



City Council

Mayor John W. Minto
Vice Mayor Dustin Trotter - District 4
Council Member Rob McNelis - District 1
Council Member Ronn Hall - District 2
Council Member Laura Koval - District 3

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, April 10, 2024

6:30 p.m.

Council Chambers | Building 2

10601 Magnolia Ave • Santee, CA 92071

TO WATCH LIVE:

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

www.cityofsanteeca.gov

IN-PERSON ATTENDANCE

Members of the public who wish to view the Council Meeting live, can watch the live taping of the Council meeting in the Council Chambers on the meeting date and time listed above.

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 Dustin Trotter – District 4
Council Member Rob McNelis – District 1
Council Member Ronn Hall – District 2
Council Member Laura Koval – District 3

LEGISLATIVE INVOCATION: Pathways Church – Phil Herrington

PLEDGE OF ALLEGIANCE:

PROCLAMATION: Recognizing Heartland Communications Facilities Authority

PROCLAMATION: Santee Financial Fun Awareness Day

CONSENT CALENDAR:

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

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full, of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (3) **Adoption of a Resolution Acknowledging Receipt of a Report Made by the Fire Chief in Accordance with Section 13146.4 of the California Health and Safety Code (Annual Fire Inspection Compliance Report). (Fire – Matsushita)**
- (4) **Adoption of a Resolution Accepting the Public Improvements for the Rancho Fanita Villas Subdivision Project (TM2005-05) as Complete and Finding this Acceptance is Not a CEQA Project. Location: Marrokal Lane South of Arminda Circle. (Engineering – Schmitz)**
- (5) **Adoption of a Resolution Authorizing the Submittal of a Grant Application to the Federal INFRA (Infrastructure for Rebuilding America) Grant Program for State Route 52 (SR 52) Improvements and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz)**
- (6) **Adoption of a Resolution Approving the Procurement of NoTraffic Vehicle Detection Systems from JTB Supply Company for the Smart Traffic Signals Project CIP 2024-09, and Finding the Action is Categorically Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to Section 15302(c) of the CEQA Guidelines. (Engineering – Schmitz)**



- (7) **Adoption of a Resolution Authorizing the Use of \$84,098.78 in Appropriated Funds from the Adopted Operating Budget, Planning Department for Fiscal Year 2023-2024 for Professional Services Related to the Santee Multiple Species Conservation Program Subarea Plan Provided by ICF Jones & Stokes, Inc. through an Existing Professional Services Agreement and Authorizing the City Manager to Execute Amendments to Said Agreement. (Planning and Building – Sawa)**
- (8) **Adoption of a Resolution Authorizing the Use of \$165,901.22 in Appropriated Funds from the Adopted Operating Budget, Planning Department for Fiscal Year 2023-2024 for Professional Services Related to the Santee Multiple Species Conservation Program (MSCP) Subarea Plan Provided by Ebbin Moser + Skaggs, LLP through an Existing Professional Services Agreement and Authorizing the City Manager to Execute Amendments to Said Agreement. (Planning and Building – Sawa)**
- (9) **Adoption of a Resolution Authorizing an Amendment to the Adopted Salary Schedule to Reflect a Market Adjustment Increase to the Salary Band for the Position of Fire Marshal. (Human Resources – Freeman)**

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:

- (10) **Public Hearing for a Tentative Map (TM2020-1) and Development Review Permit (DR2020-2) for a 13-Lot Residential Subdivision with 12 Proposed Single-Family Homes on a 2.46 Acre Site Located at 9463 Slope Street (APN 384-232-03-00) in the Low-Medium Density Residential (R-2) Zone and Finding the Project Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to the Class 32 Infill Exemption, CEQA Guidelines Section 15332 (Applicant: New West Investment Group, Inc.). (Planning and Building – Sawa)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Find TM2020-1 and DR2020-2 Categorically Exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
3. Adopt the Resolution approving TM2020-1; and
4. Adopt the Resolution approving DR2020-2.



(11) Public Hearing on and Resolution Adopting the *TransNet* Local Street Improvement Program of Projects for Fiscal Years 2025 through 2029, Amending the Capital Improvement Program Budget and Finding the Action is Not a Project Subject to the California Environmental Quality Act. (Engineering – Schmitz)

Recommendation:

1. Conduct the Public Hearing; and
2. Adopt the Resolution adopting the *TransNet* Local Street Improvement Program of Projects for Fiscal Years 2025 through 2029 and amending the adopted Capital Improvement Program budget.

CONTINUED BUSINESS:

(12) Resolution Approving the Extension of the Additional 12-Hours BLS Ambulance Trial through the End of Fiscal Year 23/24 Utilizing Part-Time Emergency Medical Technicians and Approving the Appropriation of \$13,000 from the Emergency Medical Services Unrestricted Fund Balance to the Emergency Medical Services Division of the City of Santee Fire Department’s FY 2023-24 Operating Budget. (Fire – Matsushita)

Recommendation:

Adopt the Resolution approving of the following items and finding that the action is not a project subject to CEQA:

1. Extend the trial of the additional 12-hour BLS ambulance through the end of FY 2023-24; and
2. Approve the appropriation of \$13,000.00 to the Emergency Medical Services Division of the City of Santee Fire Department’s FY 2023-24 Operating Budget from the Emergency Medical Services Fund reserves.

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:

ADJOURNMENT:





BOARDS, COMMISSIONS & COMMITTEES
APRIL & MAY MEETINGS

Apr	04	SPARC	Council Chamber
Apr	08	Community Oriented Policing Committee	Council Chamber
Apr	10	Council Meeting	Council Chamber
Apr	24	Council Meeting	Council Chamber
May	02	SPARC	Council Chamber
May	08	Community Oriented Policing Committee	Council Chamber
May	13	Council Meeting	Council Chamber
May	22	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 April 10, 2024

ITEM TITLE PROCLAMATION OF THE CITY COUNCIL NAMING APRIL 14-20, 2024, AS NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK AND RECOGNIZING HEARTLAND COMMUNICATIONS FACILITIES AUTHORITY STAFF FOR THEIR SELECTION AS WINNERS OF THE SPECIAL RECOGNITION CATEGORY AND AS THE GIS ANALYST OF THE YEAR AT THE SOUTHERN CALIFORNIA 9-1-1 AWARDS BANQUET.

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

Emergencies are inevitable and require prompt response from police officers, firefighters, and paramedics. Their safety depends upon quality, accurate information being obtained from citizens who call the Heartland Emergency Communications Center (HECC). Its Public Safety Telecommunicators are the single vital link to ensure a positive outcome for everyone involved in an incident. Each HECC dispatcher has exhibited compassion, understanding, and professionalism in the performance of their job. The City of Santee honors them by joining others in proclaiming the week of April 14 through 20, 2024, to be National Public Safety Telecommunicators Week.

In addition, the Southern California 9-1-1 Awards Banquet will be held in Buena Park on Friday, April 19, 2024. Nominations for awards in the Special Recognition and GIS Analyst of the Year categories were put forth by HECC's Executive Director Jeff Logan. Selected for the Special Recognition award is the HECC dispatcher team of Elisa Garcia, Matt Ruperty, Amy Cox, Kim Gonzales and Alexis Sanchez. The nomination was for their performance during the January 22, 2024 surge incident due to a heavy rainstorm. For his exemplary performance and outstanding contributions behind the scenes at HECC, which is crucial to ensuring emergency vehicles are accurately dispatched to emergencies, and for consistently going above and beyond his role as Senior GIS Analyst, Justin Nettleton was nominated and selected as the GIS Analyst of the Year. The City of Santee celebrates and congratulates these HECC staff members, with gratitude and appreciation for their jobs well done.

FINANCIAL STATEMENT

There is no financial impact to the City of Santee.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MAB*

Present Proclamation.

ATTACHMENTS

Proclamation





| Proclamation

Whereas, emergencies can occur at any time that require police, fire or emergency medical services; and,

Whereas, when an emergency occurs, the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and,

Whereas, the safety of our police officers, firefighters and paramedics is dependent upon the quality and accuracy of information obtained from citizens who telephone the Heartland Emergency Communications Center; and,

Whereas, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and,

Whereas, Public Safety Telecommunicators are the single vital link for our police officers, firefighters and paramedics by monitoring their activities by radio, providing them information and ensuring their safety; and,

Whereas, Public Safety Telecommunicators of the Heartland Emergency Communications Center have contributed substantially to the suppression of fires and treatment of patients; and,

Whereas, each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year.

Now, therefore, I, John W. Minto, Mayor of the City of Santee, on behalf of the City Council, do hereby proclaim the week of April 14 through 20, 2024, as

“National Public Safety Telecommunicators Week”

in Santee, in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of April, two thousand twenty-four, and have caused the Official Seal of the City of Santee to be affixed.

Mayor John W. Minto

MEETING DATE April 10, 2024

ITEM TITLE PROCLAMATION: THE CITY COUNCIL OF THE CITY OF SANTEE PROCLAIMS WEDNESDAY, APRIL 24, 2024, AS “SANTEE FINANCIAL FUN AWARENESS DAY”

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

Momentum Tutoring and the San Diego Council for Economic Education are organizing and hosting Family Financial Fun Nights in Santee throughout 2024. The premier of the program will be held April 24th, 2024, at Momentum Tutoring headquarters, 9500 Cuyamaca Street, Suite 101, from 6:00 pm to 7:00 pm. A complimentary dinner will be provided from 5:30 pm to 6:00 pm. Educators and PTAs will partner with Momentum and the SDCEE to bring the program to local schools in 2024.

Family Financial Fun Nights are one-hour interactive family events. The goal is to create experiences that encourage conversations about money management within families. The initiative brings together students and their families to learn about personal finance and discuss topics like savings, spending, debt, and budgeting.

During the events, students and parents participate in hands-on money management activities at stations that mimic real-world financial scenarios. Each station focuses on specific money management topics, which are led by leaders from local community organizations. The initiative emphasizes that financial knowledge is essential for everyone and aims to empower families to become financially savvy together. These events are designed to teach basic money management skills.

FINANCIAL STATEMENT

Financial Fun Awareness is brought to Santee through a \$25,000 Neighborhood Reinvestment Grant which is being provided by Supervisor Joel Anderson and his District 2 office in 2024. There is no direct financial impact to the City of Santee.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*
Present Proclamation.

ATTACHMENT

Proclamation
Letter to Momentum Tutoring from Supervisor Joel Anderson





| Proclamation

WHEREAS, Momentum Tutoring and the San Diego Council for Economic Education are organizing and hosting Family Financial Fun Nights in Santee throughout 2024; and

WHEREAS, Family Financial Fun Nights are interactive family events which mimic real-world scenarios, led by leaders from local community organizations, and which aim to create experiences that encourage conversations about money management within families, where students and their families learn about personal finance and discuss topics like savings, spending, debt, and budgeting; and

WHEREAS, the aim of these events is to empower families to become financially savvy together; and

WHEREAS, the premier event will be held Wednesday, April 24, 2024, at Momentum Tutoring's headquarters in Santee from 6:00 pm to 7:00 pm, preceded by a complimentary dinner from 5:30 pm to 6:00 pm; and

WHEREAS, these events were brought to Santee through a \$25,000 Neighborhood Reinvestment Grant provided by District 2 Supervisor Joel Anderson and his office.

NOW, THEREFORE, I, John W. Minto, Mayor of the City of Santee, on behalf of the City Council, do hereby proclaim Wednesday, April 24, 2024, as

“SANTEE FINANCIAL FUN AWARENESS DAY”

in the city of Santee and encourage students and their families to take part in these worthwhile learning experiences.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of April, two thousand twenty-four, and have caused the Official Seal of the City of Santee to be affixed.

Mayor John W. Minto



JOEL ANDERSON

Serving the cities of:
El Cajon
La Mesa
Lemon Grove
Poway
Santee

Momentum Tutoring
9500 Cuyamaca Street, Suite 101
Santee, CA 92071

Serving the communities of:
Agua Caliente
Allied Gardens
Alpine

Barrett
Blossom Valley
Bostonia
Boulevard
Campo
Canebrake
Casa de Oro
College Area
Crest
Cuyamaca
Dehesa
Del Cerro
Descanso
Dulzura
Eucalyptus Hills
Fernbrook
Flinn Springs
Granite Hills
Grantville
Guatay
Harbison Canyon
Jacumba
Jamul
Johnstown
Julian
Lake Morena
Lakeside
Mount Helix
Pine Hills
Pine Valley
Potrero
Ramona
Rancho San Diego
Rolando
San Carlos
San Diego Country Estates
San Pasqual
Santa Ysabel
Shelter Valley
Spring Valley
Tecate
Tierra del Sol
Vallecitos
Wynola

Dear Ms. Theresa Bozhor,

It's my job to make government work for you, so it is my honor to personally congratulate you on being awarded \$25000 from the Neighborhood Reinvestment Program for Momentum Tutoring. I am pleased to award this grant to you as a testament to your diligence, enthusiasm, hard work, and dedication to our community. There may be surplus funding available in the future and I would be happy to consider your organization for an additional round of funding at that time.

Economic development remains one of my top priorities, as well as supporting policies that promote local career opportunities and financial prosperity. **One of my goals as your County Supervisor is to support local businesses and non-profits to further benefit you and your family.**

To support organizations like yours, I have implemented grant programs that provide funding to help local businesses and non-profits recover financially. Organizations like yours are the life blood of our communities. Your work stimulates tourism, promotes the economy, creates jobs, and enhances quality of life. I am proud to sponsor this contribution that will strengthen your institution.

Theresa, it is my hope that this grant stimulates and encourages your organization and leads to major success. If I can be of any additional assistance, please do not hesitate to contact my office at Joel.Anderson@sdcounty.ca.gov or (619) 531-5522.

It is an honor to serve you,

Joel Anderson
Supervisor, Second District

Serving the Indian reservations of:
Barona
Campo
Cosmit
Ewiiaapaayp
Inaja
Jamul
La Posta
Manzanita
Mesa Grande
Santa Ysabel
Sycuan
Viejas

MEETING DATE April 10, 2024

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 April 10, 2024

ITEM TITLE APPROVAL OF 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

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

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MDB*

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>
03/11/24	Accounts Payable	\$ 12,913.19
03/20/24	Accounts Payable	119,086.22
03/20/24	Accounts Payable	1,510,047.94
03/21/24	Payroll	430,689.00
03/21/24	Accounts Payable	38,435.59
03/21/24	Accounts Payable	17,686.87
03/22/24	Accounts Payable	42,748.91
03/26/24	Accounts Payable	150,143.35
03/27/24	Accounts Payable	594,894.01
04/01/24	Retiree Health	<u>5,203.00</u>
TOTAL		<u><u>\$2,921,848.08</u></u>

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



 Heather Jennings, Director of Finance

vchlist
03/21/2024 12:20:09PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
240311	3/11/2024	10482 TRISTAR RISK MANAGEMENT	119824		WORKERS COMP LOSSES; FEB24	12,913.19	
Total :						12,913.19	
1 Vouchers for bank code : ubgen						Bank total :	12,913.19
1 Vouchers in this report						Total vouchers :	12,913.19

Prepared by: Juc M
Date: 3.21.24
Approved by: _____
Date: 3/21/24

vchlist
03/21/2024 12:49:12PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
84900	3/20/2024	10956 FRANCHISE TAX BOARD	PPE 03/13/24		CA STATE TAX WITHHELD	29,399.53
					Total :	29,399.53
86300	3/20/2024	10955 DEPARTMENT OF THE TREASURY	PPE 03/13/24		FED WITHHOLDING & MEDICARE	89,686.69
					Total :	89,686.69
2 Vouchers for bank code : ubgen						Bank total : 119,086.22
2 Vouchers in this report						Total vouchers : 119,086.22

Prepared by: *Tuck*
Date: 3-21-24
Approved by: *E. Bull*
Date: 3-25-24

vchlist
03/20/2024 2:55:35PM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135966	3/20/2024	10877 ALIGNMENT EXPRESS OF CA INC	58055		VEHICLE REPAIR	950.04
					Total :	950.04
135967	3/20/2024	14465 BALINGER, KEVIN	02292024		REIMBURSEMENT - WORK BOOTS	200.00
					Total :	200.00
135968	3/20/2024	13292 BORDER RECAPING LLC	24-0153360-008	54413	TIRE SERVICE	235.82
					Total :	235.82
135969	3/20/2024	10031 CDW GOVERNMENT LLC	PV55174	54690	COMMUNICATION EQUIPMENT	1,394.24
					Total :	1,394.24
135970	3/20/2024	12153 CORODATA RECORDS	RS4989680	54527	CORODATA RECORDS MANAGMEN	846.83
					Total :	846.83
135971	3/20/2024	15200 DECKER, GRACE	26		SENIOR PROGRAM	100.00
					Total :	100.00
135972	3/20/2024	12655 DELL MARKETING LP	10730495984	54627	NEW WEBSITE HOSTING - AZURE	223.39
					Total :	223.39
135973	3/20/2024	14811 DIGITECH COMPUTER LLC	60004891	54504	SLEMSA BILLING CONTRACT SERV	32,512.88
					Total :	32,512.88
135974	3/20/2024	10251 FEDERAL EXPRESS	774041237769		FREIGHT FOR HMH462 STEINS	138.00
					Total :	138.00
135975	3/20/2024	10251 FEDERAL EXPRESS	8-439-33012		FEDEX SHIPPING CHARGES	61.33
					Total :	61.33
135976	3/20/2024	10009 FIRE ETC	187039	54370	EQUIPMENT MAINTENANCE	120.00
					Total :	120.00
135977	3/20/2024	14466 GIR USA, INC.	F102525		ANNUAL SOFTWARE FEE	348.00
					Total :	348.00
135978	3/20/2024	10066 GLOBALSTAR USA LLC	65444153		SATELITE PHONE SERVICE	104.68

vchlist
03/20/2024 2:55:35PM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135978	3/20/2024	10066 10066 GLOBALSTAR USA LLC	(Continued)			Total : 104.68
135979	3/20/2024	10600 HINDERLITER DE LLAMAS & ASSOC	SIN036790	54218	CANNABIS CONSULTING SVCS	625.00
						Total : 625.00
135980	3/20/2024	10256 HOME DEPOT CREDIT SERVICES	6971995	54416	STATION SUPPLIES	359.63
						Total : 359.63
135981	3/20/2024	10301 HORSMAN AUTOMOTIVE	29320	54372	VEHICLE SERVICE	163.36
						Total : 163.36
135982	3/20/2024	10120 KEARNY PEARSON FORD	1944883	54374	VEHICLE REPAIR PART	161.19
						Total : 161.19
135983	3/20/2024	10912 LEASK, DAVID	03062024		EMPLOYEE REIMBURSEMENT	650.00
						Total : 650.00
135984	3/20/2024	10204 LIFE ASSIST INC	1408031	54377	EMS SUPPLIES	50.56
			1409897	54377	EMS SUPPLIES	3,245.95
			1410008	54377	EMS SUPPLIES	1,680.11
						Total : 4,976.62
135985	3/20/2024	10174 LN CURTIS AND SONS	INV796053	54551	SAFETY APPAREL	816.85
						Total : 816.85
135986	3/20/2024	10207 LOCKHART TRAINING	2443		INSTRUCTOR PAYMENT	1,078.35
						Total : 1,078.35
135987	3/20/2024	14742 LOWNDES, BECKY	BUNNY2024		BUNNY TRAIL CASH ADVANCE	200.00
						Total : 200.00
135988	3/20/2024	10083 MUNICIPAL EMERGENCY SERVICES	IN2014716	54381	EQUIPMENT REPAIR	55.29
						Total : 55.29
135989	3/20/2024	10344 PADRE DAM MUNICIPAL WATER DIST	90000367; MAR24		GROUP BILL	11,263.50
						Total : 11,263.50
135990	3/20/2024	12062 PURETEC INDUSTRIAL WATER	2151050		DEIONIZED WATER	158.40

vchlist
03/20/2024 2:55:35PM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135990	3/20/2024	12062 12062 PURETEC INDUSTRIAL WATER	(Continued)			Total : 158.40
135991	3/20/2024	12828 RICK ENGINEERING COMPANY	18100F(5)	54219	AS-NEEDED ENGINEERING SERVI	6,362.50 Total : 6,362.50
135992	3/20/2024	14125 ROBINSON LANE SANTEE LLC	1283		REFUNDABLE DEPOSIT	1,318.35 Total : 1,318.35
135993	3/20/2024	10606 S.D. COUNTY SHERIFF'S DEPT.	SHERIFF JAN 2024		LAW ENFORCEMENT JAN 2024	1,419,470.98 Total : 1,419,470.98
135994	3/20/2024	11594 SAN DIEGO METROPOLITAN TRANSIT	1800020409		RIGHT TURN POCKET PROJECT	1,473.93 Total : 1,473.93
135995	3/20/2024	10424 SANTEE FIREFIGHTERS	BACGUCHINSKY FLECK HERNANDEZ LOPEZ MELANSON NORIAN PORTER TEMPLEMAN WEBSTER ZENNEJIAN		WEARING APPAREL WEARING APPAREL WEARING APPAREL WEARING APPAREL WEARING APPAREL WEARING APPAREL WEARING APPAREL WEARING APPAREL WEARING APPAREL WEARING APPAREL	107.00 107.00 107.00 107.00 107.00 107.00 107.00 107.00 73.00 107.00 Total : 1,036.00
135996	3/20/2024	10212 SANTEE SCHOOL DISTRICT	9505	54480	TEEN CENTER TRANSPORTATION	273.12 Total : 273.12
135997	3/20/2024	10768 SANTEE SCHOOL DISTRICT	9506	54394	CHET HARRITT FIELD LIGHTS	263.40 Total : 263.40
135998	3/20/2024	10768 SANTEE SCHOOL DISTRICT	9507	54583	JOINT USE FIELDS - RIO SECO	261.02 Total : 261.02
135999	3/20/2024	13171 SC COMMERCIAL, LLC	2587820-IN 2589965-IN 2592317-IN	54395 54395 54395	DELIVERED FUEL DELIVERED FUEL DELIVERED FUEL	145.20 530.19 595.70

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Voucher List
CITY OF SANTEE

Bank code : ubaen

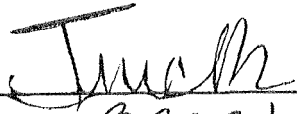

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135999	3/20/2024	13171 13171 SC COMMERCIAL, LLC	(Continued)			Total : 1,271.09
136000	3/20/2024	14797 SEDANO FORD OF LM INC	20478686	54446	VEHICLE REPAIR PART	13.20
			20479147	54446	VEHICLE REPAIR PARTS	56.96
					Total :	70.16
136001	3/20/2024	10585 SHARP REES-STEALY MEDICAL	389412382		MEDICAL SERVICES	50.00
			389422302		MEDICAL SERVICES	50.00
			389424962	54652	PRE-EMPLOYMENT PHYSICALS	65.00
			389424963	54652	PRE-EMPLOYMENT PHYSICALS	61.00
			389424964	54652	PRE-EMPLOYMENT PHYSICALS	56.00
			389424965	54652	PRE-EMPLOYMENT PHYSICALS	40.00
			389424966	54652	PRE-EMPLOYMENT PHYSICALS	106.00
			389432070		MEDICAL SERVICES	50.00
			389432229		MEDICAL SERVICES	50.00
			389432441		MEDICAL SERVICES	50.00
			389434267		MEDICAL SERVICES	50.00
			389449676	54652	PRE-EMPLOYMENT PHYSICALS	56.00
			389449677	54652	PRE-EMPLOYMENT PHYSICALS	40.00
			389449678	54652	PRE-EMPLOYMENT PHYSICALS	61.00
			389449679	54652	PRE-EMPLOYMENT PHYSICALS	65.00
			389452690	54652	PRE-EMPLOYMENT PHYSICALS	106.00
			389452691	54652	PRE-EMPLOYMENT PHYSICALS	40.00
			389452692	54652	PRE-EMPLOYMENT PHYSICALS	61.00
			389452693	54652	PRE-EMPLOYMENT PHYSICALS	56.00
			389452694	54652	PRE-EMPLOYMENT PHYSICALS	65.00
			389490619		MEDICAL SERVICES	50.00
			389490755		MEDICAL SERVICES	50.00
			389491427		MEDICAL SERVICES	50.00
			389492393		MEDICAL SERVICES	50.00
			389495049	54652	PRE-EMPLOYMENT PHYSICALS	106.00
			389495050	54652	PRE-EMPLOYMENT PHYSICALS	56.00
			389495051	54652	PRE-EMPLOYMENT PHYSICALS	40.00
			389495052	54652	PRE-EMPLOYMENT PHYSICALS	61.00
			389495053	54652	PRE-EMPLOYMENT PHYSICALS	65.00
			389495166		MEDICAL SERVICES	50.00
			389515808	54652	PRE-EMPLOYMENT PHYSICALS	106.00

