50.00%	\$ 235,493.47
Total Contractor Costs	\$470,986.93			\$ 568,293.47

Estimate Interwest Inspection & 50% plan check Staff costs	\$568,293.47 \$ 578,271.17
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Estimated Costs for 3.5 staff + Interwest Hourly

\$1,146,564.63

Buildng Division Budget Study				
Annual Invoice totals form Interwest				
	2022	2021	2020	3 year average
Invoice	\$1,135,476.08	\$978,407.87	\$1,112,468.83	\$1,075,450.93
Est. Rev.	\$1,513,968.11	\$1,303,345.64	\$1,483,296.23	\$1,433,536.66
Admin Costs	\$378,492.03	\$324,937.77	\$370,827.40	\$358,085.73
1) Building Official % discount by Interwest Proposal				
Interwest offer		8%	\$86,036.07	
Building Official Est \$		18%	\$198,519.00	
Negotiate to 65%		10%	\$ 107,545.09	
2) Interwest Hourly				
		Employees	Hourly	Hours Year
Counter Tech		2	\$75.00	2080
Inspector 2		1	\$85.00	2080
Senior Inspector		1	\$95.00	2080
				\$686,400.00
Plan checking				
Based on Fee Schedule				
Percent from fee study				45%
Total Cost				\$1,164,975.66
Hybrid 3) FY23/24 City Employee				
				Budget
Building Official		1		\$198,519.00
Senior Inspector		1		\$120,451.00
Permit Tech II		1		\$104,171.00
Part Time Tech		1		\$52,085.50
Total staff cost				\$475,226.50
Hourly Interwest			Rate	Hours in a Year
Inspector II		1	\$85.00	2080
Permit Tech		1	\$75.00	2080
Planning Checking @ 50%		0.5		45%
Total Cost Staff and Interwest Hourly				\$1,047,314.33
Admin costs				\$386,222.33
Total Revenue Ave.				\$1,433,536.66

MEETING DATE November 9, 2022

ITEM TITLE UPDATE ON ACTIONS AND PROCESS STEPS TO IMPLEMENT
RECENTLY ADOPTED CANNABIS ORDINANCE

DIRECTOR/DEPARTMENT Marlene D. Best, City Manager

SUMMARY

The City Council approved Ordinance 602 on August 10, 2022 which creates the legal structure by which the City Council may consider permits to allow certain cannabis businesses to operate in the City of Santee. The Ordinance regulates business types, location, quantity, and various other operational requirements. Since adoption of Ordinance 602, the City established an email through the City website for those with questions about the process to contact the City and receive and view updates as available. Ordinance 602 has been posted to the website, as well as a PDF version of a map of approved zoning for cannabis businesses to locate in.

The City Council subcommittee and staff have reviewed a proposal from HdL for additional support to implement the next steps in the process. Work is proceeding towards a merit-based system for processing cannabis business applications. This system is recommended instead of a first come-first served model or a lottery process for consideration of awarding the up to four retail licenses permitted for consideration as outlined in Ordinance 602. Other microbusiness without retail, or testing labs, would also be judged on merit, but there is no limit to those business types. The draft application would be brought back to the City Council for final approval before making it available to applicants. Additionally, the City Council must adopt procedures and review criteria to be used in ranking applications.

Once an approved application is submitted by a business, the process to be developed will likely include background checks, various reviews of business experience and finances, location analysis and negotiation of a community benefit agreement. Businesses would likely be ranked according to the preapproved criteria and then the City Council will make the final approval prior to issuance of a Cannabis Business Permit or City Business License. A cost recovery analysis is being pursued to assist the City in establishing application/permit fees and other costs to ensure that businesses are funding all costs for the process. Staff has also developed an interactive GIS map for use by the public and the City in reviewing approved zoning, buffer impacts and parcels for cannabis business sites. All of the details regarding the process will be further developed and presented to you for final decision.

FINANCIAL STATEMENT

All costs for the cannabis business program are being analyzed with the intent of fees charged to applicants and businesses covering the cost to the City.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION

Receive the update and provide direction to staff.