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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136001	3/20/2024	10585	10585 SHARP REES-STEALY MEDICAL	(Continued)		Total : 1,862.00
136002	3/20/2024	12313	SINGH, YU-CHI CLAIRE	03082024	LICENSE RENEWAL - SINGH	180.00
						Total : 180.00
136003	3/20/2024	10314	SOUTH COAST EMERGENCY VEHICLE	INV-257 INV-352	54417 VEHICLE REPAIR PART 54417 VEHICLE REPAIR PART	493.33 68.51
						Total : 561.84
136004	3/20/2024	10217	STAPLES ADVANTAGE	3560171154	54335 FY 23/24 OFFICE SUPPLIES - FINAI	239.74
						Total : 239.74
136005	3/20/2024	10119	STEVEN SMITH LANDSCAPE INC	53170 53171 53172 53173	54405 A1 LANDSCAPE SERVICES 54406 A 3 LANDSCAPE SERVICES 54451 A 2 LANDSCAPE SERVICES 54406 A3 LANDSCAPE SERVICES	9,931.00 1,981.44 1,681.44 840.64
						Total : 14,434.52
136006	3/20/2024	10550	UNIFORMS PLUS INC	22324 22424	54497 WEARING APPAREL 54497 WEARING APPAREL	821.06 188.56
						Total : 1,009.62
136007	3/20/2024	10642	USPS-POC	10642	POSTAGE REIMBURSEMENT	2,216.27
						Total : 2,216.27
42 Vouchers for bank code : ubgen						Bank total : 1,510,047.94
42 Vouchers in this report						Total vouchers : 1,510,047.94

Prepared by: 
 Date: 3/20/24
 Approved by: 
 Date: 3/20/24

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03/19/2024 12:54:32PM

Payroll Processing Report
CITY OF SANTEE
2/29/2024 to 3/13/2024-2 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
					rha2%	210,651.76		4,213.04					
					rhsabc	26,352.23	527.05						
					roth	79,971.89	8,712.09						
					sb-1		84.63						
					sb-3		67.31						
					sffa		3,499.62						
					sffapc		944.70						
					st1cs3	92,842.30	2,785.30	-2,785.30					
					st2cs3	14,997.96	449.94	-449.94					
					texlif		249.64						
					vaccpr		603.25						
					vaccpt		223.51						
					vcanpr		320.41						
					vcanpt		90.25						
					vgcipt		88.70						
					vghpr		31.12						
					vision	15,357.91	543.68						
					voladd		18.37						
					voldis		230.59						
					vollif		217.25						
					vollpb			-217.25					
Grand Totals	14,929.53		673,993.29				243,304.29	87,097.38					

Gross:	673,993.29
Net:	430,689.00

<< No Errors / 8 Warnings >>

Handwritten notes:
 RE 3/13/24
 Paydate 3/21/24
 HD 3/19/24
 EB 3/19/24

vchlist
03/21/2024 2:43:28PM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136009	3/21/2024	10001 US BANK	0073-0074		PROFESSIONAL DEVELOPMENT	52.00
			009328		TEEN CENTER SUPPLIES	32.16
			014090		MEETING SUPPLIES	21.78
			019536		SENIOR SUPPLIES	6.24
			020080		COUNCIL MEETING SUPPLIES	35.53
			02062024R		MEMBERSHIP CHARGE - REIMBUR	-10.86
			02082024-1		ICSC MEMBERSHIP DUES	125.00
			02082024-2		ICSC MEMBERSHIP DUES	125.00
			021169		EVENT SUPPLIES	9.70
			022024-005		CONFERENCE REGISTRATION	400.00
			023321		SENIOR SUPPLIES	23.42
			0254626		MATERIALS & SUPPLIES	267.99
			0302481-IN		MATERIALS & SUPPLIES	143.21
			032646		EVENT SUPPLIES	10.73
			033638		SENIOR TRIP	42.42
			035849		SENIOR SUPPLIES	43.68
			037085		SENIOR SUPPLIES	72.12
			037853		TEEN CENTER ACTIVITY SUPPLIES	43.10
			0417012		EQUIPMENT REPAIR PART	54.41
			042239		EVENT SUPPLIES	6.47
			04350223		EXTERNAL HARD DRIVE FOR CSD	95.90
			044548		V218 WINDOW TINT	295.00
			044997		LEAGUE OF CA CITIES NEW MAYC	38.87
			0453045		PLANNING DEPT SUPPLIES	21.54
			045872		TRANSPORTATION CHARGE	18.99
			046801		MEETING SUPPLIES	12.49
			048230		MEETING SUPPLIES	17.45
			048445		STATION SUPPLIES	703.78
			048572		OES PREPOSITION 240021	18.18
			0509827		MATERIALS & SUPPLIES	124.39
			0521717		SPECIAL EVENT SUPPLIES	6.43
			0521749		FIDO FEST SUPPLIES	11.15
			054593		FIDO FEST SUPPLIES	103.61
			056767		MILITARY SUPPORT - TOWN HALL	182.30
			059460		FINANCE DEPT OFFICE SUPPLIES	17.22
			060081		TEEN CENTER ACTIVITY SUPPLIES	22.81

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Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136009	3/21/2024	10001 US BANK	(Continued)			
			063546		COMPUTER HEADSETS	47.15
			0760207		MATERIALS & SUPPLIES	75.43
			0760207-A		MATERIALS & SUPPLIES	86.38
			079225		TEEN CENTER SUPPLIES	28.88
			080403		EVENT SUPPLIES	20.25
			081098		PROFESSIONAL MTG SUPPLIES	23.89
			085874		MEETING SUPPLIES	10.39
			086970		MATERIALS & SUPPLIES	7.97
			087356		TEEN CENTER SUPPLIES	20.17
			087445		FIDO FEST SUPPLIES	16.16
			089536		SENIOR TRIP - OFF BROADWAY LI	2,419.20
			089919		TEEN CENTER SUPPLIES	29.98
			095730		TEEN CENTER SUPPLIES	33.47
			097028		SPARC MEETING	67.24
			099330		INTERVIEW PANEL SUPPLIES	15.07
			1017F5-CR		CONFERENCE REGISTRATION CR	-140.00
			10360		DISC GOLF SPONSOR SIGN	20.00
			10541		SENIOR TRIP - SAN DIEGO CHINESE	162.00
			1056		PROFESSIONAL DEVELOPMENT	150.00
			106684		TRAINING MANUALS	40.90
			10727156024		COMPUTER MONITORS	435.81
			10727323083		COMPUTER	1,039.83
			1088		MSA ANNUAL MEMBERSHIP	105.00
			1090316863		WELLNESS PROGRAM SUPPLIES	318.96
			11966202		KIOSK REFUND	-203.19
			1200		ITE SAN DIEGO FEBRUARY 2024 N	40.00
			120259422758		2024 ADVANCED CEQA WORKSHO	585.00
			124		DISC GOLF SPONSOR SIGN	21.60
			12578208		REGISTRATION FOR SD-EC CHAM	175.00
			1286607		VEHICLE REPAIR PARTS VEHICLE	487.00
			1288076		REPAIR PARTS TRAILER	16.25
			1289151		EQUIPMENT	55.90
			1289193		TRAILER EQUIPMENT	23.30
			131946		MTG SUPPLIES	103.44
			13363043		EVENT SUPPLIES	37.66
			1464247-2		REFUND FOR SHIPPING CHARGE	-15.07

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Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136009	3/21/2024	10001 US BANK	(Continued)			
			148141		OES PREPOSITION 240021	70.05
			1481746		INTERVIEW PANEL SUPPLIES	69.63
			1833854		STATION SUPPLIES	7.53
			1874629		MATERIALS & SUPPLIES	11.63
			193616		ENGINEERING PROFESSIONAL DE	75.00
			200003201		CONFERENCE REGISTRATION	695.00
			200013553		PROFESSIONAL DEVELOPMENT	10.50
			200013723		PROFESSIONAL DEVELOPMENT	185.00
			20029		OES PREPOSITION 240021	27.66
			2024-210016532		GOVERNMENT SOCIAL MEDIA COI	449.00
			204793		MATERIALS & SUPPLIES	706.58
			20481493-2		SHIPPING AND MAILING POSTAGE	14.99
			20481493-3		SHIPPING AND MAILING POSTAGE	0.52
			210318		WELLNESS EVENT	1,472.64
			21763		RESCUE EQUIPMENT	1,432.95
			2240787		OES PREPOSITION 240021	77.62
			2246657		MATERIALS AND SUPPLIES	11.84
			2293029		WELLNESS SUPPLIES	39.48
			234731		TRAINING MANUALS	409.45
			23693		EQUIPMENT PARTS	1,499.06
			2402-009		FRAME FOR PARK & REC PROCLA	213.29
			241479		MEETING SUPPLIES	16.00
			24298755		MATERIALS & SUPPLIES	2,375.70
			257636801		CSMFO CONFERENCE HOTEL	367.38
			259915877-A		COUNTY OF SD - RECORDED DOC	0.01
			259915877-B		COUNTY OF SD - RECORDED DOC	0.45
			260012200-A		COUNTY OF SD - RECORDED DOC	0.45
			260012200-B		COUNTY OF SD - RECORDED DOC	0.01
			260019938-A		COUNTY OF SD - RECORDED DOC	2.25
			260019938-B		COUNTY OF SD - RECORDED DOC	0.05
			260024167-A		COUNTY OF SD - RECORDED DOC	0.45
			260024167-B		COUNTY OF SD - RECORDED DOC	0.01
			2611082		EVENT SUPPLIES	32.28
			2629766		MATERIALS & SUPPLIES	1,107.62
			2732802		FIDO FEST SUPPLIES	15.06
			2829052		MATERIALS & SUPPLIES	30.71

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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136009	3/21/2024	10001 US BANK	(Continued)			
			28303678		BANNERS	543.12
			28339662		BUNNY TRAIL BANNERS	227.12
			28345497		BUNNY TRAIL FLYERS	53.06
			28345580		BUNNY TRAIL BANNERS	369.38
			284989		CA PROFESSIONAL ENGINEER RU	37.40
			300014766		CSMFO MEMBERSHIP	135.00
			30019		LEAGUE OF CA CITIES NEW MAYC	15.28
			30073249		INTERVIEW PANEL SUPPLIES	112.37
			3015247		MATERIALS & SUPPLIES	152.77
			3015288		MATERIALS & SUPPLIES	49.80
			3025053		CAMERA FLASH	322.17
			31372-1		IIMC MEMBERSHIP	225.00
			3138891		GFOA TRAINING - LEARNING MGM	35.00
			3233090		SPECIAL EVENT SUPPLIES	171.00
			3300		3CMA ANNUAL MEMBERSHIP	845.00
			34065		WELLNESS EVENT SUPPLIES	210.00
			34089		EQUIPMENT REPAIR	75.00
			3431131		APA MEMBERSHIP	483.94
			3511024		MATERIALS & SUPPLIES	91.15
			3541027		BUILDING SUPPLIES	215.48
			3568210		OFFICE SUPPLIES - P&B, E	74.26
			35W480		REFUND FOR LODGING CA GREEN	-364.68
			35Z1U5		LODGING CA GREENWAYS AND TR	224.27
			3603600		MATERIALS & SUPPLIES	16.14
			3764204		PLANNING & BUILDING SUPPLIES	646.44
			3965831		MATERIALS & SUPPLIES	46.32
			39808186-1		LODGING LEAGUE OF CA CITIES M	168.62
			39808186-2		LODGING LEAGUE OF CA CITIES M	413.89
			3M31		AWARD SUBMISSION FACILITIES	40.00
			42437		ENGINEERING SUPPLIES	30.23
			48545		VEHICLE REGISTRATION	120.00
			5		EVENT SUPPLIES	45.19
			50019164		DAY CAMP - FIELD TRIP	100.00
			500200007		OES PREPOSITION 240021	65.04
			5121847		MATERIALS & SUPPLIES	27.28
			5127442		MATERIALS & SUPPLIES	49.04

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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136009	3/21/2024	10001 US BANK	(Continued)			
			514664		TRANSPORTATION CHARGE	17.99
			538274		ICSC CONFERENCE REGISTRATIO	1,700.00
			5474604		MATERIALS & SUPPLIES	76.53
			54979		RESCUE SUPPLIES	160.57
			57050		EMS SUPPLIES	245.67
			5739423		EQUIPMENT SUPPLIES	27.89
			59638		FOUNTAIN MAINTENANCE	138.77
			6023592		MATERIALS & SUPPLIES	107.27
			6057868		FINANCE DEPT OFFICE SUPPLIES	43.79
			6133046		MATERIALS & SUPPLIES	19.52
			616323		CPRS AWARD SUBMISSION	50.00
			6222780		MATERIALS & SUPPLIES	137.91
			65835		TABLE CLOTH CLEANING	20.00
			6602059		EVENT SUPPLIES	45.69
			6896218		OFFICE SUPPLIES - ENGINEERING	11.25
			7028834468		VEHICLE REPAIR PARTS	21.45
			7028857478		VEHICLE REPAIR PARTS	42.89
			70521		RATER SUPPLIES	38.32
			70563		MATERIALS & SUPPLIES	217.62
			7069857		CDBG SUPPLIES	14.24
			7151154		STATION SUPPLIES	116.67
			725624		WEARING APPAREL	301.83
			725758		OES PREPOSITION 240021	33.55
			7488240		STATION SUPPLIES	32.31
			7522504		MATERIALS & SUPPLIES	112.84
			7622661		EVENT SUPPLIES	160.65
			7833026		OFFICE SUPPLIES - ENGINEERING	430.96
			789676		TRANSPORTATION CHARGE	26.94
			790736		FITNESS PROGRAM SUBSCRIPTIC	49.50
			7LKX998		PARKING LEAGUE OF CA CITIES N	84.00
			81634		RATER SUPPLIES	47.05
			8200229		ENGINEERING SUPPLIES	316.24
			8207		WEARING APPREAL	32.31
			8232349		MATERIALS & SUPPLIES	32.28
			8234651		RESCUE EQUIPMENT	97.87
			846146		TRANSPORTATION CHARGE	25.99

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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
136009	3/21/2024	10001 US BANK	(Continued)				
			85503		MATERIALS & SUPPLIES	82.39	
			8610564		FIDO FEST SUPPLIES	13.99	
			8701004		MATERIALS & SUPPLIES	12.68	
			8796202		PLANNING SUPPLIES	215.48	
			8824208		SPECIAL EVENT SUPPLIES	174.18	
			88637		MATERIALS & SUPPLIES	188.02	
			91114		EQUIPMENT SUPPLIES	94.98	
			9233		DISCOVERY DAY STAFF SUPPLIES	22.60	
			92595		MSA ANNUAL MEMBERSHIP	105.00	
			9325		OES PREPOSITION 240021	59.29	
			934450		TRANSPORTATION CHARGE	18.99	
			9354		MARKETING FEE	90.00	
			9421049		BUILDING SUPPLIES	215.48	
			94417		WELLNESS PROGRAM SUPPLIES	37.36	
			9471416		STATION SUPPLIES	193.94	
			95162		MATERIALS & SUPPLIES	50.04	
			95910		CPRS REGISTRATION	640.00	
			96597		PROFESSIONAL DEVELOPMENT	650.00	
			CARB1.48545		VEHICLE REGISTRATION ANNUAL	3.59	
			FCAC5E86-0002		MUSIC LICENSING ROOM ALERT	713.00	
			GSPI-0000153174		SOFTWARE	149.95	
			KLNXBS2V8PD		MSA/CITY ENGINEERS JOINT MEE	31.20	
			M7Q7X2		ICSC CONFERENCE REGISTRATIO	850.00	
			MC14893520		EMAIL MARKETING SUBSCRIPTIO	135.00	
			ORD11621141		MATERIALS & SUPPLIES SPECIAL	1,191.24	
			WM59839824		EVENT SUPPLIES	230.67	
			WUXUKY		ICMA TRAINING COURSE	149.00	
			X3QXQJ		PROFESSIONAL DEVELOPMENT	25.00	
					Total :	38,435.59	
1 Vouchers for bank code : ubgen						Bank total :	38,435.59
1 Vouchers in this report						Total vouchers :	38,435.59

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03/21/2024 2:43:28PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

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

Date: 3-21-24

Approved by: 

Date: 3/21/24

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03/21/2024 3:06:24PM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136010	3/21/2024	12903 AMERICAN FIDELITY ASSURANCE CO	2353904		FLEXIBLE SPENDING ACCOUNT	3,243.53
					Total :	3,243.53
136011	3/21/2024	14793 CONTROLLING INS COST IN CA, SCHOOL 2024-3			EMPLOYEE ASSISTANCE PROGRAI	382.00
					Total :	382.00
136012	3/21/2024	12722 FIDELITY SECURITY LIFE	166194044		EYEMED - VOLUNTARY VISION	1,131.30
					Total :	1,131.30
136013	3/21/2024	10508 LIFE INSURANCE COMPANY OF	March 2024		LIFE/LTD INSURANCE	2,973.90
					Total :	2,973.90
136014	3/21/2024	14452 MEDICAL AIR SERVICES ASSC	1782668		MEDICAL AIR TRANSPORT SVCS	193.00
					Total :	193.00
136015	3/21/2024	14458 METROPOLITAN LIFE INSURANCE	80418299		VOLUNTARY LEGAL	294.00
					Total :	294.00
136016	3/21/2024	10784 NATIONAL UNION FIRE INSURANCE	March 2024		VOLUNTARY AD&D	36.80
					Total :	36.80
136017	3/21/2024	10335 SAN DIEGO FIREFIGHTERS FEDERAL	March 2024		LONG TERM DISABILITY-SFFA	1,386.50
					Total :	1,386.50
136018	3/21/2024	10424 SANTEE FIREFIGHTERS	PPE 3/13/24		DUES/PEC/BENEVOLENT/BC EXP	4,586.21
					Total :	4,586.21
136019	3/21/2024	10776 STATE OF CALIFORNIA	PPE 03/13/24		WITHHOLDING ORDER	449.53
					Total :	449.53
136020	3/21/2024	10776 STATE OF CALIFORNIA	PPE 03/13/24		WITHHOLDING ORDER	429.69
					Total :	429.69
136021	3/21/2024	14467 TEXAS LIFE INSURANCE COMPANY	SM0F0U20240211001		VOLUNTARY INS RIDERS	499.35
					Total :	499.35
136022	3/21/2024	10001 US BANK	PPE 03/13/24		PARS RETIREMENT	1,329.22

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03/21/2024 3:06:24PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	P O#	Description/Account	Amount
136022	3/21/2024	10001 10001 US BANK	(Continued)			Total : 1,329.22
136023	3/21/2024	14600 WASHINGTON STATE SUPPORT	PPE 03/13/24		WITHHOLDING ORDER	751.84
						Total : 751.84
14 Vouchers for bank code : ubgen						Bank total : 17,686.87
14 Vouchers in this report						Total vouchers : 17,686.87

Prepared by: Juan M
Date: 3-21-24
Approved by: E. Ruiz
Date: 3-21-24

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03/22/2024 12:35:42PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
6176993	3/22/2024	14705 RHS MISSIONSQUARE	PPE 03/13/24		RETIREE HSA	4,740.09
					Total :	4,740.09
6687145	3/22/2024	14704 457 MISSIONSQUARE	PPE 03/13/24		ICMA - 457	38,008.82
					Total :	38,008.82
2 Vouchers for bank code : ubgen						Bank total : 42,748.91
2 Vouchers in this report						Total vouchers : 42,748.91

Prepared by: Juan M
Date: 3-22-24
Approved by: [Signature]
Date: 3-25-24

vchlist
03/27/2024 3:15:43PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
3243	3/26/2024	10353 PERS	03 24 3		RETIREMENT PAYMENT	150,143.35
Total :						150,143.35
1 Vouchers for bank code : ubgen						Bank total : 150,143.35
1 Vouchers in this report						Total vouchers : 150,143.35

Prepared by: J. M. [Signature]
Date: 3-27-24
Approved by: [Signature]
Date: 3-27-24

vchlist
03/27/2024 12:05:56PM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136024	3/27/2024	14626 HC WEST LLC / AD FIRE	SDS1224542-2	54421	FY23/24 ANNUAL BACKFLOW CER	1,449.00
					Total :	1,449.00
136025	3/27/2024	11139 ACE UNIFORMS, LLC - SAN DIEGO	SD0148180-A	54489	WEARING APPAREL	73.27
			SD0148180-B	53970	WEARING APPAREL	538.74
			SD0162920	54631	CR-WEARING APPAREL	-104.26
					Total :	507.75
136026	3/27/2024	11139 ACE UNIFORMS AND ACCESSORIES	VS0113378	54631	WEARING APPAREL	212.99
					Total :	212.99
136027	3/27/2024	14954 ADVANCED ELECTRICAL INNOVATION	192	54510	ELECTRICAL REPAIRS & MAINT	1,042.90
			193	54510	ELECTRICAL REPAIRS & MAINT	245.01
			194	54510	ELECTRICAL REPAIRS & MAINT	338.10
			195	54510	ELECTRICAL REPAIRS & MAINT	190.00
					Total :	1,816.01
136028	3/27/2024	10510 AMAZON WEB SERVICES, INC	1623142261		CLOUD STORAGE SERVICES	268.60
					Total :	268.60
136029	3/27/2024	11445 AMERICAN MESSAGING	L1072898YC		FD PAGER SERVICE	200.16
					Total :	200.16
136030	3/27/2024	10412 AT&T	000021300459		TELEPHONE	885.74
					Total :	885.74
136031	3/27/2024	14306 AZTEC LANDSCAPING INC	J1722	54464	FEB 2024 CUSTODIAL SERVICES ..	4,799.63
					Total :	4,799.63
136032	3/27/2024	15175 B&H FOTO & ELECTRONICS CORP	221954036	54693	CAMERA EQUIPMENT	5,894.49
					Total :	5,894.49
136033	3/27/2024	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS FEB 2024		LEGAL SVCS FEB 2024	81,071.36
					Total :	81,071.36
136034	3/27/2024	13292 BORDER RECAPPING LLC	24-0154444-008	54413	TIRES	622.64

vchlist
03/27/2024 12:05:56PM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136034	3/27/2024	13292 13292 BORDER RECAPING LLC	(Continued)			Total : 622.64
136035	3/27/2024	10021 BOUND TREE MEDICAL LLC	85268867	54671	EMS EQUIPMENT	4,056.47
						Total : 4,056.47
136036	3/27/2024	14478 BRIDGE, DWAYNE	031224		EMPLOYEE REIMBURSEMENT	250.00
						Total : 250.00
136037	3/27/2024	13990 C.P. RICHARDS SIGNS, INC.	64107	54356	IDENTIFICATION PLAQUE	128.69
						Total : 128.69
136038	3/27/2024	10876 CANON SOLUTIONS AMERICA INC	4040783228	54482	SCANNER MAINTENANCE	128.82
			4040783229	54482	PLOTTER MAINTENANCE & USAGE	30.53
						Total : 159.35
136039	3/27/2024	10299 CARQUEST AUTO PARTS	11102-606096	54426	VEHICLE REPAIR PARTS	183.85
						Total : 183.85
136040	3/27/2024	15164 CARRILLO AND SONS COLLISION	38300	54672	VEHICLE REPAIR	5,892.24
						Total : 5,892.24
136041	3/27/2024	11402 CARROLL, JUDI	04012024-96		MEADOWBROOK HARDSHIP PROC	135.11
						Total : 135.11
136042	3/27/2024	10031 CDW GOVERNMENT LLC	PW65478	54694	IPAD - IRRIGATION SPECIALIST	1,392.11
						Total : 1,392.11
136043	3/27/2024	10032 CINTAS CORPORATION 694	4184639956	54635	MISC. SHOP RENTALS	72.31
			4185391935	54635	MISC. RENTAL SERVICE	72.31
						Total : 144.62
136044	3/27/2024	10847 CITY CLERK ASSOCIATION OF CA	200003203		CLERKS ASSOCIATION	750.00
						Total : 750.00
136045	3/27/2024	10050 CITY OF EL CAJON	1594		HFTA FY 2023-24 3RD QTR	12,389.00
						Total : 12,389.00
136046	3/27/2024	11409 CLAYTON, SYLVIA	04012024-340		MEADOWBROOK HARDSHIP PROC	141.39

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03/27/2024 12:05:56PM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136046	3/27/2024	11409 11409 CLAYTON, SYLVIA	(Continued)			Total : 141.39
136047	3/27/2024	11862 CORODATA SHREDDING INC	DN1458902		CORODATA SHREDDING	49.82
						Total : 49.82
136048	3/27/2024	10358 COUNTY OF SAN DIEGO	24CTOFSAN08 24CTOFSASN08	54528 54458	REGIONAL COMMUNICATIONS SY: 800 MHZ NETWORK ACCESS	2,622.00 1,881.00
						Total : 4,503.00
136049	3/27/2024	10040 COUNTYWIDE MECHANICAL SYSTEMS	64877	54360	PLUMBING REPAIRS	2,217.00
						Total : 2,217.00
136050	3/27/2024	10040 COUNTYWIDE MECHANICAL SYSTEMS	64114 64115 64435 64473	54360 54360 54360 54360	PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS	609.08 557.00 1,141.62 1,580.65
						Total : 3,888.35
136051	3/27/2024	10333 COX COMMUNICATIONS	052335901; MAR24 064114701; MAR24		8950 COTTONWOOD AVE 8115 ARLETTE ST	195.56 195.11
						Total : 390.67
136052	3/27/2024	10608 CRISIS HOUSE	794 812	54491 54491	CDBG SUBRECIPIENT CDBG SUBRECIPIENT	870.44 848.12
						Total : 1,718.56
136053	3/27/2024	10449 DAY MANAGEMENT CORPORATION	INV813309	54363	EQUIPMENT REPAIR	375.00
						Total : 375.00
136054	3/27/2024	12655 DELL MARKETING LP	10734344175	54691	OFFICE 365 SOFTWARE	58,015.20
						Total : 58,015.20
136055	3/27/2024	12593 ELLISON WILSON ADVOCACY, LLC	2024-03-06	54505	LEGISLATIVE ADVOCACY SERVICE	1,500.00
						Total : 1,500.00
136056	3/27/2024	13044 FIELDTURF USA, INC	711151	54539	TURF REPAIR	1,667.00
						Total : 1,667.00

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Voucher List
CITY OF SANTEE

Bank code : ubaen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136057	3/27/2024	10009 FIRE ETC	187626	54636	FIREFIGHTING SUPPLIES	1,777.88
			187628	54205	FIRE HOSE	407.30
					Total :	2,185.18
136058	3/27/2024	12760 FOCUS PSYCHOLOGICAL	SANTEE2024-2	54470	PSYCHOLOGICAL SERVICES	800.00
					Total :	800.00
136059	3/27/2024	12638 GEORGE HILLS COMPANY, INC.	INV1027693	54486	LIABILITY CLAIMS ADMIN FEE FY 2	1,458.33
					Total :	1,458.33
136060	3/27/2024	10065 GLOBAL POWER GROUP INC	94651	54414	GENERATOR MAINT & REPAIRS	2,132.37
					Total :	2,132.37
136061	3/27/2024	11512 HERNANDEZ, JEFF	03212024		EMPLOYEE REIMBURSEMENT	63.32
					Total :	63.32
136062	3/27/2024	10256 HOME DEPOT CREDIT SERVICES	3164394	54416	EMS SUPPLIES	80.78
					Total :	80.78
136063	3/27/2024	14956 JET ADVERTISING LLC	11648	54561	WEBSITE REDESIGN SERVICES	18,150.00
					Total :	18,150.00
136064	3/27/2024	14922 L.C. PAVING & SEALING, INC.	CIP 2020-014R(FINAL)		RETENTION #4 FINAL	-2,130.17
			CIP2020-01 4P(FINAL)	54325	PROSPECT AVENUE & MESA ROAD	42,603.45
					Total :	40,473.28
136065	3/27/2024	10204 LIFE ASSIST INC	1411862	54377	EMS SUPPLIES	267.00
			1412377	54377	EMS SUPPLIES	165.70
			1412420	54377	EMS SUPPLIES	165.70
			1413110	54377	EMS SUPPLIES	14.87
					Total :	613.27
136066	3/27/2024	10154 MCDOUGAL BOEHMER FOLEY LYON	105973A		SLEMSA LEGAL SERVICES - AUGU	1,400.00
			108084		SLEMSA LEGAL SERVICES - FEBRI	540.00
					Total :	1,940.00
136067	3/27/2024	14759 MSC INDUSTRIAL SUPPLY CO.	48221178	54689	COLD PATCH	3,514.37
			48221198	54689	COLD PATCH	2,342.92

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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136067	3/27/2024	14759 14759 MSC INDUSTRIAL SUPPLY CO.	(Continued)			Total : 5,857.29
136068	3/27/2024	15178 ON DUTY HEALTH, PLLC	1408	54696	MEDICAL SERVICES	40,035.00
						Total : 40,035.00
136069	3/27/2024	14614 PARADIGM MECHANICAL CORP	6174 6198	54386 54386	HVAC MAINT & REPAIRS HVAC MAINT & REPAIRS	147.40 7,385.00
						Total : 7,532.40
136070	3/27/2024	11442 PATTERSON, EDWARD	04012024-225		MEADOWBROOK HARDSHIP PROC	130.36
						Total : 130.36
136071	3/27/2024	12062 PURETEC INDUSTRIAL WATER	2152501	54508	DEIONIZED WATER SERVICE	234.85
						Total : 234.85
136072	3/27/2024	13592 QUADIEN T LEASING USA, INC	Q1225884	54390	QUADIEN T MAIL MACHINE LEASE	1,057.27
						Total : 1,057.27
136073	3/27/2024	10095 RASA	5785	54512	MAP CHECK - BUNNY BEARS DAYC	700.00
						Total : 700.00
136074	3/27/2024	10407 SAN DIEGO GAS & ELECTRIC	34223805628; MAR24 79900685777; MAR24		ROW / MEDIANS (GAS) BALLFIELDS; FACILITIES; PARKS	257.77 20,917.54
						Total : 21,175.31
136075	3/27/2024	13061 SAN DIEGO HUMANE SOCIETY &	MAR-24	54472	ANIMAL CONTROL SERVICES	36,794.00
						Total : 36,794.00
136076	3/27/2024	10677 SANTEE CHAMBER OF COMMERCE	3657		SANTEE CHAMBER BUSINESS AW	1,000.00
						Total : 1,000.00
136077	3/27/2024	13421 SANTEE SENIOR RETIREMENT	1352		DEVELOPER SECURITY DEPOSIT I	24,500.00
						Total : 24,500.00
136078	3/27/2024	13089 SATOR SOCCER	131764	54678	REPLACEMENT SOCCER GOALS *	16,852.20
						Total : 16,852.20
136079	3/27/2024	13171 SC COMMERCIAL, LLC	2594672-IN	54395	DELIVERED FUEL	603.37

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03/27/2024 12:05:56PM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136079	3/27/2024	13171 13171 SC COMMERCIAL, LLC	(Continued)			Total : 603.37
136080	3/27/2024	14523 SCA OF CA, LLC	157907PS	54396	STREET SWEEPING SVCS	29,941.58
						Total : 29,941.58
136081	3/27/2024	12223 SITEONE LANDSCAPE SUPPLY LLC	138184864-001	54420	IRRIGATION PARTS	687.54
			138811168-001	54420	IRRIGATION PARTS	1,399.84
			138890023-001	54420	IRRIGATION PARTS	274.43
			139027917-001	54420	IRRIGATION PARTS	85.11
			139037360-001	54420	IRRIGATION PARTS	6.59
						Total : 2,453.51
136082	3/27/2024	13162 SOCIAL PPE	SC7098	54605	TURNOUT MAINTENANCE/REPAIR	3,715.75
						Total : 3,715.75
136083	3/27/2024	10837 SOUTHWEST TRAFFIC SIGNAL	83198	54465	USA MARKOUTS	269.10
			83199	54465	TRAFFIC SIGNAL SERVICE CALLS	1,009.14
			83200	54447	DIG ALERTS	287.50
			83201	54447	TRAFFIC SIGNAL - EXTRA WORK Z	3,072.21
			83202	54447	TRAFFIC SIGNAL - EXTRA WORK Z	170.00
			83203	54447	TRAFFIC SIGNAL - EXTRA WORK Z	160.00
			83204	54447	TRAFFIC SIGNAL - EXTRA WORK Z	80.00
			83205	54447	TRAFFIC SIGNAL - EXTRA WORK Z	241.63
			83206	54447	TRAFFIC SIGNAL - MISC TASK LED	2,517.50
						Total : 7,807.08
136084	3/27/2024	14240 SPICER CONSULTING GROUP	1540	54280	ASSMNT ENG & CFD SVCS FY 22-2	2,709.38
						Total : 2,709.38
136085	3/27/2024	11403 ST JOHN, LYNNE	04012024-78		MEADOWBROOK HARDSHIP PROC	135.37
						Total : 135.37
136086	3/27/2024	10217 STAPLES ADVANTAGE	3561435421	54402	OFFICE SUPPLIES - P&B, E	177.03
						Total : 177.03
136087	3/27/2024	10027 STATE OF CALIFORNIA	719521		FINGERPRINTING SERVICES	192.00
						Total : 192.00

vchlist
03/27/2024 12:05:56PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
136088	3/27/2024	14623 STEPHEN WADE CHEVROLET	3253663	54404	VEHICLE REPAIR PARTS	151.12	
			3255386	54404	VEHICLE REPAIR PARTS	193.37	
					Total :	344.49	
136089	3/27/2024	10119 STEVEN SMITH LANDSCAPE INC	53242	54405	A 1 LANDSCAPE SERVICES	57,843.51	
			53243	54451	A 2 LANDSCAPE SERVICES	21,413.45	
			53244	54406	A 3 LANDSCAPE SERVICES	13,707.31	
					Total :	92,964.27	
136090	3/27/2024	14354 TRILOGY MEDWASTE WEST, LLC	1530390	54453	BIOMEDICAL WASTE DISPOSAL	156.51	
			1530391	54453	BIOMEDICAL WASTE DISPOSAL	286.79	
					Total :	443.30	
136091	3/27/2024	10133 UNDERGROUND SERVICE ALERT	220240696	54481	DIG ALERT - MONTHLY TICKETS	150.00	
			23-2424836	54481	DIG ALERT SERVICES - STATE FEE	57.68	
					Total :	207.68	
136092	3/27/2024	15038 UNITED HEALTHCARE	ACID 5454		REFUND - AMBULANCE BILLING	367.06	
					Total :	367.06	
136093	3/27/2024	12480 UNITED SITE SERVICES	INV-4226231	54339	PORTABLE TOILET AND FENCE RE	155.54	
					Total :	155.54	
136094	3/27/2024	10475 VERIZON WIRELESS	9958837329		CELL PHONE SERVICE	1,099.94	
					Total :	1,099.94	
136095	3/27/2024	10136 WEST COAST ARBORISTS INC	210114	54456	URBAN FORESTRY MANAGEMENT	2,100.00	
			210534	54456	URBAN FORESTRY MANAGEMENT	279.35	
			210868	54456	URBAN FORESTRY MANAGEMENT	1,467.00	
					Total :	3,846.35	
136096	3/27/2024	15189 ZERO FOODPRINT	6166427226	54698	SB1383 CONSULTANT	26,289.30	
					Total :	26,289.30	
73	Vouchers for bank code : ubgen					Bank total :	594,894.01
73	Vouchers in this report					Total vouchers :	594,894.01

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03/27/2024 12:05:56PM

Voucher List
CITY OF SANTEE

Bank code : ubqen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>In voice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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Prepared by: J. Welch
Date: 3/27/24
Approved by: [Signature]
Date: 3/27/24

PyBatch
04/01/2024 8:30:25AM

Payroll Processing Report
CITY OF SANTEE
4/1/2024 to 4/30/2024-1 Cycle m

EARNINGS SECTION					DEDUCTIONS SECTION				LEAVE SECTION				
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
Grand Totals					Employees: 30								
reth			5,460.00		catax	5,460.00	46.00						
					fedtax	5,460.00	211.00						
Grand Totals	0.00		5,460.00				257.00	0.00					

Gross:	5,460.00
Net:	5,203.00

<< No Errors / No Warnings >>

Handwritten:
KOA
4/1/24
PPE 4/30/24
Paydate 4/1/24

MEETING DATE April 10, 2024

ITEM TITLE RESOLUTION OF THE CITY COUNCIL ACKNOWLEDGING RECEIPT OF A REPORT MADE BY THE FIRE CHIEF IN ACCORDANCE WITH SECTION 13146.4 OF THE CALIFORNIA HEALTH AND SAFETY CODE (ANNUAL FIRE INSPECTION COMPLIANCE REPORT)

DIRECTOR/DEPARTMENT Justin Matsushita, Fire Chief *J*

SUMMARY

Senate Bill (SB) 1205, Fire Protection Services, Inspections, Compliance Reporting, was passed in 2018, and section 13146.4 was added to the California Health & Safety Code, which requires every city or county fire department to inspect apartment buildings and condominiums, hotels and motels, and all public and private schools for compliance with building standards and other regulations created by the State Fire Marshal that focus on preventing fires, escaping fires and containing fires. Fire inspections include, but are not limited to: accessing emergency access buildings, evaluating water supply, maintenance of fire protection equipment and systems such as fire alarm systems, automatic fire sprinkler systems and fixed fire suppression systems, proper egress, electrical systems and identifying other potential fire hazards. Health and Safety Code section 13146.4 also requires City Council to acknowledge receipt of the annual compliance report that is provided below in the form of a resolution.

Therefore, in accordance with SB1205 and California Health and Safety Code section 13146.4, the Calendar Year 2023 report below includes the types of occupancies in the city of Santee that require an annual fire and life safety inspection and the number of inspections conducted.

Calendar Year 2023 State Mandated Inspection Compliance			
Occupancy Type	No. of Occupancies	No. of Inspections	Percent Completed
Educational (E): Public/Private Schools	18	18	100%
Residential (R1): Hotel/Motel	3	3	100%
Residential (R2, R3): Apartments/Condos	94	94	100%

In accordance with Health and Safety Code section 13146.4, a Resolution expressly acknowledging receipt of the above report is attached for City Council to review and adopt.

FINANCIAL STATEMENT N/A *J*

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*
Adopt the attached Resolution.

ATTACHMENT
Resolution



RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE ACKNOWLEDGING RECEIPT OF A REPORT MADE BY THE FIRE CHIEF OF THE SANTEE FIRE DEPARTMENT IN ACCORDANCE WITH SECTION 13146.4 OF THE CALIFORNIA HEALTH AND SAFETY CODE

WHEREAS, California Health and Safety Code section 13146.4 was added in 2018 and became effective on January 1, 2019; and,

WHEREAS, California Health and Safety Code sections 13146.2 and 13146.3 require all fire departments that provide fire protection services to perform annual inspections in all apartment buildings and condominiums, hotels and motels, and all public and private schools for compliance with building standards and other regulations created by the State Fire Marshal, as provided; and,

WHEREAS, California Health and Safety Code section 13146.4(a) requires all fire departments that provide fire protection services to report annually to the administering authority its compliance with sections 13146.2 and 13146.3; and,

WHEREAS, the Fire Chief for the City of Santee provided the annual report for calendar year 2023 to the City Council at its regularly scheduled meeting on April 10, 2024; and

WHEREAS, the City Council acknowledges receipt of the report and intends this Resolution to fulfill the requirements of section 13146.4 of the California Health and Safety Code regarding acknowledgement of the Santee Fire Department's compliance with California Health and Safety Code sections 13146.2 and 13146.3.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee that it expressly acknowledges receipt of the report for calendar year 2023 made by the Fire Chief of the Santee Fire Department in accordance with section 13146.4 of the California Health and Safety Code regarding sections 13146.2 and 13146.3 of the California Health and Safety Code which require annual inspections in all apartment buildings and condominiums, hotels and motels, and all public and private schools.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 10th day of April 2024, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

MEETING DATE

April 10, 2024

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE RANCHO FANITA VILLAS SUBDIVISION PROJECT (TM2005-05) AS COMPLETE AND FINDING THIS ACCEPTANCE IS NOT A CEQA PROJECT LOCATION: MARROKAL LANE SOUTH OF ARMINDA CIRCLE

DIRECTOR/DEPARTMENT Carl Schmitz, Engineering *SM FOR:*

SUMMARY

This item requests City Council accept the public improvements constructed as part of the Rancho Fanita Villas subdivision project, TM2005-05, located on Marrokal Lane south of Arminda Circle. The public improvements constructed by James Meng, include curb, gutter, sidewalks, street lighting, fire hydrant, pedestrian ramps, and pavement along Marrokal Lane.

The public improvements are completed and ready for acceptance and incorporation into the City's maintained street system. All required improvements along Marrokal Lane have been constructed in accordance with the Resolution of Approval (Resolution No. 018-2007), the accepted plans and to the satisfaction of the Director of Engineering.

ENVIRONMENTAL REVIEW

Environmental review was completed at the time of development review approval. The Negative Declaration (AEIS 05-14) was adopted on March 14, 2007.

FINANCIAL STATEMENT *HJ*

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

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

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

ATTACHMENTS

Resolution
Vicinity Map

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE RANCHO FANITA VILLAS
SUBDIVISION PROJECT (TM2005-05) AS COMPLETE AND FINDING THIS
ACCEPTANCE IS NOT A CEQA PROJECT
LOCATION: MARROKAL LANE SOUTH OF ARMINDA CIRCLE**

WHEREAS, James Meng, the developer of the Rancho Fanita Villas subdivision project, entered into a subdivision improvement agreement to construct certain public improvements associated with the development; and

WHEREAS, the public improvements on Marrokal Lane are constructed according to the improvement agreement, accepted plans, the requirements of Resolution of Approval No. 018-2007 and to the satisfaction of the Director of Engineering; and

WHEREAS, environmental review was completed at the time of development review approval, a Negative Declaration (AEIS 05-14) was approved on March 14, 2007, and this acceptance is an administrative activity of government and not a project subject to CEQA.

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

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

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 10th day of April 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

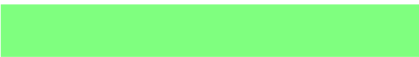
APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Rancho Fanita Villas - Vicinity Map



Public Improvements
April 10, 2024 Acceptance

MEETING DATE April 10, 2024

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE FEDERAL INFRA (INFRASTRUCTURE FOR REBUILDING AMERICA) GRANT PROGRAM FOR STATE ROUTE 52 (SR 52) IMPROVEMENTS AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

DIRECTOR/DEPARTMENT Carl Schmitz, Director of Engineering *SM FOR:*

SUMMARY

This item requests City Council authorize the submittal of a grant application to the federal INFRA (Infrastructure for Rebuilding America) grant program for State Route 52 (SR 52) improvements. The City submitted a similar INFRA application in 2023 and has augmented the current application with additional supporting documentation. The INFRA transportation grant provides needed infrastructure investment to multimodal freight and highway projects of national or regional significance to improve the safety, accessibility, efficiency, and reliability of the movement of freight and people. The Bipartisan Infrastructure Law appropriated \$2.7 billion to be awarded by the US Department of Transportation (“DOT”) for INFRA grants for FY 2024.

Improving SR 52 has been identified by the City Council as a priority for Santee. Phase I of the improvements to SR 52 qualifies under the INFRA program. This item would authorize submittal of an application by staff for Phase I improvements to SR 52. This Phase includes a 4.3 mile long westbound auxiliary/truck climbing lane from Mast Boulevard to the summit, relocating a 4.6-mile long Class I Bike Path from the north side of the freeway to the south side, restriping eastbound SR-52 from two lanes to three lanes from Mast Boulevard to just east of the San Diego River Bridge, restriping westbound SR-52 from two lanes to three lanes from Mission Gorge Road to Mast Boulevard, and widening the westbound on-ramp from Mast Boulevard to two lanes.

ENVIRONMENTAL REVIEW

This action is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines section 15378. Phase I improvements would be subject to separate environmental review.

FINANCIAL STATEMENT

The estimated cost of Phase I improvements is \$62 million. The subject application seeks \$36 million, which reflects the maximum amount that may be requested. Local and state funds include \$12 million programmed in SANDAG’s Regional Transportation Improvement Program, and \$2.5 million in federal funds has also been secured through the Federal FY 2023 Consolidated Appropriations Act. Caltrans has also received \$4 million in Federal appropriation for the project. The remaining \$7.5 million would be sought from other local and state sources.

CITY ATTORNEY REVIEW N/A Completed



RECOMMENDATION *MAB*

Adopt the attached Resolution authorizing City staff to prepare and submit an INFRA grant application for Phase I of SR 52 improvements.

ATTACHMENT

Resolution
Phasing Map

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE FEDERAL
INFRA (INFRASTRUCTURE FOR REBUILDING AMERICA) GRANT PROGRAM FOR
STATE ROUTE 52 (SR 52) IMPROVEMENTS AND FINDING THE ACTION IS NOT A
PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
("CEQA")**

WHEREAS, State Route 52 (SR 52) is a major east-west transportation corridor that connects residents in east San Diego County to employment centers in west and north county, as well as provides a key freight route for the region; and

WHEREAS, SR 52 experiences significant traffic congestion during peak hours affecting commuters and freight traffic alike; and

WHEREAS, heavy traffic congestion on SR 52 significantly impacts the quality of life of Santee residents, as well as, East County residents, and affects the economic vitality of the region; and

WHEREAS, improvements planned by SANDAG for SR 52 are not scheduled for completion before 2035; and

WHEREAS, the City of Santee has helped stakeholders organize the Highway 52 Coalition to address the traffic issues on SR 52 and has been pursuing opportunities to partner with stakeholders to advance improvements to SR 52; and

WHEREAS, an effort is underway with the design and environmental work funded by Federal funds that were received by the City and Caltrans for Phase I improvements to SR 52; and

WHEREAS, additional funds are needed for construction of the Phase I improvements; and

WHEREAS, the federal INFRA (Infrastructure for Rebuilding America) grant program is currently accepting applications; and

WHEREAS, SR 52 Phase I improvements qualify for INFRA grant funds; and

WHEREAS, the total estimated cost of SR 52 Phase I improvements is \$62 million.

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

RESOLUTION NO. _____

SECTION 1. City staff is authorized to prepare and submit an INFRA grant application for Phase I improvements on SR 52.

SECTION 2. This action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15378 of the CEQA Guidelines.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 10th day of April, 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

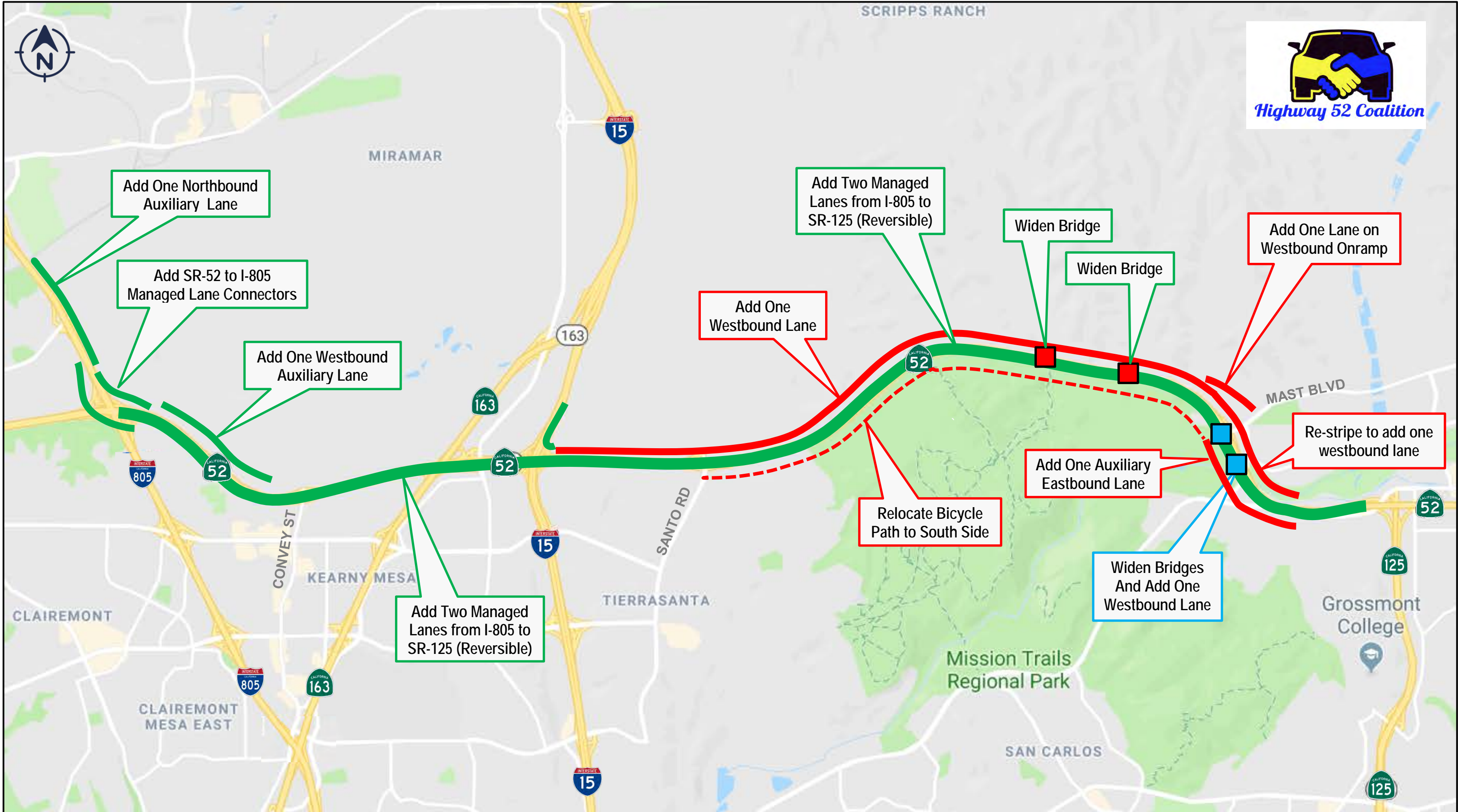
APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

HIGHWAY 52 IMPROVEMENTS PHASING



- - Phase 1 Improvements
- - Phase 2 Improvements
- - Phase 3 Improvements

MEETING DATE April 10, 2024

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING THE PROCUREMENT OF NOTRAFFIC VEHICLE DETECTION SYSTEMS FROM JTB SUPPLY COMPANY FOR THE SMART TRAFFIC SIGNALS PROJECT CIP 2024-09, AND FINDING THE ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) PURSUANT TO SECTION 15302(C) OF THE CEQA GUIDELINES

DIRECTOR/DEPARTMENT Carl Schmitz, Director of Engineering *SM FOR:*

SUMMARY

This item requests City Council approve the procurement of vehicle detection systems by NoTraffic, from JTB Supply Company, Inc., the sole-source supplier for Southern California. The new detection systems will be part of the smart traffic signals project which requires very accurate detection and vehicle counts. Staff recommends approving this procurement on a sole-source basis for the following reasons:

1. Staff reviewed several vehicle detection systems available. The NoTraffic system provides several features that are not available on other systems which includes the following:
 - a. The ability to combine radar detection and video detection into one unit to greatly improve detection reliability and reduce false vehicle calls which are common in the current video detection systems; and
 - b. The ability to more accurately count vehicles and communicate that information to the traffic signal controller; and
 - c. The ability to provide analytical data for accessing the performance of a traffic signal system without having to open the City’s computer network to the internet; and
 - d. The ability to detect red light runners on when and where the problems occur.
2. The NoTraffic system also provides the advantage of having the lowest costs and provides exceptional technical support among comparable systems.
3. JTB Supply Company, Inc. is the Southern California sole-source distributor of NoTraffic vehicle detection systems.

Santee Municipal Code Section 3.24.020 states: "Sole source" means either a commodity: (a) can be obtained from only one supplier; or (b)..... (iii) will be purchased from an authorized manufacturer or authorized retailer." The NoTraffic system meets these requirements as it is the only system on the market that provides several key features that best suit the needs of the smart traffic signals project and it can only be purchased through one authorized vendor in Southern California.

This is the second procurement for the smart traffic signals project. Construction work will be completed by staff and city contractor(s).



ENVIRONMENTAL REVIEW

This action is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15302(c).

FINANCIAL STATEMENT *HX*

The cost for the procurement of 13 NoTraffic vehicle detection systems is \$341,993.48 and is included in the FY 2024-2028 Capital Improvement Program, Smart Traffic Signals Project CIP 2024-09.

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION *MSB*

Adopt the attached Resolution authorizing the sole-source procurement of NoTraffic Vehicle Detection Systems in the amount of \$341,993.48 from JTB Supply Company, Inc., for the Smart Traffic Signals Project 2024-09.

ATTACHMENT

Resolution

Vendor quote

Vendor sole source letter

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING THE PROCUREMENT OF NOTRAFFIC VEHICLE DETECTION
SYSTEMS FROM JTB SUPPLY COMPANY FOR THE SMART TRAFFIC SIGNALS
PROJECT CIP 2024-09, AND FINDING THE ACTION IS NOT A PROJECT SUBJECT
TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)**

WHEREAS, the City desires to implement a smart traffic signals system; and

WHEREAS, a smart traffic signals system requires accurate vehicle detection and count data to perform well; and

WHEREAS, staff has conducted extensive research and testing of vehicle detection systems; and

WHEREAS, the NoTraffic detection system was determined to be superior in performance compared to comparable systems due to its ability to accurately detect vehicles through the use of a combination of radar and video technologies and to accurately provide vehicle count information to the traffic signal controller; and

WHEREAS, Santee Municipal Code Section 3.24.020 allows the award of procurements on a sole-source basis under certain conditions which this product satisfies; and

WHEREAS, JTB Supply Company, Inc. is the only authorized vendor of the NoTraffic system in Southern California; and

WHEREAS, it is in the best interest of the City that a purchase order is issued to JTB Supply Company for the procurement of 13 NoTraffic vehicle detection systems; and

WHEREAS, the purchase of the vehicle detection system upgrades is included in the current adopted 2024-2028 Capital Improvement Program budget under the Smart Traffic Signals Project CIP 2024-09; and

WHEREAS, the Purchasing Agent has reviewed these procurements.

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

SECTION 1. Approve the sole-source procurement of 13 NoTraffic Vehicle Detection Systems in the amount of \$341,993.48 from JTB Supply Company for the Smart Traffic Signals Project CIP 2024-09.

SECTION 2. This action is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15302(c) of the CEQA Guidelines.

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 10th day of April, 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK



Quotation

To: Jeff Morgan @ City of Santee
Quote #: 230326-14
From: Mindy Myers
Project: No Traffic Equipment RFQ

JTB Supply is pleased to quote on the following equipment:

13 - No Traffic Single Intersection with 5 years Of service detection and basic analytics service To include: Main DIN and Power DIN, 4 sensors, 1 control Unit, antenna, 15 x 25 SDLC cable, Moxa 5 port Ethernet switch, cabinet shelf, Rail rack	\$ 22,197.00	\$ 288,561.00
9 - Safety Insights (ISI) 1 year subscription *	\$ 625.00	\$ 5,625.00
4 - Safety Insights (ISI) 5 year subscription \$500/year*	\$ 2,500.00	\$ 10,000.00
13 - 1 year ATSPM Suite*	\$ 938.00	\$ 12,194.00

*Non-Taxable Item

**tech support is included

Subtotal	\$ 316,380.00
7.75%tax	\$ 22,363.48
<u>Shipping</u>	<u>\$ 3,250.00</u>
Total	\$341,993.48

Delivery: 30 days ARO

Terms: Net 30, Pending Credit Verification, MC, VISA, AMEX
accepted with surcharge of 4% of transaction amount

Quote valid for 30 Days.

**Prices subject to change, if order not released
within 60 days from the purchase order date.**

Freight: Included

Sales tax is included.

Sincerely,

JTB Supply Co., Inc.

Mindy Myers

February 6, 2024

Mr. Jeff Morgan
Sr Traffic Engineer
City of Santee
10601 Magnolia Ave.
Santee, CA 92071

RE: JTB Supply Company, Inc. - Sole Source NoTraffic Reseller in the Southern California Region

Dear Mr. Morgan:

This letter is to confirm that JTB Supply Company, Inc. is the sole source NoTraffic Reseller in the Southern California Region. Please let me know if you need any additional information.

NoTraffic greatly appreciates the opportunity to work with you and your team!


Sincerely,

A handwritten signature in black ink, appearing to read "TC", with a long horizontal flourish extending to the right.

Thomas Cooper
Vice President Public Sector
NoTraffic U.S. Inc.

MEETING DATE April 10, 2024

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AUTHORIZING THE USE OF \$84,098.78 IN APPROPRIATED FUNDS FROM THE ADOPTED OPERATING BUDGET, PLANNING DEPARTMENT FOR FISCAL YEAR 2023-2024 FOR PROFESSIONAL SERVICES RELATED TO THE SANTEE MULTIPLE SPECIES CONSERVATION PROGRAM SUBAREA PLAN PROVIDED BY ICF JONES & STOKES, INC. THROUGH AN EXISTING PROFESSIONAL SERVICES AGREEMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENTS TO SAID AGREEMENT

DIRECTOR/DEPARTMENT Sandi Sawa, Planning & Building Director 

SUMMARY

This item requests City Council adopt a resolution authorizing the use of appropriated funding from the Adopted Operating Budget for Fiscal Year 2023-2024 for professional services related to the Santee Multiple Species Conservation Program (MSCP) Subarea Plan provided by ICF Jones & Stokes, Inc. (Consultant) through an existing Professional Services Agreement and authorizing the City Manager to execute an Eleventh Amendment to said agreement. Professional services provided by the Consultant relating to the Santee MSCP Subarea Plan include preparation of an Environmental Assessment (“EA”) pursuant to the National Environmental Policy Act (“NEPA”), an Environmental Impact Report (“EIR”) pursuant to the California Environmental Quality Act (“CEQA”) and an Implementing Agreement (“IA”). The Professional Services Agreement with the Consultant was authorized and signed by the City Manager on December 12, 2014, and amended several times between August 12, 2015 (First Amendment) and January 4, 2024 (Tenth Amendment). The proposed Eleventh Amendment would allow the Consultant to expend the remaining balance of the existing Professional Services Agreement to provide support for the completion of the MSCP Subarea Plan and associated EIR, EA and IA on an as-needed basis at a cost not to exceed \$84,098.78.

To date this Professional Services Agreement has been funded by developer-funded accounts and, in accordance with Santee Municipal Code (SMC) Section 3.24.170 (B), has not required City Council approval as such approval is only required for contracts with General Fund expenditures. As part of the current fiscal year budget, the City Council appropriated \$250,000.00 from the General Fund for services related to the completion of the MSCP Subarea Plan (Account No. 1001.04.4106.51040). As the appropriated funds from the General Fund would now be used for payment of Consultant services in addition to developer funds and the expenditures exceed \$25,000.00, authorization for said use of these funds is required from the City Council pursuant to SMC Section 3.24.180.

ENVIRONMENTAL REVIEW

This agreement is not subject to the California Environmental Quality Act (CEQA) because it is not a "project" pursuant to Public Resources Code Section 21065 and CEQA Guidelines Section 15378, as it would not result in a physical change to the environment.

FINANCIAL STATEMENT *KS*

Funding of \$84,098.78 associated with the preparation and processing of the MSCP Subarea Plan is budgeted in the Adopted FY 2023-2024 Operating Budget, Planning Department.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Adopt the Resolution authorizing the use of \$84,098.78 in appropriated funds from the Adopted Operating Budget, Planning Department for Fiscal Year 2023-2024 for professional services related to the Santee Multiple Species Conservation Program (MSCP) Subarea Plan provided by ICF Jones & Stokes, Inc. through an existing Professional Services Agreement and authorizing the City Manager to execute amendments to said Agreement.

ATTACHMENT

Resolution
Draft Professional Services Agreement (Eleventh Amendment)

RESOLUTION NO. XXX-2024

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AUTHORIZING THE USE OF \$84,098.78 IN APPROPRIATED FUNDS FROM THE ADOPTED OPERATING BUDGET, PLANNING DEPARTMENT FOR FISCAL YEAR 2023-2024 FOR PROFESSIONAL SERVICES RELATED TO THE SANTEE MULTIPLE SPECIES CONSERVATION PROGRAM SUBAREA PLAN PROVIDED BY ICF JONES & STOKES, INC. THROUGH AN EXISTING PROFESSIONAL SERVICES AGREEMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENTS TO SAID AGREEMENT

WHEREAS, Section 3.24.170 (B) of the Santee Municipal Code (SMC) authorizes the City Manager to approve contracts (Professional Services Agreements) that are paid directly from deposits posted by development project applicant for professional services required in conjunction with the processing or review of development actions; and

WHEREAS, on December 12, 2014, the City entered into a Professional Services Agreement with ICF Jones & Stokes, Inc. (Consultant) for professional services relating to the Santee Multiple Species Conservation Program (“MSCP”) Subarea Plan, including the preparation of an Environmental Assessment (“EA”) pursuant to the National Environmental Policy Act (“NEPA”), an Environmental Impact Report (“EIR”) pursuant to the California Environmental Quality Act (“CEQA”) and an Implementing Agreement (“IA”) funded by developer-funded accounts; and

WHEREAS, the City amended the Professional Services Agreement several times between August 12, 2015 (“First Amendment”) and January 4, 2024 (“Tenth Amendment”) due to circumstances beyond the reasonable control of Consultant; and

WHEREAS, the proposed Eleventh Amendment (Exhibit A) would allow the Consultant to expend the remaining balance of the existing Professional Services Agreement to provide support for the completion of the MSCP Subarea Plan and associated EIR, EA and IA on an as-needed basis at a cost not to exceed \$84,098.78; and

WHEREAS, in accordance with SMC Section 3.24.180, City Council approval is required for Professional Services Agreements and amendments thereto if the cumulative amount exceeds \$25,000.00 in any fiscal year; and

WHEREAS, the Adopted Operating Budget for Fiscal Year 2023-2024 includes the appropriation of \$250,000.00 for consultant services related to completion of the MSCP Subarea Plan (Account No. 1001.04.4106.51040); and

WHEREAS, it is requested that the City Council authorize the use of appropriated funds from the Adopted Operating Budget for Fiscal Year 2023-2024 in addition to developer funds for professional Consultant services related to the MSCP Subarea Plan in the amount not to exceed \$84,098.78.

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

SECTION 1: The City hereby authorizes the use of \$84,098.78 in appropriated funds from the Adopted Operating Budget, Planning Department for Fiscal Year 2023-2024 in addition to developer funds for professional services related to the MSCP Subarea Plan provided by ICF Jones & Stokes, Inc. through an existing Professional Services Agreement and authorizes the City Manager to execute amendments to said Agreement.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 10th day of April, 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Attachments:

Exhibit A – Draft Eleventh Amendment to Professional Services Agreement

**ELEVENTH AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
BY AND BETWEEN
CITY OF SANTEE AND ICF JONES & STOKES, INC.**

This Eleventh Amendment (“Amendment”), dated this ___ day of _____, 2024, for reference purposes only, is entered into by and between the City of Santee, a California charter city (“City”) and ICF Jones & Stokes, Inc., a Delaware corporation (“Consultant”). City and Consultant are sometimes referred to in this Amendment individually as a “Party” and collectively as the “Parties.” This Eleventh Amendment is entered into in light of the following recited facts (each a “Recital”).

RECITALS

A. City, under the Professional Services Agreement dated December 12, 2014 (“Agreement”), retained the services of Consultant to provide technical services relating to the Santee MSCP Subarea Plan and Environmental Impact Statement/Environmental Impact Report (the “Project”).

B. On August 12, 2015, City and Consultant amended the Agreement to extend the period of performance to December 2016 due to circumstances beyond the reasonable control of Consultant (“First Amendment”).

C. On May 25, 2017, City and Consultant amended the Agreement to revise the scope of professional services related to preparation of the Subarea Plan due to changed circumstances as outlined in Exhibit “A” of the Agreement and to increase the amount allocated to Consultant for the additional work, project meetings and management by \$142,349.00, for a total revised contract amount of \$775,113.00 (“Second Amendment”).

D. On May 25, 2018, City and Consultant amended the Agreement to extend the period of performance to May 25, 2019 due to circumstances beyond the reasonable control of Consultant (“Third Amendment”).

E. On November 20, 2018, the City and Consultant amended the Agreement to provide for additional legal review of the Subarea Plan at an additional cost of \$25,008.00, for a total revised contract amount of \$800,121.00 (“Fourth Amendment”).

F. On January 9, 2019, the City Council adopted Resolution 004-2019, which authorizes the City Manager to execute amendments to the Agreement provided that the amendments are consistent with the Reimbursement Agreement between City and HomeFed Fanita Rancho LLC (“Developer”), dated October 31, 2014 (“Reimbursement Agreement”) and are fully developer and/or grant funded.

G. On February 4, 2019, the City and Consultant amended the Agreement to amend the Scope of Services to authorize Consultant to attend meetings and collaborate with the City and stakeholders to facilitate the review of the Draft Subarea Plan at an additional cost of \$24,930.00, for a total revised contract amount of \$825,051.00, and to extend the period of performance to June 30, 2020 (“Fifth Amendment”).

H. On August 7, 2019, the City and Consultant amended the Agreement to amend the Scope of Services to authorize Consultant to continue to provide support for meetings, collaborate with the Wildlife Agencies and stakeholders and research key topics associated with completing the Draft Subarea Plan through September 30, 2019, at an additional cost of \$38,681.51, for a total revised contract amount of \$863,732.51 (“Sixth Amendment”).

I. On September 25, 2019, the City and the Consultant amended the Agreement to amend the Scope of Services to authorize Consultant to continue to provide support for meetings, collaborate with the Wildlife Agencies and stakeholders, research key topics and prepare the public review draft and final Subarea Plan, and to extend the period of performance to August 1, 2021 (“Seventh Amendment”).

J. On March 21, 2021, the City and Consultant amended the Agreement to amend the Scope of Services pertaining to compliance with the California Environmental Quality Act (“CEQA”) and National Environmental Policy Act (“NEPA”) and to extend the period of performance from August 1, 2021 to December 1, 2022 (“Eighth Amendment”).

K. On August 3, 2022, the City and Consultant amended the Agreement to amend the Scope of Services to authorize Consultant to continue to provide support for meetings, collaborate with Wildlife Agencies and stakeholders, and to research key topics associated with completing the Draft MSCP Subarea Plan, and to extend the period of performance from December 1, 2022 to December 1, 2023, consistent with the extension of the term of the Cooperative Endangered Species Conservation Fund (Section 6) Grant (“Ninth Amendment”).

L. On January 4, 2024, the City and Consultant amended the term of the Agreement to extend the period of performance from December 1, 2023 to March 1, 2024 consistent with the term of the Cooperative Endangered Species Conservation Fund (Section 6) Grant (“Tenth Amendment”).

M. The City and Consultant now desire to amend the scope of services to authorize Consultant to expend the remaining balance of the existing Professional Services Agreement to continue to provide support for the completion of the Draft MSCP Subarea Plan and associated Environmental Impact Report (EIR), Environmental Assessment (EA) and Implementing Agreement (IA) on an “as needed” basis, and to extend the period of performance from March 1, 2024 to March 1, 2025 consistent with the term of the Cooperative Endangered Species Conservation Fund (Section 6) Grant, as amended effective February 13, 2024 at a cost not to exceed \$84,098.78 (“Eleventh Amendment”).

N. This Eleventh Amendment is authorized pursuant to Section 3 and 8 of the Agreement. The Eleventh Amendment will be funded by a Developer, consistent with the Reimbursement Agreement, and General Fund.

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

TERMS

1. SCOPE OF SERVICES: The Scope of Services of the Agreement (Exhibit "A") is hereby amended and supplemented by the Scope of Services (AMENDED), attached to this Amendment as Exhibit "A" and incorporated into this Amendment by this reference.

2. TERM OF AGREEMENT AND TIME OF PERFORMANCE: Section 8 of the Agreement is hereby amended to extend the end of the period of performance until March 1, 2025. The Activity Schedule set forth in Exhibit "C" of the Agreement is hereby amended as set forth in Exhibit "C" Activity Schedule (AMENDED). The extension is necessary due to circumstances beyond the reasonable control of the Consultant.

3. CONTINUING EFFECT OF AGREEMENT: Except as amended by this Eleventh Amendment all other provisions of the Agreement remain in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Eleventh Amendment.

IN WITNESS WHEREOF, the Parties have caused this Eleventh Amendment to be executed and delivered by their respective representatives, thereunto duly authorized, as of the date first written above.

CITY OF SANTEE

ICF Jones & Stokes, Inc.

By: _____

By: _____

Marlene D. Best
City Manager

Print Name: _____

Date: _____

Title: _____

Date: _____

APPROVED AS TO FORM:
BEST & KRIEGER LLP

By: _____
Shawn Hagerty, City Attorney

Date: _____

EXHIBIT A

SCOPE OF WORK (AMENDED)

Consultant will continue to provide support for completion of the MSCP Subarea Plan and associated Environmental Impact Report (EIR) and Environmental Assessment (EA) on an “as needed” basis. The Consultant will complete tasks per direction and request of the City. The types of tasks anticipated to be required of Consultant include, but are not limited to:

- Figures editing or preparation of new Figures, if needed;
- Acreage calculations and technical support for Subarea Plan Chapters 4, 5 and 6;
- Prior to public review, quality control review of Subarea Plan, EA and EIR, including assuring consistent terminology;
- Geographic Information Systems (GIS) support;
- Attendance at meetings; and
- Attendance at City Council workshops and hearings

The remaining budget in the Professional Services Agreement, which is \$84,098.78, will be consolidated to an “as-needed” services task. The Consultant will communicate and coordinate with the City to monitor and track the budget of the “as-needed” services task.

EXHIBIT C


**ACTIVITY SCHEDULE
(AMENDED)**

Pursuant to Paragraph 8 “Term of Agreement and Time of Performance” of the Agreement, as amended, the end of the period of performance is March 1, 2025.

DRAFT

MEETING DATE April 10, 2024

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AUTHORIZING THE USE OF \$165,901.22 IN APPROPRIATED FUNDS FROM THE ADOPTED OPERATING BUDGET, PLANNING DEPARTMENT FOR FISCAL YEAR 2023-2024 FOR PROFESSIONAL SERVICES RELATED TO THE SANTEE MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP) SUBAREA PLAN PROVIDED BY EBBIN MOSER + SKAGGS, LLP THROUGH AN EXISTING PROFESSIONAL SERVICES AGREEMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENTS TO SAID AGREEMENT

DIRECTOR/DEPARTMENT Sandi Sawa, Planning & Building Director 

SUMMARY

This item requests City Council adopt a resolution authorizing the use of appropriated funds from the Adopted Operating Budget for Fiscal Year 2023-2024 for professional services related to the Santee Multiple Species Conservation Program (MSCP) Subarea Plan provided by Ebbin Moser + Skaggs, LLP (Consultant) through an existing Professional Services Agreement. Professional services provided by the Consultant relating to the Santee MSCP Subarea Plan include preparation of an Environmental Assessment (“EA”) pursuant to the National Environmental Policy Act (“NEPA”), an Environmental Impact Report (“EIR”) pursuant to the California Environmental Quality Act (“CEQA”) and an Implementing Agreement (“IA”). The Professional Services Agreement with the Consultant was authorized and signed by the City Manager on September 9, 2019, and amended on November 30, 2020 (First Amendment), September 12, 2022 (Second Amendment), November 22, 2023 (Third Amendment) and February 29, 2024 (Fourth Amendment).

To date, this Professional Services Agreement has been funded by developer-funded accounts and, in accordance with Santee Municipal Code (SMC) Section 3.24.170 (B), has not required City Council approval as such approval is only required for contracts with General Fund expenditures. As part of the current fiscal year budget, the City Council appropriated \$250,000.00 from the General Fund for services related to the completion of the MSCP Subarea Plan (Account No. 1001.04.4106.51040). The services provided by the Consultant at a cost not to exceed \$165,901.22 will support completion of the MSCP Subarea Plan and associated EIR, EA and IA. The amount of \$165,901.22 will fund a portion of the Third and Fourth Amendments to the Professional Service Agreement with Ebbin Moser + Skaggs, totaling \$232,170.00. The remaining portion of the Amendments (\$66,268.78) will be funded by developer deposit. As the appropriated funds from the General Fund would now be used for payment of Consultant services in addition to developer funds and the expenditures exceed \$25,000.00, authorization for said use of these funds is required from the City Council pursuant to SMC Section 3.24.180.

ENVIRONMENTAL REVIEW

This agreement is not subject to the California Environmental Quality Act (CEQA) because it is not a “project” pursuant to Public Resources Code Section 21065 and CEQA Guidelines Section 15378, as it would not result in a physical change to the environment.

FINANCIAL STATEMENT *JS*

Funding of \$165,901.22 associated with the preparation and processing of the MSCP Subarea Plan is budgeted in the Adopted FY 2023-2024 Operating Budget, Planning Department.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Adopt the Resolution authorizing the use of \$165,901.22 in appropriated funds from the Adopted Operating Budget, Planning Department for Fiscal Year 2023-2024 for professional services related to the Santee Multiple Species Conservation Program (MSCP) Subarea Plan provided by Ebbin Moser + Skaggs, LLP through an existing Professional Services Agreement and authorizing the City Manager to execute amendments to said Agreement.

ATTACHMENT

- Resolution
- Executed Professional Services Agreement (Third Amendment)
- Executed Professional Services Agreement (Fourth Amendment)



RESOLUTION NO. XXX-2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AUTHORIZING THE USE OF \$165,901.22 IN APPROPRIATED FUNDS FROM THE ADOPTED OPERATING BUDGET FOR FISCAL YEAR 2023-2024, PLANNING DEPARTMENT FOR PROFESSIONAL SERVICES RELATED TO THE SANTEE MULTIPLE SPECIES CONSERVATION PROGRAM SUBAREA PLAN PROVIDED BY EBBIN MOSER + SKAGGS, LLP THROUGH AN EXISTING PROFESSIONAL SERVICES AGREEMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENTS TO SAID AGREEMENT

WHEREAS, Section 3.24.170 (B) of the Santee Municipal Code (SMC) authorizes the City Manager to approve contracts (Professional Services Agreements) that are paid directly from deposits posted by development project applicant for professional services required in conjunction with the processing or review of development actions; and

WHEREAS, on September 9, 2019, the City entered into a Professional Services Agreement with Ebbin Moser + Skaggs, LLP (Consultant) for professional services relating to the Santee Multiple Species Conservation Program (“MSCP”) Subarea Plan, including the preparation of an Environmental Assessment (“EA”) pursuant to the National Environmental Policy Act (“NEPA”), an Environmental Impact Report (“EIR”) pursuant to the California Environmental Quality Act (“CEQA”) and an Implementing Agreement (“IA”) in the amount of \$234,990.00 funded by developer-funded accounts; and

WHEREAS, On October 14, 2020, the City Council adopted Resolution No. 114-2020 which authorized the acceptance of an award of federal grant funds in the amount of \$888,815.00 from the Cooperative Endangered Species Conservation Fund (Section 6 of the Endangered Species Act) nontraditional habitat conservation planning assistance program for the “Project”, and thereby adding an additional source of funding to the Agreement. Section 6 Grant Agreement was fully executed between the California Department of Fish and Wildlife and the City on December 21, 2020; and

WHEREAS, On November 30, 2020, City and the Consultant amended the Agreement to increase the amount allocated to consultant for additional work, project meetings, and management by \$262,395.00 (“First Amendment”) NTE \$497,385.00; and

WHEREAS, On September 12, 2022, City and the Consultant amended the Agreement to extend the period of performance to December 31, 2023, effective as of August 1, 2021, due to circumstances beyond the reasonable control of consultant (“Second Amendment”); and

WHEREAS, On November 22, 2023, City and the Consultant amended the Agreement to increase the amount allocated to consultant due to circumstances beyond the reasonable control of the consultant by \$128,985.00 (“Third Amendment”) NTE \$626,370.00 and extend the period of performance to December 31, 2024; and

WHEREAS, On February 29, 2024, City and the Consultant amended the Agreement to increase the amount allocated to consultant for additional work, project meetings, and management by \$103,185.00 (“Fourth Amendment”) NTE \$729,555.00; and

WHEREAS, in accordance with SMC Section 3.24.180, City Council approval is required for Professional Services Agreements and amendments thereto if the cumulative amount exceeds \$25,000.00 in any fiscal year; and

WHEREAS, the Adopted Operating Budget for Fiscal Year 2023-2024 includes the appropriation of \$250,000.00 for consultant services related to completion of the MSCP Subarea Plan (Account No. 1001.04.4106.51040); and

WHEREAS, it is requested that the City Council authorize the use of appropriated funds from the Adopted Operating Budget for Fiscal Year 2023-2024 in the amount not to exceed \$165,901.22, in addition to developer funds for the professional Consultant services related to the MSCP Subarea Plan.

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

SECTION 1: The City hereby authorizes the use of \$165,901.22 in appropriated funds from the Adopted Operating Budget for Fiscal Year 2023-2024, Planning Department in addition to developer funds for professional services related to the MSCP Subarea Plan provided by Ebbin Moser + Skaggs, LLP through an existing Professional Services Agreement and authorizes the City Manager to execute amendments to said Agreement.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 10th day of April, 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

**THIRD AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
BY AND BETWEEN THE CITY OF SANTEE
AND
EBBIN MOSER + SKAGGS, LLP**

This Third Amendment ("Amendment") dated this 22nd day of November 2023, for reference purposes only, is entered into by and between the City of Santee, a California charter city ("City") and Ebbin Moser + Skaggs, LLP ("Consultant"). City and Consultant are sometimes referred to in this Amendment individually as a "Party" and collectively as the "Parties." This Third Amendment is entered into in light of the following recited facts (each a "Recital").

RECITALS

A. City, under the Professional Services Agreement dated September 9, 2019 ("Agreement"), retained the services of Consultant, a technical consultant, to provide professional services relating to the Santee Multiple Species Conservation Plan ("MSCP") Subarea Plan, Environmental Assessment ("EA") or Environmental Impact Statement ("EIS") prepared pursuant to the National Environmental Policy Act ("NEPA"), and Environmental Impact Report ("EIR") prepared pursuant to the California Environmental Quality Act ("CEQA") and Implementing Agreement ("IA") (the "Project").

B. On November 30, 2020, City and the Consultant amended the Agreement to increase the amount allocated to Consultant for additional work, project meetings, and management by \$262,395.00 ("First Amendment").

C. On September 12, 2022, City and the Consultant amended the Agreement to extend the period of performance to December 31, 2023, effective as of August 1, 2021, due to circumstances beyond the reasonable control of Consultant.

D. The City and Consultant desire to amend the Agreement to increase the amount allocated to Consultant for additional work, project meetings, and management by \$128,985.00 and extend the period of performance to December 31, 2024 due to circumstances beyond the reasonable control of Consultant.

E. This Third Amendment is authorized pursuant to Section 2, 3 and 8 of the Agreement.

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

TERMS

1. SCOPE OF SERVICES: The Scope of Services of the Agreement set forth in Exhibit "A" of the Agreement is hereby amended and supplemented by the Scope of Services (AMENDED), attached to this Amendment as Exhibit "A", and incorporated into this Amendment

by this reference.

2. COMPENSATION: Section 2.b of the Agreement is hereby amended to increase the total amount paid for services rendered by Consultant pursuant to this Agreement by \$128,985.00 from the previous amount of \$497,385.00 to \$626,370.00. The Schedule of Charges set forth in Exhibit "B" of the Agreement is hereby amended as set forth in the Schedule of Charges (AMENDED), attached to this Amendment as Exhibit "B" and incorporated into this Amendment by this reference.

3. TERM OF AGREEMENT AND TIME OF PERFORMANCE: Section 8 of the Agreement is hereby amended to extend the end of the period of performance to December 31, 2024 due to circumstances beyond the reasonable control of the Consultant. The Activity Schedule set forth in Exhibit "C" of the Agreement is hereby amended as set forth in Exhibit "C" Activity Schedule (AMENDED).

4. CONTINUING EFFECT OF AGREEMENT. Except as amended by this Third Amendment all other provisions of the Agreement remain in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Third Amendment.

IN WITNESS WHEREOF, the Parties have caused this Second Amendment to be executed and delivered by their respective representatives, thereunto duly authorized, as of the date first written above.

CITY OF SANTEE

CONSULTANT

By: Marlene D. Best
Marlene D. Best, City Manager

By: L. Skaggs

APPROVED AS TO FORM;
BEST BEST & KRIEGER LLP

By: Shawn Hagerty
Shawn Hagerty, City Attorney

Date: November 15 2023

EXHIBIT A

SCOPE OF SERVICES (AMENDED)

Task 1.0: Project Meetings

Task 1.1 Project Team Meetings

The purpose of these meetings is to provide a forum to discuss strategies, issues, and schedules related to the Subarea Plan. Sean Skaggs will participate in all project team coordination team meetings to discuss strategies, issues, and schedules for wildlife agency review and other topics related to the Subarea Plan and Implementing Agreement. Assume no more than 14 zoom meetings will be held for a total of no more than 2 hours each.

Task 1.2 Wildlife Agency Coordination Meetings

Task 1.2.1 Wildlife Agency Meetings

Consultant will participate in the wildlife agency coordination meetings. It is expected that up to 5 meetings, 4 hours per meeting, will be scheduled with the wildlife agencies to negotiate final issues necessary to obtain approval of the Subarea Plan.

Task 1.3 Meetings to Brief City Attorney and City Manager

Consultant will participate in up to 3 briefings, 2 hours each, with the City Attorney and City Manager regarding remaining issues with the Subarea Plan and Implementing Agreement.

Task 1.4 City Council Meetings

Consultant will prepare for and attend up to 2 City Council hearings. EMS will be prepared to answer questions regarding the Subarea Plan documents and Implementing Agreement (IA). These meetings would include workshops to discuss the Subarea Plan. Assume 6 hours per meeting to prepare for and attend meetings.

Task 2.0: Support Preparation of Public Review Draft of Santee Subarea Plan and Implementing Agreement

Task 2.1: Support Development of Rationale for Species Coverage in Chapter Six of the Subarea Plan

Consultant will assist the project team in the development of the rationales for species coverage for the Subarea Plan. Consultant will also assist the project team to complete further research and additional analysis of key topics associated with finalizing a Public Review Draft of the Subarea Plan and Implementing Agreement.

Task 2.2: Revisions to Subarea Plan in Response to Wildlife Agencies Input

Consultant will coordinate with the project team and wildlife agencies to address comments and input from the wildlife agencies on the Subarea Plan.

Task 2.3: Complete Draft Implementing Agreement

A working draft of an IA has been prepared and submitted to the wildlife agencies. This task will involve further updates and refinements to the IA to remain consistent with the Subarea Plan and to address wildlife agency input. Consultant will complete the existing draft IA and will work with the City to negotiate any remaining terms of the IA with the wildlife agencies.

Task 2.4: Prepare Public Review Draft of Subarea Plan and IA

Consultant will assist the project team with preparation of a Public Review draft Subarea Plan that will include the IA and other appendices.

Task 3.0: Prepare Final Santee Subarea Plan and IA

Task 3.1: Revisions to Subarea Plan and IA after Public Review and Responses to Comments

Consultant will support the project team to make revisions to the draft Subarea Plan based upon input received during the public review. Consultant will also provide support for the development of comment responses. Consultant will make revisions to the IA, if deemed appropriate in coordination with the project team, based on input received during the public review.

Task 3.2: Preparation of a Wildlife Agencies Review Final IA

Consultant will prepare a final version of the IA for execution by the Parties.

Task 4.0: Provide Support for Preparation of Environmental Impact Report

Consultant will provide support in the review of the biological resources section of the draft Environmental Impact Report prepared pursuant to CEQA and the Environmental Assessment to be prepared under NEPA. Consultant will also provide support in review and revisions to responses to comments.

EXHIBIT B

**SCHEDULE OF CHARGES
(AMENDED)**

Consultant will complete the scope of work (Exhibit A AMENDED) based on the following summary of charges on a time and materials, not-to-exceed basis:

Task 1: Project Meetings	Sean Skaggs	66 hours	\$ 35,310
Task 2: Support for Public Review Draft Subarea Plan and IA	Sean Skaggs	65 hours	\$ 34,775
	Tom Egan	15 hours	\$ 2,700
Task 3: Prepare Final IA and Support Final Subarea Plan	Sean Skaggs	50 hours	\$ 26,750
	Tom Egan	15 hours	\$ 2,700
Task 4: Support for Draft CEQA and NEPA Documents	Sean Skaggs	50 hours	\$ 26,750
		Total	\$128,985

EXHIBIT C

**ACTIVITY SCHEDULE
(AMENDED)**

The end of the period of performance is December 31, 2024.

**FOURTH AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
BY AND BETWEEN THE CITY OF SANTEE
AND
EBBIN MOSER + SKAGGS, LLP**

This Fourth Amendment ("Amendment") dated this 29th day of February 2024, for reference purposes only, is entered into by and between the City of Santee, a California charter city ("City") and Ebbin Moser + Skaggs, LLP ("Consultant"). City and Consultant are sometimes referred to in this Amendment individually as a "Party" and collectively as the "Parties." This Fourth Amendment is entered into in light of the following recited facts (each a "Recital").

RECITALS

A. City, under the Professional Services Agreement dated September 9, 2019 ("Agreement"), retained the services of Consultant, a technical consultant, to provide professional services relating to the Santee Multiple Species Conservation Plan ("MSCP") Subarea Plan, Environmental Assessment ("EA") or Environmental Impact Statement ("EIS") prepared pursuant to the National Environmental Policy Act ("NEPA"), and Environmental Impact Report ("EIR") prepared pursuant to the California Environmental Quality Act ("CEQA") and Implementing Agreement ("IA") (the "Project").

B. On November 30, 2020, City and the Consultant amended the Agreement to increase the amount allocated to Consultant for additional work, project meetings, and management by \$262,395.00 ("First Amendment").

C. On September 12, 2022, City and the Consultant amended the Agreement to extend the period of performance to December 31, 2023, effective as of August 1, 2021, due to circumstances beyond the reasonable control of Consultant ("Second Amendment").

D. On November 22, 2023 City and Consultant amended the Agreement to increase the amount allocated to Consultant for additional work, project meetings, and management by \$128,985.00 and extend the period of performance to December 31, 2024 due to circumstances beyond the reasonable control of Consultant ("Third Amendment").

E. The City and Consultant desire to amend the Agreement to increase the amount allocated to Consultant for additional work and management by \$103,185.00.

F. This Fourth Amendment is authorized pursuant to Section 3 of the Agreement.

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

TERMS

1. **SCOPE OF SERVICES:** The Scope of Services of the Agreement set forth in Exhibit "A" of the Agreement is hereby amended and supplemented by the Scope of Services

(AMENDED), attached to this Amendment as Exhibit "A", and incorporated into this Amendment by this reference.


2. COMPENSATION: Section 2.b of the Agreement is hereby amended to increase the total amount paid for services rendered by Consultant pursuant to this Agreement by \$103,185.00 from the previous amount of \$626,370.00 to \$729,555.00. The Schedule of Charges set forth in Exhibit "B" of the Agreement is hereby amended as set forth in the Schedule of Charges (AMENDED), attached to this Amendment as Exhibit "B" and incorporated into this Amendment by this reference.

3. CONTINUING EFFECT OF AGREEMENT. Except as amended by this Fourth Amendment all other provisions of the Agreement remain in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Fourth Amendment.

IN WITNESS WHEREOF, the Parties have caused this Fourth Amendment to be executed and delivered by their respective representatives, thereunto duly authorized, as of the date first written above.

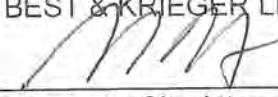
CITY OF SANTEE

CONSULTANT

By: 
Marlene D. Best, City Manager

By: 

APPROVED AS TO FORM:
BEST BEST & KRIEGER LLP

By: 
Shawn Hagerty, City Attorney

Date: 2-28-2024

EXHIBIT A

SCOPE OF SERVICES (AMENDED)

Task 1.0: Project Meetings

Task 1.1 Project Team Meetings

The purpose of these meetings is to provide a forum to discuss strategies, issues, and schedules related to the Subarea Plan. Sean Skaggs will participate in all project team coordination team meetings to discuss strategies and issues for wildlife agency negotiation and other topics related to the Subarea Plan and Implementing Agreement (IA). Assume no more than 14 zoom meetings will be held for a total of no more than 2 hours each.

Task 1.2 Wildlife Agency Meetings

EMS will participate in final wildlife agency negotiation meetings. It is possible that up to 4 meetings, 4 hours per meeting, will be scheduled with the wildlife agencies to negotiate final issues necessary to obtain approval of the Subarea Plan.

Task 1.3 Meetings to Brief City Attorney and City Manager

EMS will participate in up to 3 briefings, 2 hours each, with the City Attorney and City Manager regarding remaining issues with the Subarea Plan and IA.

Task 1.4 City Council Meetings

EMS will prepare for and attend up to 2 City Council hearings. EMS will be prepared to answer questions regarding the Subarea Plan documents and IA. These meetings would include workshops to discuss the Subarea Plan. Assume 6 hours per meeting to prepare for and attend meetings.

Task 2.0: Finalize Public Review Draft of Santee Subarea Plan and Appendices

Task 2.1: Finalize Public Review Draft Subarea Plan

EMS will finalize a Public Review Draft of the Subarea Plan based on input received from the wildlife agencies.

Task 2.2: Finalize Draft Implementing Agreement and Other Subarea Plan Appendices

A working draft of an IA has been prepared and submitted to the wildlife agencies. This task will involve further updates and refinements to the IA to remain consistent with the Subarea Plan and to address wildlife agency input. EMS will complete the existing draft IA and will work with the City to negotiate any remaining terms of the IA with the wildlife agencies. EMS will also finalize other Subarea Plan appendices.

Task 3.0: Prepare Final Santee Subarea Plan and IA

Task 3.1: Revisions to Subarea Plan and IA after Public Review and Responses to Comments

EMS will revise the draft Subarea Plan based upon input received during the public review. EMS will also draft comment responses. EMS will make revisions to the IA, if deemed appropriate in coordination with the City, based on input received during the public review.

Task 3.2: Preparation of a Final IA

EMS will prepare a final version of the IA for execution by the Parties.

Task 4.0: Preparation of Draft Environmental Assessment

EMS will prepare a draft Environmental Assessment to provide NEPA compliance for the permit decision on the Subarea Plan

Task 5.0: Finalize Draft Environmental Impact Report

EMS will finalize the draft EIR prepared pursuant to CEQA. EMS will also draft responses to comments.

EXHIBIT B


**SCHEDULE OF CHARGES
 (AMENDED)**

Consultant will complete the scope of work (Exhibit A AMENDED) based on the following summary of charges on a time and materials, not-to-exceed basis:

Tasks	Consultant	Executed Third Amendment to Agreement	Fourth Amendment to Agreement
Task 1: Project Meetings	Sean Skaggs	\$35,310	\$33,170
Task 2: Finalize Public Review Draft Subarea Plan and Appendices	Sean Skaggs Tom Egan	\$37,475	\$55,000
Task 3: Prepare Final Subarea Plan and IA	Sean Skaggs Tom Egan	\$29,450	\$28,000
Task 4.0 Provide Support for EIR Preparation (Third Amendment)	Sean Skaggs	\$26,750	n/a
Task 4: Prepare Draft Environmental Assessment	Sean Skaggs Tom Egan	n/a	\$51,000
Task 5: Finalize Draft EIR	Sean Skaggs Tom Egan	n/a	\$65,000
	Total	\$128,985	\$232,170
Difference for Fourth Amendment to Agreement			\$103,185

MEETING DATE April 10, 2024

ITEM TITLE RESOLUTION AUTHORIZING AN AMENDMENT TO THE ADOPTED SALARY SCHEDULE TO REFLECT A MARKET ADJUSTMENT INCREASE TO THE SALARY BAND FOR THE POSITION OF FIRE MARSHAL

DIRECTOR/DEPARTMENT Rida Freeman, Director of Human Resources 

SUMMARY

An amended salary schedule is necessary to increase the salary band for the position of Fire Marshal. A comprehensive salary study was conducted in January 2024. The results reflected that the current salary band for the Fire Marshal position at the City of Santee was under the median salary for like positions in San Diego County.

The City Council recognizes that offering competitive wages is necessary to aid in the hiring and retention of qualified employees; and supports the review and adjustment of duties and/or compensation within established job classifications.

A timely review of salary and job duties is essential when a department experiences a vacancy and prepares to recruit and fill an open position. Following a position review, since becoming vacant, the Fire Chief and Director of Human Resources have collaborated to develop an updated job announcement for the Fire Marshal recruitment. A critical component of the position update is to increase the salary band to attract the most qualified candidates.

It is essential that the compensation for vacant positions be competitive with comparable positions among local agencies. Additionally, management positions within the City of Santee, that have similar levels of responsibility, are reviewed to ensure that the salary band is also internally comparable. If approved, the Fire Marshal position salary band will mirror the City of Santee Building Official position salary band. This change will increase the starting annual pay in the salary band by 8.6%.

The attached Amended Salary Schedule has been updated to reflect the above requested action.

FINANCIAL STATEMENT 

Due to the hiring timeline and budgetary savings in the FY 2023-24 Fire Operating Budget, there are adequate savings to cover the increase in personnel costs associated with the Fire Marshal salary band adjustment.

FIRE MARSHAL	<i>Current</i>	NEW
Hourly	55.22 – 74.55	59.98 – 78.26
Annual	114,867.87 to 155,071.70	124,757.39 to 162,780.09

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Adopt the resolution to increase the salary band for the position of Fire Marshal.

ATTACHMENT

Resolution

Exhibit "A" – City of Santee Salary Schedule

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
APPROVING AN AMENDMENT TO THE ADOPTED SALARY SCHEDULE TO
REFLECT A MARKET ADJUSTMENT INCREASE TO THE SALARY BAND FOR THE
POSITION OF FIRE MARSHAL**

WHEREAS, the City amended the adopted salary schedule effective January 1, 2024, for necessary changes to hourly and general employees' compensation.

WHEREAS, the City amended the adopted salary schedule effective January 4, 2024, to increase Santee Firefighters' Association (SFFA) members' base salaries with an approved 6% market adjustment.

WHEREAS, the City amended the adopted salary schedule effective January 4, 2024, to increase the salary of the Deputy Fire Chief position with a 6% market adjustment.

WHEREAS, the City Council considered and authorizes a market adjustment increase to be applied to the salary band of the Fire Marshal position.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Santee, California, does hereby approve and adopt the FY 2023-2024 Amended Salary Schedule as presented in Exhibit "A" and the Salary Schedule is hereby updated.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 10th day of April 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE FAGAN ORTIZ, CMC, CITY CLERK

Attachment: Exhibit "A" FY 23-24 Amended Salary Schedule effective April 11, 2024

CITY OF SANTEE
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE
 EFFECTIVE JANUARY 4, 2024

<u>Classification</u>		A	B	C	D	E
Fire Captain / PM Base salary	Hourly	37.87	39.76	41.75	43.84	46.03
	Annual	110,270.45	115,785.21	121,574.10	127,651.92	134,035.26
 <i>Educational Incentive</i>						
Fire Captain / PM 31-45 units = 1.5% over base	Hourly	38.44	40.36	42.38	44.49	46.72
	Annual	111,924.27	117,522.00	123,397.83	129,566.89	136,045.83
Fire Captain / PM 46 units and over = 3.0% over base	Hourly	39.00	40.95	43.00	45.15	47.41
	Annual	113,578.44	119,258.77	125,221.54	131,481.14	138,056.02
Fire Captain / PM A.A. Degree = 4.5% over base	Hourly	39.57	41.55	43.63	45.81	48.10
	Annual	115,232.61	120,995.21	127,044.87	133,396.10	140,066.55
Fire Captain / PM Bachelor Degree = 6% over base	Hourly	40.14	42.15	44.25	46.47	48.79
	Annual	116,886.42	122,731.96	128,868.59	135,311.09	142,077.49

CITY OF SANTEE
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE
 EFFECTIVE JANUARY 4, 2024

<u>Classification</u>		A	B	C	D	E
Fire Captain Base salary	Hourly	36.24	38.05	39.95	41.95	44.05
	Annual	105,521.80	110,798.89	116,338.53	122,154.84	128,262.60
 <i>Educational Incentive</i>						
Fire Captain 31-45 units = 1.5% over base	Hourly	36.78	38.62	40.55	42.58	44.71
	Annual	107,104.57	112,460.63	118,083.97	123,987.20	130,186.58
Fire Captain 46 units and over = 3.0% over base	Hourly	37.32	39.19	41.15	43.21	45.37
	Annual	108,687.70	114,122.73	119,828.69	125,819.21	132,110.57
Fire Captain A.A. Degree = 4.5% over base	Hourly	37.87	39.76	41.75	43.84	46.03
	Annual	110,270.45	115,784.85	121,573.76	127,651.92	134,034.55
Fire Captain Bachelor Degree = 6% over base	Hourly	38.41	40.33	42.35	44.47	46.69
	Annual	111,853.23	117,446.62	123,319.18	129,483.96	135,958.52

CITY OF SANTEE
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE
 EFFECTIVE JANUARY 4, 2024

<u>Classification</u>		A	B	C	D	E
Fire Engineer/PM Base salary	Hourly	32.89	34.51	36.20	38.05	39.85
	Annual	95,779.23	100,479.91	105,414.69	110,792.51	116,040.04
 <i>Educational Incentive</i>						
Fire Engineer / PM 31-45 units = 1.5% over base	Hourly	33.38	35.02	36.74	38.62	40.45
	Annual	97,216.19	101,986.94	106,995.54	112,454.48	117,780.49
Fire Engineer / PM 46 units and over = 3.0% over base	Hourly	33.88	35.54	37.29	39.19	41.04
	Annual	98,652.79	103,494.37	108,577.09	114,116.01	119,521.03
Fire Engineer / PM A.A. Degree = 4.5% over base	Hourly	34.37	36.06	37.83	39.76	41.64
	Annual	100,089.35	105,001.40	110,158.27	115,777.96	121,261.86
Fire Engineer / PM Bachelor Degree = 6% over base	Hourly	34.86	36.58	38.37	40.33	42.24
	Annual	101,526.30	106,508.83	111,739.45	117,439.92	123,002.37

CITY OF SANTEE
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE
 EFFECTIVE JANUARY 4, 2024

<u>Classification</u>		A	B	C	D	E
Fire Engineer Base salary	Hourly	31.32	32.86	34.47	36.23	37.94
	Annual	91,198.86	95,673.80	100,373.31	105,493.98	110,491.11
 <i>Educational Incentive</i>						
Fire Engineer 31-45 units = 1.5% over base	Hourly	31.79	33.35	34.99	36.77	38.51
	Annual	92,566.96	97,109.06	101,879.08	107,076.40	112,148.41
Fire Engineer 46 units and over = 3.0% over base	Hourly	32.26	33.84	35.50	37.31	39.08
	Annual	93,935.02	98,543.99	103,384.49	108,658.85	113,806.14
Fire Engineer A.A. Degree = 4.5% over base	Hourly	32.73	34.33	36.02	37.86	39.65
	Annual	95,302.76	99,979.26	104,890.22	110,241.30	115,463.46
Fire Engineer Bachelor Degree = 6% over base	Hourly	33.20	34.83	36.54	38.40	40.22
	Annual	96,671.18	101,414.17	106,395.63	111,823.76	117,120.77

CITY OF SANTEE
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE
 EFFECTIVE JANUARY 4, 2024

Classification		A	B	C	D	E	F	G	H
Firefighter Paramedic	Hourly	27.84	28.98	30.17	31.41	33.27	34.62	36.02	37.47
Base salary	Annual	81,068.78	84,399.13	87,867.99	91,478.98	96,893.14	100,807.42	104,880.13	109,127.02

Educational Incentive (after completing 2.5 years of employment)

	G	H
Firefighter Paramedic	36.56	38.04
31-45 units = 1.5% over base	106,453.14	110,763.86
Firefighter Paramedic	37.10	38.60
46 units and over = 3.0% over base	108,026.17	112,401.13
Firefighter Paramedic	37.64	39.16
A.A. Degree = 4.5% over base	109,599.92	114,037.98
Firefighter Paramedic	38.18	39.72
Bachelor Degree = 6% over base	111,172.93	115,674.83

CITY OF SANTEE
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE
 EFFECTIVE JANUARY 4, 2024

Classification		A	B	C	D	E	F	G	H
Firefighter	Hourly	23.62	24.80	25.93	27.35	28.71	30.15	31.66	33.24
Base salary	Annual	68,787.60	72,225.43	75,516.49	79,629.56	83,611.34	87,792.27	92,180.91	96,791.03
<i>Educational Incentive (after completing 2.5 years of employment)</i>								G	H
Firefighter								32.13	33.74
31-45 units = 1.5% over base								93,563.82	98,242.86
Firefighter								32.61	34.24
46 units and over = 3.0% over base								94,946.42	99,694.68
Firefighter								33.08	34.73
A.A. Degree = 4.5% over base								96,329.31	101,146.86
Firefighter								33.55	35.23
Bachelor Degree = 6% over base								97,711.88	102,598.32

CITY OF SANTEE
 FY 23-24 ADOPTED AND AMENDED
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 Effective 4/11/24-General Employees & Management. Effective 1/1/24-Hourly Employees. Effective 1/4/24-Fire Management

Range	Classification		A	B	C	D	E
29	Account Clerk	Hourly	24.47	25.69	26.97	28.32	29.74
		Annual	50,889.65	53,434.21	56,105.98	58,911.52	61,856.87
35	Administrative Secretary	Hourly	28.37	29.79	31.28	32.85	34.49
		Annual	59,016.64	61,967.42	65,065.85	68,319.45	71,735.31
	Assistant City Clerk	Hourly		34.11	to	48.73	
		Annual		70,952.11	to	101,360.17	
	Assistant to the City Manager	Hourly		65.29	to	92.54	
		Annual		135,796.98	to	192,492.42	
50	Assistant Engineer	Hourly	41.09	43.15	45.31	47.57	49.95
		Annual	85,473.62	89,747.56	94,235.16	98,946.61	103,894.17
58	Associate Civil Engineer / Associate Traffic Engineer	Hourly	50.07	52.57	55.20	57.96	60.86
		Annual	104,141.17	109,348.69	114,816.44	120,557.08	126,585.20
43	Assistant Planner	Hourly	34.57	36.30	38.11	40.02	42.02
		Annual	71,906.11	75,501.29	79,276.44	83,240.40	87,402.05
49	Associate Planner	Hourly	40.09	42.10	44.20	46.41	48.73
		Annual	83,389.06	87,558.56	91,936.56	96,533.71	101,360.17
28	Building Development Technician I	Hourly	23.87	25.06	26.32	27.63	29.01
		Annual	49,648.51	52,131.14	54,737.62	57,474.41	60,348.29
32	Building Development Technician II	Hourly	26.35	27.66	29.05	30.50	32.03
		Annual	54,802.61	57,542.45	60,419.74	63,440.59	66,612.87
	Building Official	Hourly		59.98	to	78.26	
		Annual		124,757.39	to	162,780.09	
	City Clerk	Hourly		49.95	to	69.95	
		Annual		103,903.99	to	145,491.20	
	City Engineer	Hourly		66.70	to	90.35	
		Annual		138,743.11	to	187,917.88	
	City Manager (Single Rate)	Hourly		121.29	to	121.29	
		Annual		252,265.32	to	252,265.32	

CITY OF SANTEE
 FY 23-24 ADOPTED AND AMENDED
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 Effective 4/11/24-General Employees & Management. Effective 1/1/24-Hourly Employees. Effective 1/4/24-Fire Management

Range	Classification		A	B	C	D	E
26	Code Compliance Assistant	Hourly	22.72	23.86	25.05	26.30	27.62
		Annual	47,256.05	49,618.93	52,099.85	54,704.97	57,440.03
44	Code Compliance Officer	Hourly	35.43	37.21	39.07	41.02	43.07
		Annual	73,703.86	77,388.84	81,258.59	85,321.23	89,587.32
46	Confidential Accountant	Hourly	37.23	39.09	41.04	43.10	45.25
		Annual	77,435.13	81,306.89	85,372.26	89,640.72	94,122.88
46	Confidential Payroll Specialist	Hourly	37.23	39.09	41.04	43.10	45.25
		Annual	77,435.13	81,306.89	85,372.26	89,640.72	94,122.88
46	Confidential Secretary to City Manager/Council	Hourly	37.23	39.09	41.04	43.10	45.25
		Annual	77,435.13	81,306.89	85,372.26	89,640.72	94,122.88
	Crossing Guards ^ (Single Rate)	Hourly			16.00		
	Deputy Fire Chief	Hourly		69.66	to	95.32	
		Annual		144,899.46	to	198,255.62	
35	Development Services Technician	Hourly	28.37	29.79	31.28	32.85	34.49
		Annual	59,016.64	61,967.42	65,065.85	68,319.45	71,735.31
	Director of Community Services	Hourly		71.54	to	95.39	
		Annual		148,808.40	to	198,419.14	
	Director of Development Services	Hourly		70.79	to	95.43	
		Annual		147,241.94	to	198,501.85	
	Director of Engineering/City Engineer	Hourly		70.79	to	95.43	
		Annual		147,241.94	to	198,501.85	
	Director of Finance / City Treasurer	Hourly		74.79	to	100.63	
		Annual		155,568.42	to	209,319.56	
	Director of Fire & Life Safety (Fire Chief)	Hourly		84.94	to	110.87	
		Annual		176,678.14	to	230,616.55	

CITY OF SANTEE
 FY 23-24 ADOPTED AND AMENDED
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 Effective 4/11/24-General Employees & Management. Effective 1/1/24-Hourly Employees. Effective 1/4/24-Fire Management

Range	Classification		A	B	C	D	E
	Director of Human Resources	Hourly		69.85	to	94.30	
		Annual		145,287.79	to	196,138.76	
	Director of Planning & Building/City Planner	Hourly		70.79	to	95.43	
		Annual		147,241.94	to	198,501.85	
	Economic Development Manager	Hourly		43.99	to	59.38	
		Annual		91,491.56	to	123,514.41	
48	Engineering Inspector	Hourly	39.11	41.07	43.12	45.28	47.54
		Annual	81,355.21	85,422.96	89,693.82	94,178.67	98,887.73
39	Equipment Mechanic	Hourly	31.32	32.88	34.53	36.26	38.07
		Annual	65,143.44	68,400.74	71,820.72	75,411.81	79,182.18
17	Emergency Medical Technician	Hourly	18.19	19.10	20.06	21.06	22.11
		Annual	37,839.27	39,730.92	41,717.84	43,803.79	45,993.81
	Emergency Medical Technician ^	Hourly		17.49	to	21.26	
35	Equipment Operator	Hourly	28.37	29.79	31.28	32.85	34.49
		Annual	59,016.64	61,967.42	65,065.85	68,319.45	71,735.31
38	Facilities Maintenance Supervisor	Hourly	30.56	32.08	33.69	35.37	37.14
		Annual	63,554.59	66,732.29	70,068.87	73,572.54	77,251.07
25	Facilities Maintenance Technician	Hourly	22.17	23.27	24.44	25.66	26.94
		Annual	46,103.36	48,408.39	50,829.10	53,370.26	56,038.64
35	Field Inspector	Hourly	28.37	29.79	31.28	32.85	34.49
		Annual	59,016.64	61,967.42	65,065.85	68,319.45	71,735.31
	Finance Manager	Hourly		55.22	to	74.55	
		Annual		114,867.87	to	155,071.70	
	Fire Battalion Chief (2920 hours)	Hourly		41.88	to	56.78	
		Annual		122,294.29	to	165,787.46	
	Fire Battalion Chief - Administration (2080 hours)	Hourly		58.80	to	79.71	
		Annual		122,294.29	to	165,787.46	

CITY OF SANTEE
 FY 23-24 ADOPTED AND AMENDED
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 Effective 4/11/24-General Employees & Management. Effective 1/1/24-Hourly Employees. Effective 1/4/24-Fire Management

Range	Classification		A	B	C	D	E
	Fire Division Chief	Hourly		57.34	to	77.40	
		Annual		119,270.87	to	160,994.11	
44	Fire Inspector	Hourly	35.43	37.21	39.07	41.02	43.07
		Annual	73,703.86	77,388.84	81,258.59	85,321.23	89,587.32
	Fire Marshal	Hourly		59.98	to	78.26	
		Annual		124,757.39	to	162,780.09	
	Graduate Intern ^	Hourly		16.00	to	21.32	
38	Human Resources Technician	Hourly	30.56	32.08	33.69	35.37	37.14
		Annual	63,554.59	66,732.29	70,068.87	73,572.54	77,251.07
38	Human Services and Open Space Coordinator	Hourly	30.56	32.08	33.69	35.37	37.14
		Annual	63,554.59	66,732.29	70,068.87	73,572.54	77,251.07
	IT Systems Technician^	Hourly		27.76	to	33.74	
53	Information Technology Analyst	Hourly	44.25	46.47	48.79	51.23	53.79
		Annual	92,045.78	96,648.03	101,480.93	106,554.73	111,882.66
	Information Technology Manager	Hourly		50.20	to	67.78	
		Annual		104,425.33	to	140,974.34	
	Information Technology/GIS Technician^			30.56	to	37.14	
35	Irrigation Specialist	Hourly	28.37	29.79	31.28	32.85	34.49
		Annual	59,016.64	61,967.42	65,065.85	68,319.45	71,735.31
29	Landscape and Irrigation Maintenance Worker	Hourly	24.47	25.69	26.97	28.32	29.74
		Annual	50,889.65	53,434.21	56,105.98	58,911.52	61,856.87
48	Lead Equipment Mechanic	Hourly	39.11	41.07	43.12	45.28	47.54
		Annual	81,355.21	85,422.96	89,693.82	94,178.67	98,887.73
29	Maintenance Worker	Hourly	24.47	25.69	26.97	28.32	29.74
		Annual	50,889.65	53,434.21	56,105.98	58,911.52	61,856.87
46	Management Analyst	Hourly	37.23	39.09	41.04	43.10	45.25
		Annual	77,435.13	81,306.89	85,372.26	89,640.72	94,122.88

CITY OF SANTEE
 FY 23-24 ADOPTED AND AMENDED
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 Effective 4/11/24-General Employees & Management. Effective 1/1/24-Hourly Employees. Effective 1/4/24-Fire Management

Range	Classification		A	B	C	D	E
43	Management Assistant	Hourly	34.57	36.30	38.11	40.02	42.02
		Annual	71,906.11	75,501.29	79,276.44	83,240.40	87,402.05
	Marketing Aide^	Hourly		16.00	to	21.32	
	Marketing Coordinator	Hourly		34.11	to	48.73	
		Annual		70,952.11	to	101,360.17	
	Marketing Manager	Hourly		47.75	to	64.48	
		Annual		99,316.97	to	134,109.32	
28	Marketing Specialist	Hourly	23.87	25.06	26.32	27.63	29.01
		Annual	49,648.51	52,131.14	54,737.62	57,474.41	60,348.29
34	Marketing Specialist II	Hourly	27.68	29.07	30.52	32.04	33.65
		Annual	57,577.16	60,456.15	63,478.71	66,652.70	69,985.20
	Office Assistant ^	Hourly		16.00	to	21.32	
48	Parks & Landscape Supervisor	Hourly	39.11	41.07	43.12	45.28	47.54
		Annual	81,355.21	85,422.96	89,693.82	94,178.67	98,887.73
	Principal Civil Engineer	Hourly		62.05	to	84.04	
		Annual		129,063.37	to	174,807.33	
	Principal Planner	Hourly		49.17	to	66.38	
		Annual		102,279.34	to	138,079.29	
	Principal Traffic Engineer	Hourly		62.05	to	84.04	
		Annual		129,063.37	to	174,807.33	
38	Procurement Specialist	Hourly	30.56	32.08	33.69	35.37	37.14
		Annual	63,554.59	66,732.29	70,068.87	73,572.54	77,251.07
	Public Services Manager	Hourly		47.75	to	64.48	
		Annual		99,316.97	to	134,109.32	
43	Public Works Supervisor	Hourly	34.57	36.30	38.11	40.02	42.02
		Annual	71,906.11	75,501.29	79,276.44	83,240.40	87,402.05
	Recreation Aide ^	Hourly		16.00	to	18.21	

CITY OF SANTEE
 FY 23-24 ADOPTED AND AMENDED
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 Effective 4/11/24-General Employees & Management. Effective 1/1/24-Hourly Employees. Effective 1/4/24-Fire Management

Range	Classification		A	B	C	D	E
28	Recreation Coordinator	Hourly	23.87	25.06	26.32	27.63	29.01
		Annual	49,648.51	52,131.14	54,737.62	57,474.41	60,348.29
	Recreation Leader ^	Hourly		16.56	to	19.67	
	Recreation Services Manager	Hourly		47.75	to	64.48	
		Annual		99,316.97	to	134,109.32	
	Recreation Supervisor	Hourly		34.11	to	48.73	
		Annual		70,952.11	to	101,360.17	
23	Secretary	Hourly	19.31	20.28	21.29	22.35	23.47
		Annual	40,164.62	42,172.88	44,281.40	46,495.52	48,820.47
36	Senior Account Clerk	Hourly	29.08	30.54	32.06	33.67	35.35
		Annual	60,492.18	63,516.81	66,692.82	70,027.39	73,529.00
53	Senior Accountant	Hourly	44.25	46.47	48.79	51.23	53.79
		Annual	92,045.78	96,648.03	101,480.93	106,554.73	111,882.66
50	Senior Building Inspector	Hourly	41.09	43.15	45.31	47.57	49.95
		Annual	85,473.62	89,747.56	94,235.16	98,946.61	103,894.17
	Senior Civil Engineer / Senior Traffic Engineer	Hourly		54.39	to	73.96	
		Annual		113,134.63	to	153,841.33	
	Senior Human Resources Analyst	Hourly		45.06	to	60.83	
		Annual		93,723.06	to	126,526.97	
	Senior Management Analyst	Hourly		42.91	to	57.93	
		Annual		89,260.07	to	120,501.86	
	Senior Management Analyst/ Grant Coordinator	Hourly		45.06	to	60.83	
		Annual		93,723.07	to	126,526.97	
	Senior Planner	Hourly		42.76	to	57.73	
		Annual		88,937.90	to	120,069.10	
	Special Events Supervisor	Hourly		34.11	to	48.73	
		Annual		70,952.11	to	101,360.17	

CITY OF SANTEE
 FY 23-24 ADOPTED AND AMENDED
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 Effective 4/11/24-General Employees & Management. Effective 1/1/24-Hourly Employees. Effective 1/4/24-Fire Management

<u>Range</u>	<u>Classification</u>		A	B	C	D	E
	Storm Water Program Assistant^	Hourly		28.73	to	34.92	
50	Storm Water Program Coordinator	Hourly	41.09	43.15	45.31	47.57	49.95
		Annual	85,473.62	89,747.56	94,235.16	98,946.61	103,894.17
	Student Intern ^	Hourly		16.00	to	19.67	
	Technical Professional Expert ^	Hourly		50.00	to	160.00	

^Part-time, temporary status

CITY OF SANTEE
MAYOR AND CITY COUNCIL MEMBERS SALARY SCHEDULE
EFFECTIVE JANUARY 1, 2024

<u>Range</u>	<u>Classification</u>		
	City Council Member	Monthly	1,851.87
		Annual	22,222.39
	Mayor	Monthly	3,120.97
		Annual	37,451.61

MEETING DATE

April 10, 2024

ITEM TITLE PUBLIC HEARING FOR A TENTATIVE MAP (TM2020-1) AND DEVELOPMENT REVIEW PERMIT (DR2020-2) FOR A 13-LOT RESIDENTIAL SUBDIVISION WITH 12 PROPOSED SINGLE-FAMILY HOMES ON A 2.46 ACRE SITE LOCATED AT 9463 SLOPE STREET (APN 384-232-03-00) IN THE LOW-MEDIUM DENSITY RESIDENTIAL (R-2) ZONE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO THE CLASS 32 INFILL EXEMPTION, CEQA GUIDELINES SECTION 15332 (APPLICANT: NEW WEST INVESTMENT GROUP, INC.)

DIRECTOR/DEPARTMENT

Sandi Sawa, Planning & Building Department 

SUMMARY The project is a request for a Tentative Map (TM2020-1) and Development Review Permit (DR2020-2) for a proposed 13-lot, single-family residential project on a 2.46-acre property located at 9463 Slope Street the Low-Medium Density Residential (R-2) Zone (APN 384-232-03-00). The site is surrounded by existing low-density, single-family development. The proposed project would be developed at a density of 4.88 dwelling units per gross acre, consistent with the R-2 zoning designation which allows densities ranging between two and five dwelling units per gross acre. The project is consistent with the current R-2 General Plan Land Use Designation and Zoning Classification.

The project includes the development of 12 single-family homes on separate lots with the remaining lot being developed as a bioretention basin. The residential lots would range in size from 6,009 square feet to 8,437 square feet. The applicant provided three conceptual residential floor plans between 1,770-1,857 square feet with one- and two-story options. Each lot would have front yard landscaping to include two trees, ground cover, and an irrigation system.

ENVIRONMENTAL REVIEW The project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332; Class 32 of the CEQA Guidelines (In-fill Development), because the project is consistent with the General Plan and Zoning Code, is located in an urbanized area on property less than five acres, has no habitat value, would not result in any significant effects on traffic, noise, air quality or water quality, and can be served by all required utilities and public services. None of the exceptions to the Class 32 exemption found in CEQA Guidelines Section 15300.2 apply to the project.

FINANCIAL STATEMENT 

Staff costs for application processing are paid on an actual cost recovery basis. Development Impact Fees are estimated to total \$341,589.64.

CITY ATTORNEY REVIEW

N/A

Completed



RECOMMENDATION *MAB*

1. Conduct and close the Public Hearing; and
2. Find TM2020-1 and DR2020-2 Categorically Exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
3. Adopt the attached resolution approving TM2020-1; and
4. Adopt the attached resolution approving DR2020-2.

ATTACHMENTS

Staff Report
Aerial Vicinity Map
Project Plans
Class 32 CEQA Exemption Analysis
Resolution for TM2020-1
Resolution for DR2020-2

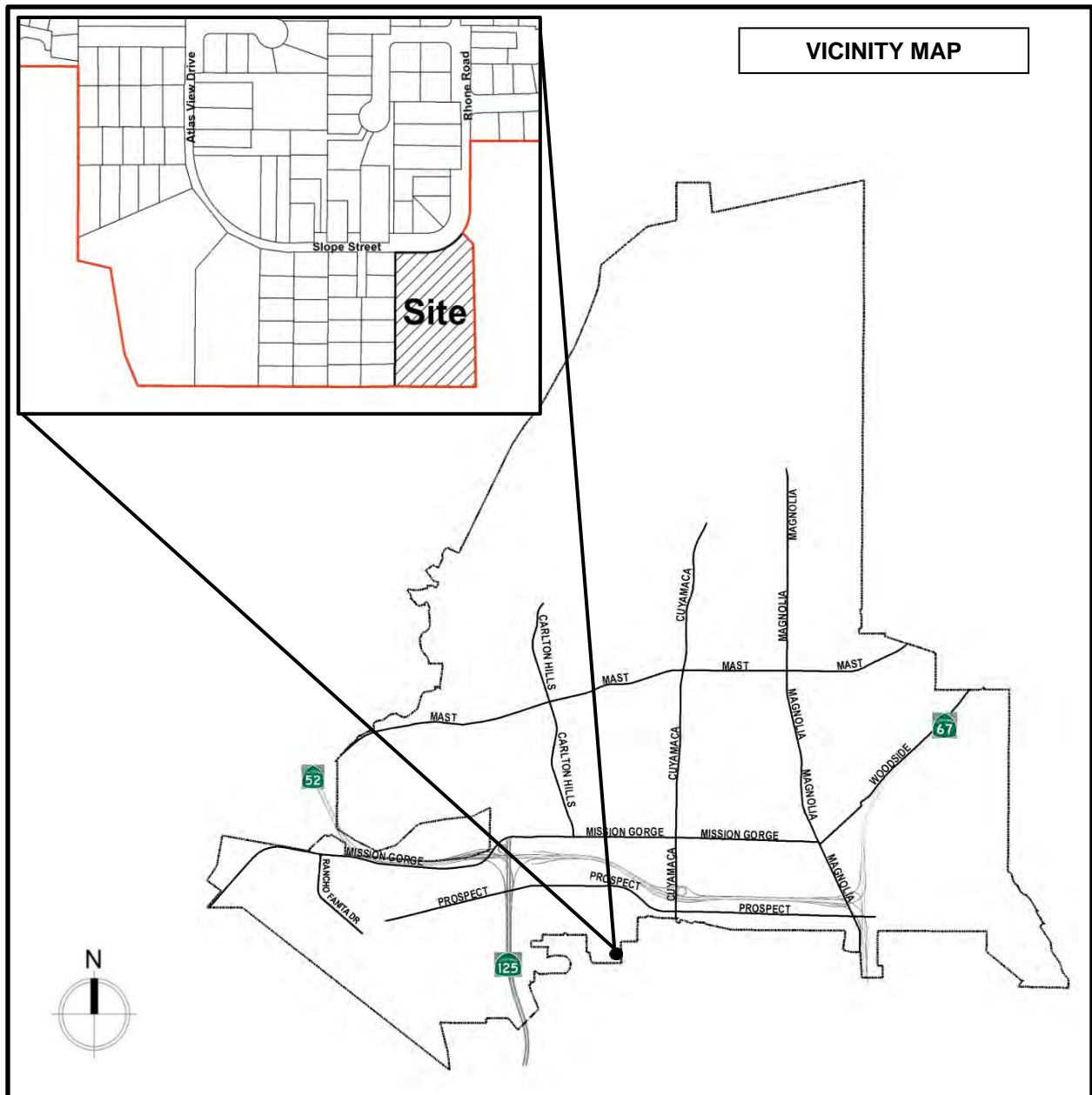
STAFF REPORT

PUBLIC HEARING FOR A TENTATIVE MAP (TM2020-1) AND DEVELOPMENT REVIEW PERMIT (DR2020-2) FOR A 13-LOT RESIDENTIAL SUBDIVISION WITH 12 PROPOSED SINGLE-FAMILY HOMES ON A 2.46 ACRE SITE LOCATED AT 9463 SLOPE STREET (APN 384-232-03-00) IN THE LOW-MEDIUM DENSITY RESIDENTIAL (R-2) ZONE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO THE CLASS 32 INFILL EXEMPTION, CEQA GUIDELINES SECTION 15332

APPLICANT: NEW WEST INVESTMENT GROUP, INC.

**CITY COUNCIL MEETING
APRIL 10, 2024**

Notice of the Public Hearing was published in the East County Californian on March 29, 2024, and 53 adjacent owners or residents of property within 300 feet of the request and other interested parties were notified by U.S. Mail on March 29, 2024.



A. SITUATION AND FACTS

1. Requested by New West Investment Group, Inc.
2. Land Owner Slope Investment, L.P.
3. Type and Purpose of Request..... Tentative Map and Development Review Permit for a single-family residential project comprised of 13 lots and 12 dwelling units.
4. Location..... 9463 Slope Street
5. Site Area..... 2.46 acre
6. Number of lots 13
7. Hillside Overlay No
8. Existing Zoning R-2 (Low-Medium Density Residential)
9. Proposed Zoning R-2 (Low-Medium Density Residential)
10. Surrounding Zoning North: R-2 (Low-Medium Density Residential)
South: City of El Cajon
East: City of El Cajon
West: R-2 (Low-Medium Density Residential)
11. General Plan Designation R-2 (Low-Medium Density Residential)
12. Proposed G.P. Designation Not applicable
13. Existing Land Use Single-family home
14. Surrounding Land Use North: Single-family residences (Various streets)
South: Public right-of-way (City of El Cajon)
East: Industrial (City of El Cajon)
West: Single-family residences (Slope Street)
15. Terrain..... Gentle slope upward from Slope Street
16. Environmental Status The project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to the State CEQA Guidelines Section 15332, In-Fill Development.
17. APN..... 384-232-03-00
18. Within Airport Influence Area The project is within Airport Influence Area 1, Safety Zone 3 and was determined consistent with the Gillespie Field Airport Land Use Compatibility Plan (ALUCP).

B. BACKGROUND

Existing Conditions:

The project site consists of one single-family home, one unpermitted dwelling unit and additional residential accessory structures on a 2.46-acre lot south of Slope Street. The site slopes downward from south to north, with elevations ranging from approximately 440 feet above sea level at the southern end of the site to 405 feet above sea level along the northern end of the site.

Single-family homes are present on three sides of the property - across Slope Street to the north, across Weld Boulevard to the south, and adjoining the property to the west. Commercial buildings adjoin the property to the east. The property borders the City of El Cajon to the east and south.

C. PROJECT DESCRIPTION

Overview:

The project is a request for a Tentative Map and Development Review Permit for a 13-lot residential subdivision on 2.46 gross acres consisting of the demolition of existing structures and construction of 12 single-family residences with attached garages, a bioretention basin lot, and a new cul-de-sac connecting to Slope Street. The lots will range in size from 6,009 square feet to 8,437 square feet.

The proposed homes would have direct access via individual driveways to a new public street built as a cul-de-sac (“Ella Way”) connected to the City’s roadway network via Slope Street. The project site would be landscaped. Typical landscaping would include trees, shrubs, and groundcover consisting of various bush and flower types. The planting areas would be irrigated with an automatic drip and spray irrigation system with a rain-sensing shutoff device.

The applicant provided two conceptual floor plans and four conceptual elevations for this project. The house sizes are shown with living areas between 999 and 1,857 square feet and attached garages ranging from 481 – 551 square feet in size. Eight of the 12 residences would be built as 19-foot tall, single-story buildings, with the remaining four residences built as 23-foot tall, two-story buildings. Exterior colors vary from beige, light brown, gray or white stucco with contrasting colored trim and concrete shake roof tiles with varying colors that match the tone of the stucco of each residence.

Zoning Requirements:

Development Standards: The site would be subject to the development standards of the R-2 zoning district, which are delineated in Chapter 13.10 of the Santee Municipal Code (SMC). The maximum allowable density in the R-2 zone is five units per gross acre. The project proposes a density of 4.88 units per gross acre. The minimum allowable lot area is 6,000 square feet, and the minimum lot dimensions are 60 feet in width and 90 feet in depth. The minimum flag lot frontage is 20 feet. All of the proposed lots meet the minimum lot area, with the smallest lot being 6,009 square feet. All of the lots also meet

the minimum lot width, including the two proposed flag lots, and all lots are greater than 90 feet in depth. The plot plans provided by the applicant show the allowable building footprint for each lot, and the proposed house plans will fit within the shown development footprint and will be within the allowable lot coverage of 40 percent.

On-Site Parking: Parking requirements for detached, single-family dwellings are set forth in Section 13.24.040(A)(1) of the SMC. Each dwelling must have a minimum of two spaces in a garage with a minimum, unobstructed interior dimension of 20 feet by 20 feet. Within each garage, a 40-amp electrical service must be provided, along with a minimum AC Level 2 electrical vehicle charging station. Additionally, all driveways must have a minimum width of 20 feet. Each proposed lot shows compliance with these requirements.

D. ANALYSIS

General Plan/Zoning Consistency:

The project is consistent with the General Plan and Zoning Ordinance. As outlined in the previous section of this report, the project has also been shown to be consistent with the development standards of the Zoning Ordinance. The project would be developed at a density of 4.88 units per gross acre, which is consistent with the R-2 General Plan land use designation/zoning classification allowing two to five units per gross acre.

Housing Element

Although the subject site is not on the Housing Element Inventory, there would be a net addition of ten for-sale (market rate) housing units to the City's housing stock, contributing to the City's above-moderate Regional Housing Needs Allocation (RHNA) requirement. Santee's RHNA, finalized by the San Diego Association of Governments on July 10, 2020, is 1,219 housing units for the period of April 15, 2021 to April 15, 2029. Once building permits are issued for the proposed housing units, the units will be counted during that year's Housing Element annual progress report RHNA progress.

There are currently two residential units on the property. The new residential development will not result in the displacement of any persons as the unpermitted unit has been vacant for more than five years and the tenant of the existing single-family home provided a notice of intent to vacate on January 18, 2024, separate from the project approval. The unpermitted unit and single-family home are two and three bedrooms, respectively, and shall be replaced onsite in greater size with two of the proposed homes, which are proposed to be four bedrooms.

Compatibility with On-site and Adjacent Land Uses:

The proposed 13-lot subdivision is compatible with the existing residential development to the north, west, and south. The surrounding development consists of single-family dwellings built on lots that typically range from 6,000 – 15,000 square feet. The proposed lot sizes range from 6,009 square feet to 8,437 square feet. The densities between the existing residential development and proposed project are comparable due to the similar lot sizes. The surrounding residences are of a similar size to the proposed residences, and while a majority are single-story, there are instances of two-story houses in the vicinity. Commercial and industrial uses are located directly east of the Project and are

within the City of El Cajon's jurisdiction. The City of El Cajon reviewed the Project, and no compatibility concerns were identified. A decorative block retaining wall and a five-foot-tall tan vinyl fence is proposed along property boundaries to provide a buffer from the commercial and industrial uses and Weld Boulevard.

Safe Routes to School:

This project would be served by PRIDE Academy for grades Preschool through 8th and West Hills High School. The prospective routes to all two schools have sidewalks along the entire length and sidewalks will be installed along "Ella Way", the new public cul-de-sac serving the subdivision. PRIDE Academy School for elementary and middle school students is located approximately 0.4 miles, a 0.7-mile walk, northwest of the Project and West Hills High School is located approximately 1.8 miles, a 2.9-mile walk, northwest of the Project, both of which have identified capacity to serve the project.

Drainage:

The proposed project would connect onsite drainage to an offsite drainage culvert on the southern side of the site located in the City of El Cajon. Prior to discharging from the site, runoff will be treated by biofiltration tree wells. The onsite drainage will be collected in a curb inlet at the northeast corner of Slope Street and the proposed internal street and added to the proposed 48" reinforced concrete pipe, which will continue behind the sidewalk to the east along Slope Street and connect with an existing curb grate inlet on the northeast side of the intersection of Slope Street and Rhone Road. All of the proposed lots will be graded towards the proposed internal street, and the runoff will be directed to tree wells on each lot. Each lot will have a minimum of one tree well, and the proposed internal street will drain to tree wells within the right-of-way with via sidewalk underdrains.

Traffic

A CEQA Transportation Analysis for the Slope Street Subdivision was prepared by Bill E. Darnell with Bill Darnell Consulting. The project's trip generation rates were estimated using the City's Trip Generation rates. The City of Santee CEQA Transportation Analysis Screening identifies a project as a small project if it generates less than 500 daily vehicle trips per day. Since the Transportation Analysis estimated project would generate 110 daily, 9 AM peak hour trips and 11 PM peak hour trips, the project was considered a small project and screened out from additional CEQA Transportation Analysis.

Environmental Status:

The project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332; Class 32 of the CEQA Guidelines (In-fill Development), because the project is consistent with the General Plan and Zoning Ordinance, is located in an urbanized area on property less than five acres, has no habitat value, would not result in any significant effects on traffic, noise, air quality or water quality, and can be served by all required utilities and public services. None of the exceptions to the Class 32 exemption found in CEQA Guidelines Section 15300.2 apply to the project.

Impact Fees:

The proposed development would trigger the payment of development impact fees to the City for 11 net dwelling units (one existing legal dwelling unit is credited) in the estimated

amounts as listed below. No credit is applied towards Park-in Lieu, Public Facilities, or Regional Transportation Congestion Improvement Program (RTCIP) Fees for existing development:

Drainage	\$ 39,721.00	or	\$ 3,611.00 / unit
Traffic	\$ 50,039.00	or	\$ 4,549.00 / unit
Traffic Signal	\$ 5,170.00	or	\$ 470.00 / unit
Park-in-Lieu	\$ 116,760.00	or	\$ 9,730.00 / unit
Public Facilities	\$ 96,996.00	or	\$ 8,083.00 / unit
RTCIP Fee.....	\$ 32,903.64	or	\$ 2,741.97 / unit
Total	\$341,589.64		

E. STAFF RECOMMENDATION

1. Conduct and close the Public Hearing; and
2. Find TM2020-1 and DR2020-2 Categorically Exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
3. Adopt the attached resolution approving TM2020-1; and
4. Adopt the attached resolution approving DR2020-2.

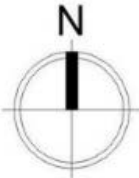
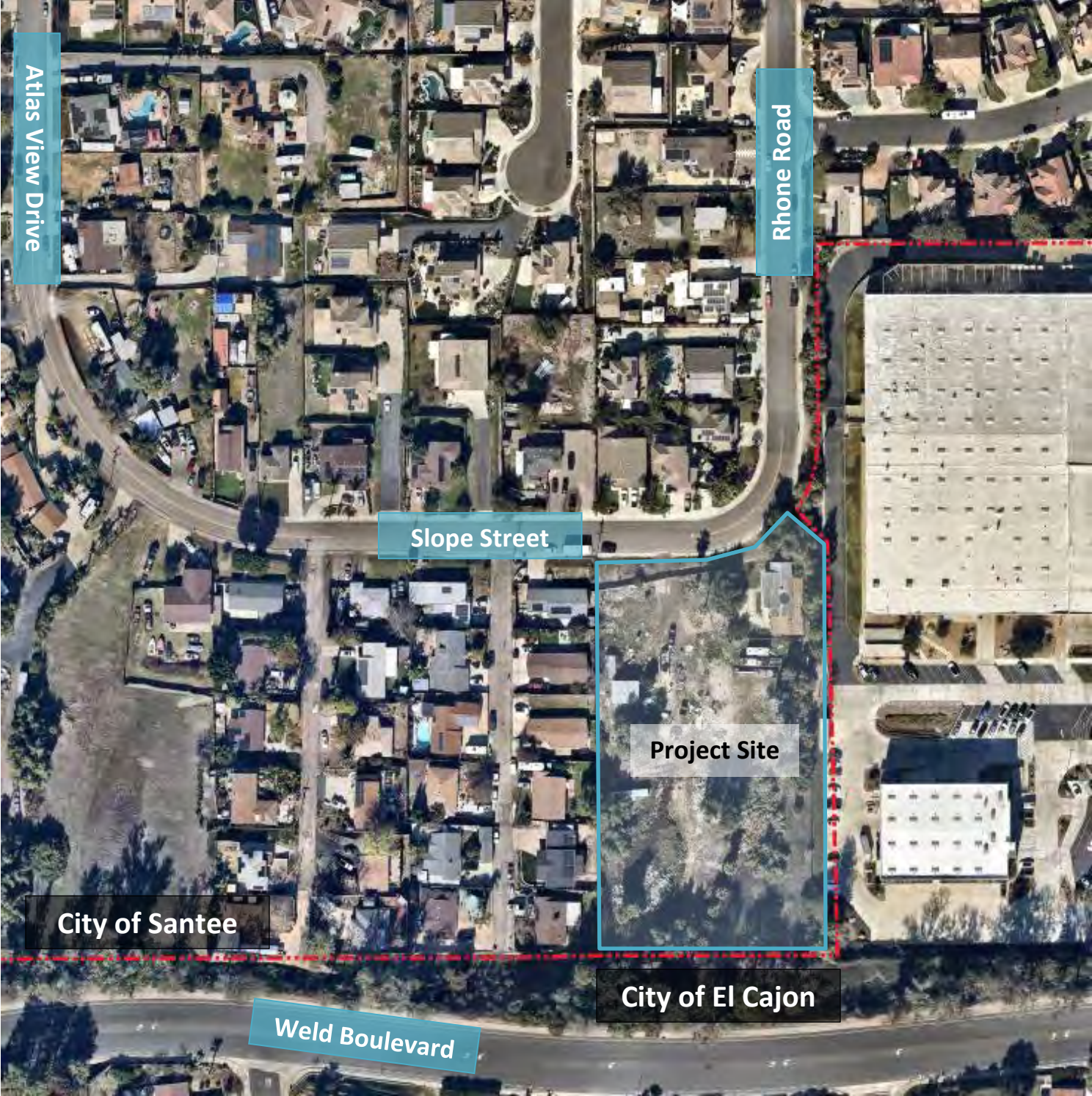
AERIAL VICINITY MAP

New West Subdivision

Tentative Map - TM2020-1

Development Review Permit - DR2020-2

9463 Slope Street (APN: 384-232-03-00)



REVISIONS	BY

CITY OF SANTEE

T.M. No: 2020-01

LEGEND

EXISTING CONTOURS	
LOT LINES	
CURB & GUTTER	
SUBDIVISION BOUNDARY	
PROPOSED SEWER MAIN	
PROPOSED WATER MAIN	
PROPOSED RETAINING WALL	
PROPOSED RCP STORM DRAIN	
PROPOSED BROW DITCH	
LOT NUMBER	LOT 11
PAD ELEVATION	PAD 415
PROPOSED FIRE HYDRANT	
PROPOSED STREET LIGHT	
PROPOSED FILL SLOPE (2:1)	
PROPOSED CUT SLOPE (2:1)	

- ### GENERAL NOTES:
- GROSS AREA : 2.46 Ac
 - NET AREA: 1.84 Ac
 - MINIMUM LOT SIZE ALLOWED: 6,000 SqFt
 - MINIMUM NET LOT SIZE PROPOSED: 6,663 SqFt
 - TOTAL NUMBER OF LOTS: 13
 - UPON CONSTRUCTION OF THE PROPOSED IMPROVEMENTS, ALL BUILDING PADS WILL BE FREE OF STORM WATER OVERFLOW.
 - TOPOGRAPHY: SAN-LO AERIAL SURVEYS - DATED: 04-06-04, VERIFIED BY BOUNDARY SURVEY BY IDY SURVEYING SEPT 2018, HORIZONTAL AND VERTICAL CONTROL: PT. 2062, ROS 11252
 - EXISTING USE OF PROPERTY: SINGLE FAMILY RESIDENCE
 - PROPOSED USE OF PROPERTY: (12) SINGLE FAMILY DWELLINGS
 - SEWAGE DISPOSAL AND DOMESTIC WATER SERVICE: PADRE DAM MUNICIPAL WATER DISTRICT
 - PROJECT WILL BE DEVELOPED IN ONE PHASE
 - PRESENT AVERAGE SLOPE OF THE PROPERTY: 7.8%

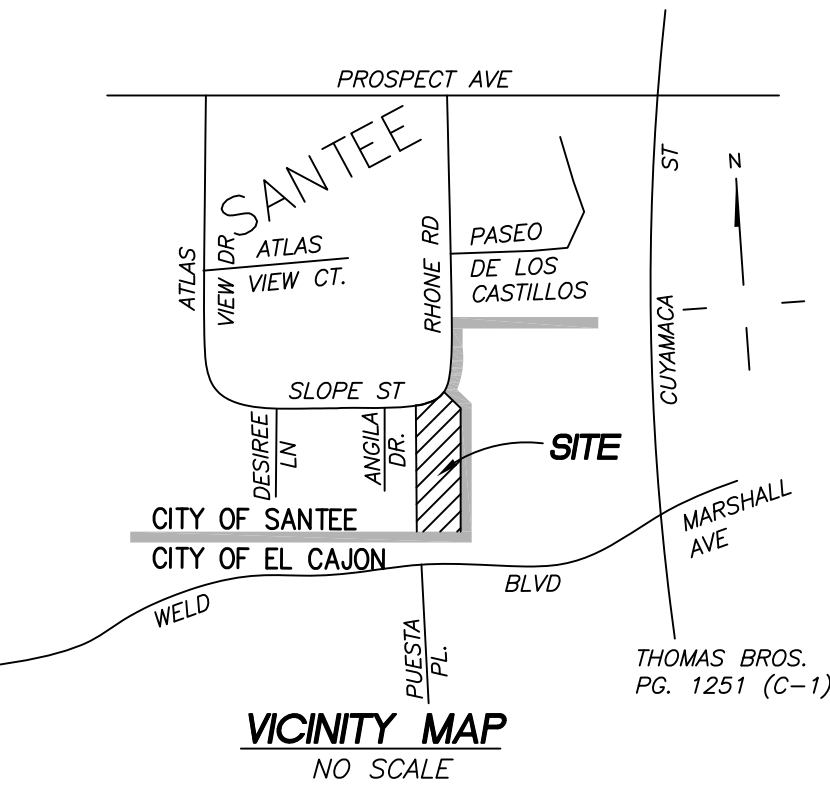
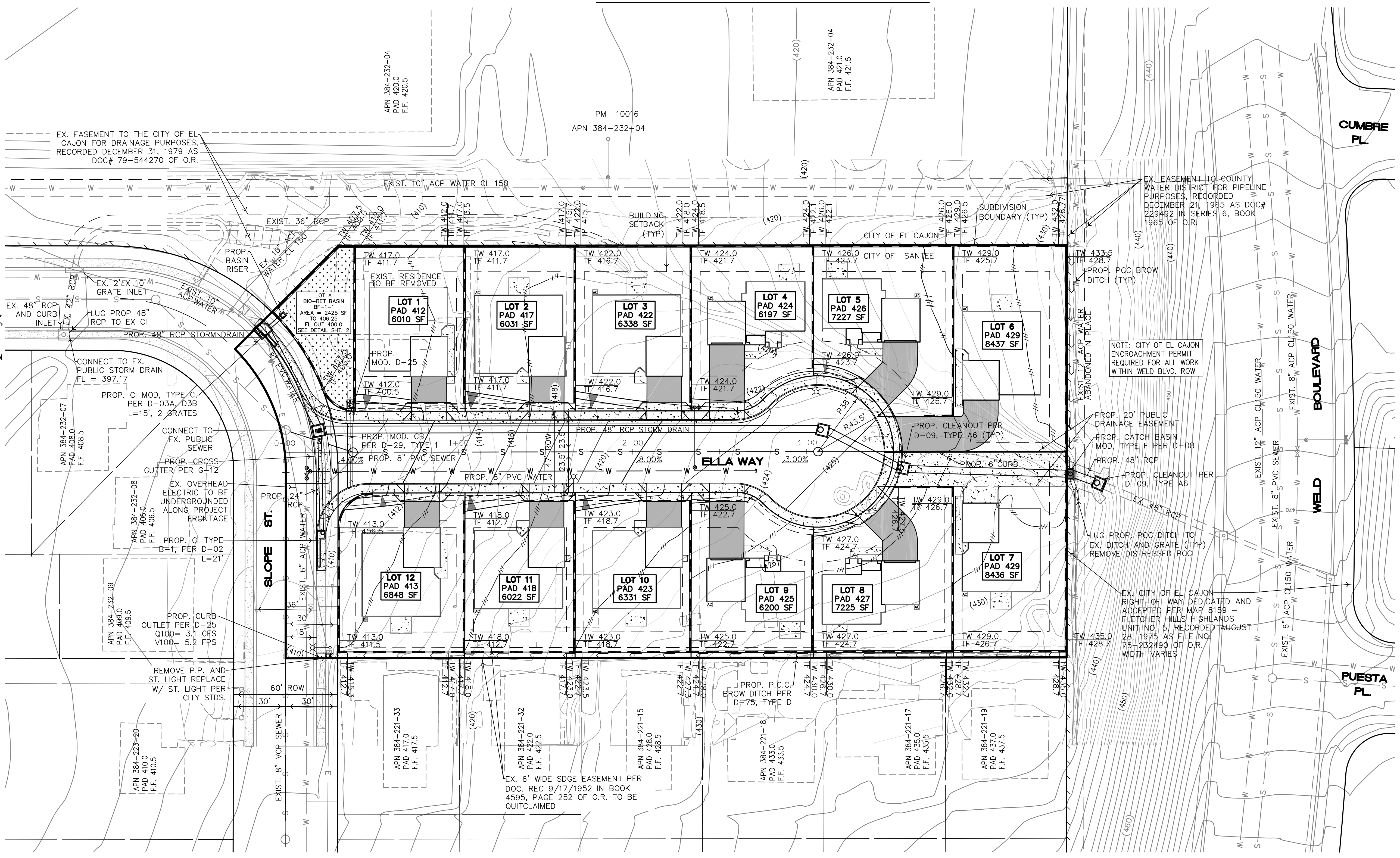
- ### DISTRICTS
- SCHOOLS: HIGH SCHOOL: GROSSMONT UNIFIED SCHOOL DISTRICT
 ELEMENTARY SCHOOL: SANTEE SCHOOL DISTRICT
 SEWER: PADRE DAM MUNICIPAL WATER DISTRICT
 WATER: PADRE DAM MUNICIPAL WATER DISTRICT
 FIRE: CITY OF SANTEE FIRE DISTRICT
 STREET LIGHTS:
 LANDSCAPE MAINTENANCE

- ### NOTE:
- PARK FEES - DEVELOPER INTENDS TO PAY PARK FEE IN LIEU OF PARK DEDICATION
 - SITE DRAINAGE - ALL PROPOSED LOTS TO DRAIN TO STREET VIA GRASS SWALE AROUND EACH HOME
 - EARLY GRADING PERMIT IS REQUESTED
 - PRIOR TO ISSUANCE OF A GRADING PERMIT, A STORMWATER QUALITY MANAGEMENT PLAN WITH APPROPRIATE EROSION CONTROL DEVICES & BMP WILL BE PREPARED & SUBMITTED FOR APPROVAL.

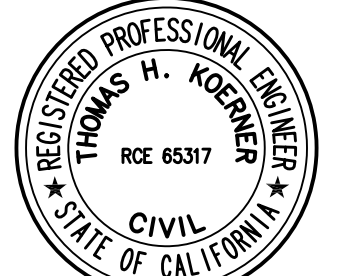
ZONING

USE REGULATION	R2
DENSITY	2-5
LOT SIZE	6,000
LOT WIDTH	60'
LOT DEPTH	90'
FLAG LOT FRONTAGE	25'
HEIGHT	35'
COVERAGE	40%
SETBACK (F,EX,IN,R)	20,10,5,15

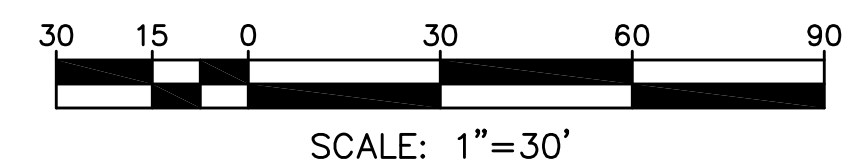
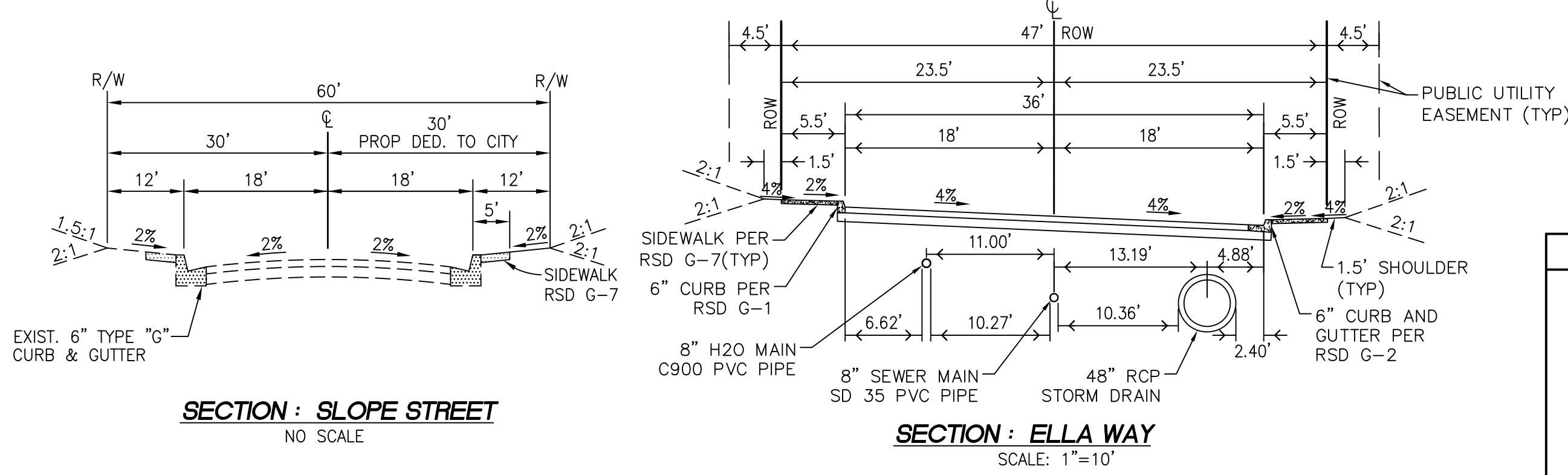
TOTAL NUMBER OF DWELLINGS: 12
 TOTAL NUMBER OF LOTS: 13
 MAX ALLOWABLE DWELLINGS: 12
 AVERAGE SLOPE OF PROPERTY: 7.8%



ENGINEER OF WORK
 KOERNER ENGINEERING
 7361 MISSION TRAILS DR., #114
 SANTEE, CA 92071
 (619) 541-9857



BY: THOMAS H. KOERNER R.C.E. 65317 DATE: _____



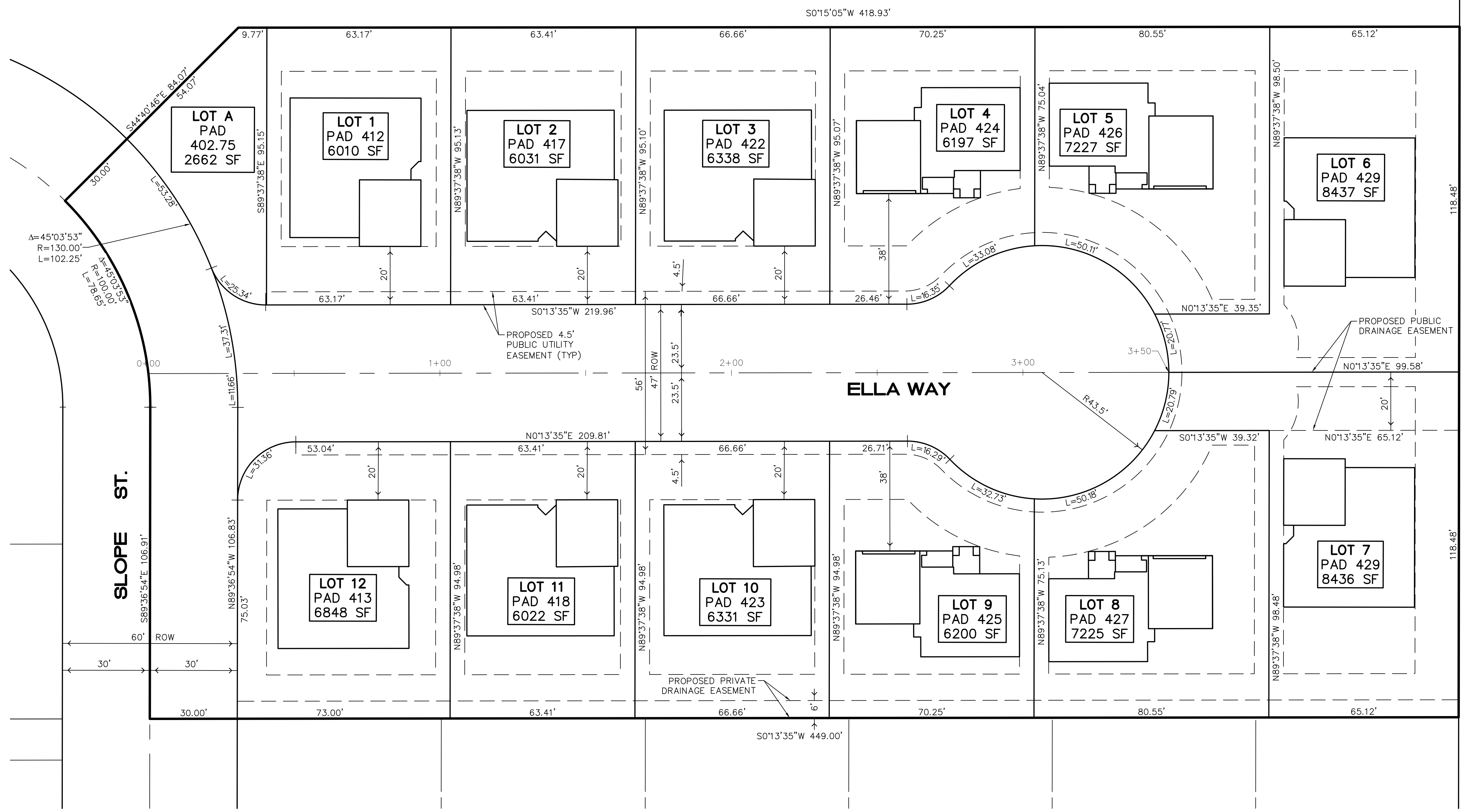
<p>OWNER PERMITTEE</p> <p>SLOPE INVESTMENTS L.P., A CALIFORNIA LIMITED PARTNERSHIP 1000 PIONEER WAY. EL CAJON, CA 92020 (619) 441-1463</p> <p>SIGN: _____ DATE: _____</p>	<p>LEGAL DESCRIPTION</p> <p>A PORTION OF TRACT "B" OF GODBOLD SUBDIVISION, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP OF THERE OF NO. 2303, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO FEBRUARY 21, 1946, AND DESCRIBED IN QUITCALIM DEED RECORDED JANUARY 16, 2018 AS INSTRUMENT NO. 2018-0015682, O.R.</p> <p>APN: 384-232-03</p>
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CITY OF SANTEE
 T.M. No: 2020-01

DATE	2-19-2024
SCALE	1"=30'
DRAWN	BCW
JOB	SLOPE
SHEET	1
OF	2 SHEETS

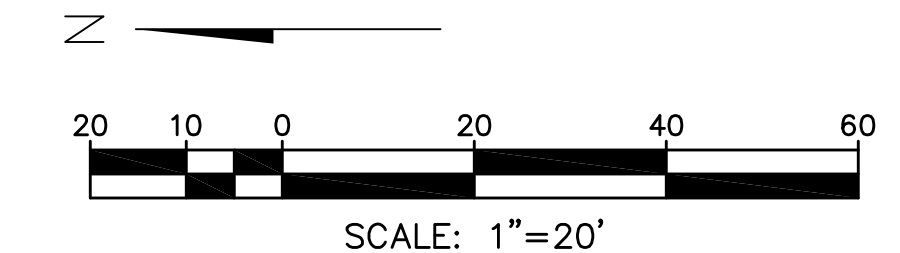
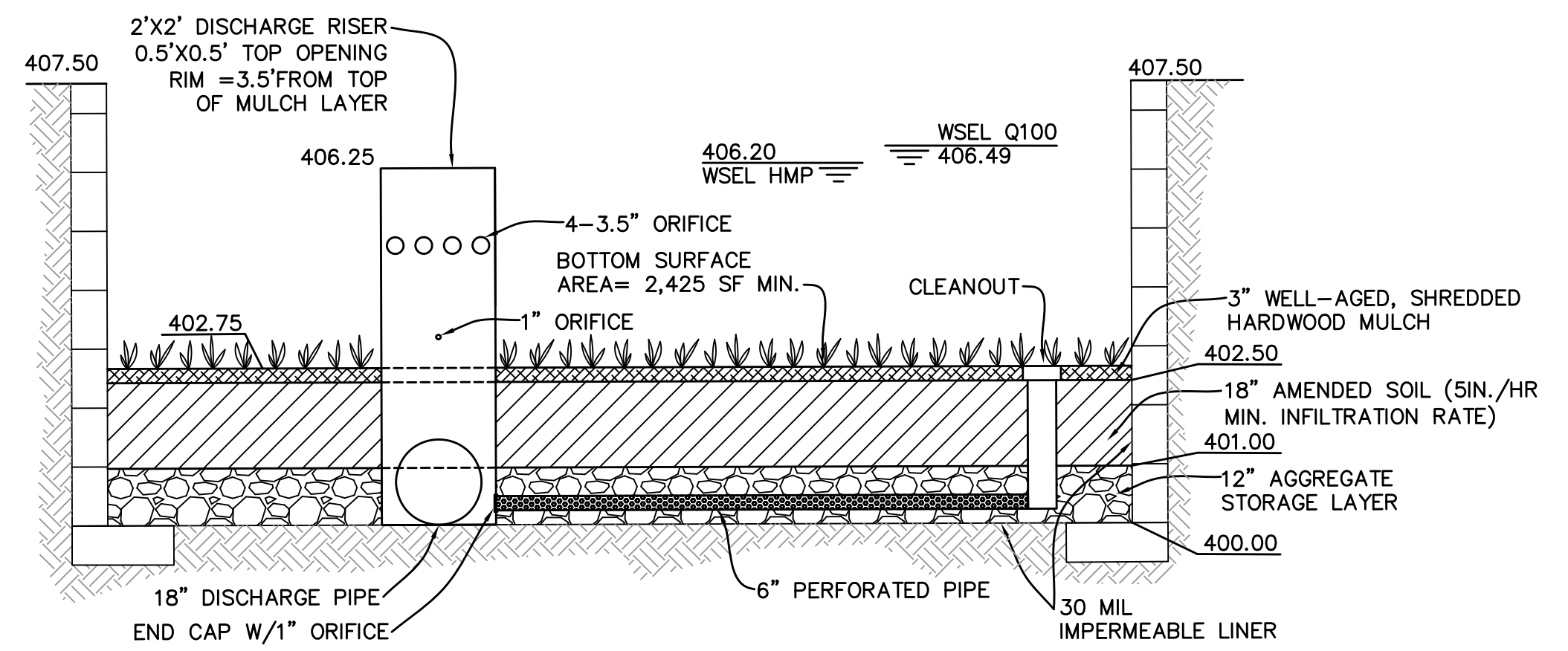
CITY OF SANTEE T.M. No: 2020-01

REVISIONS	BY



CITY OF SANTEE
T.M. No: 2020-01

STRUCTURAL BMP: BIOFILTRATION BASIN (BF-1-1) (BF-1)
NOT TO SCALE



OWNER PERMITTEE	LEGAL DESCRIPTION
SLOPE INVESTMENTS L.P., A CALIFORNIA LIMITED PARTNERSHIP 1000 PIONEER WAY. EL CAJON, CA 92020 (619) 441-1463	A PORTION OF TRACT "B" OF GODBOLD SUBDIVISION, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP OF THERE OF NO. 2303, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO FEBRUARY 21, 1946, AND DESCRIBED IN QUITCALIM DEED RECORDED JANUARY 16, 2018 AS INSTRUMENT NO. 2018-0015682, O.R.
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(619) 541-9857

BY: THOMAS H. KOERNER R.C.E. 65317 DATE: _____

DATE 2-19-2024
SCALE 1"=30'
DRAWN BCW
JOB SLOPE
SHEET 2
OF 2 SHEETS

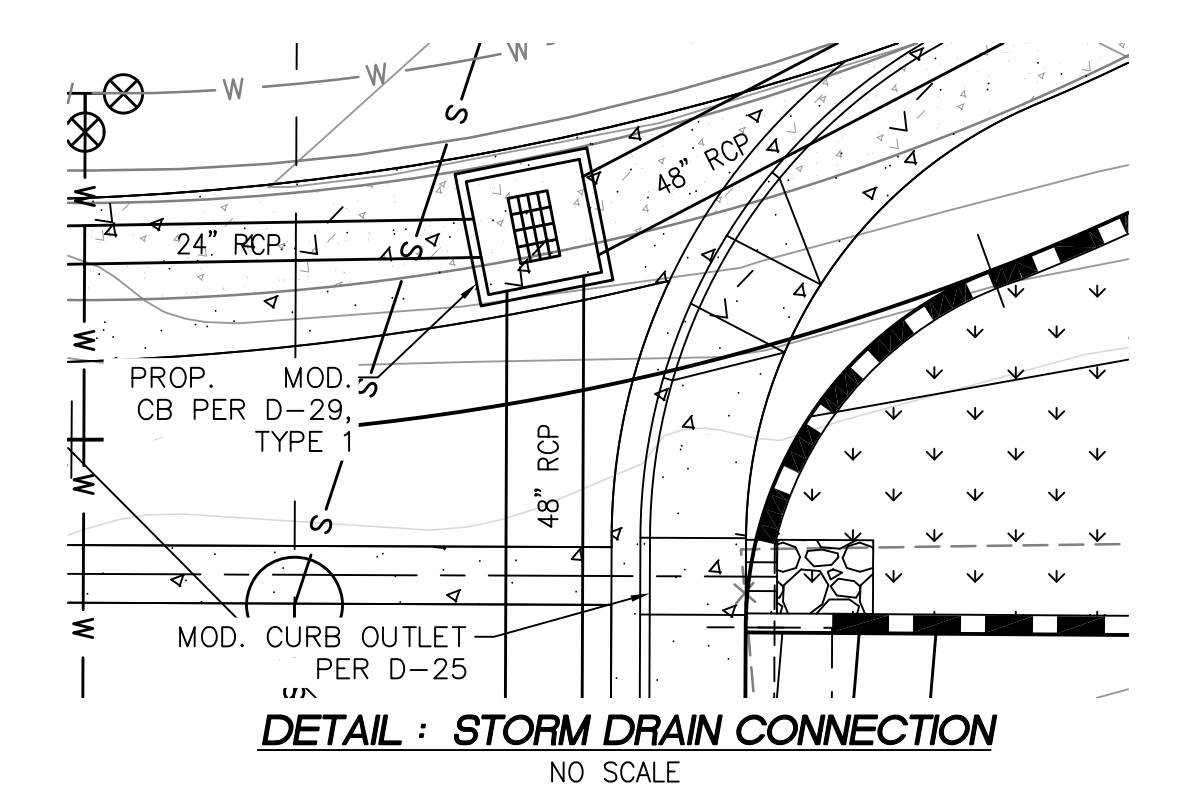
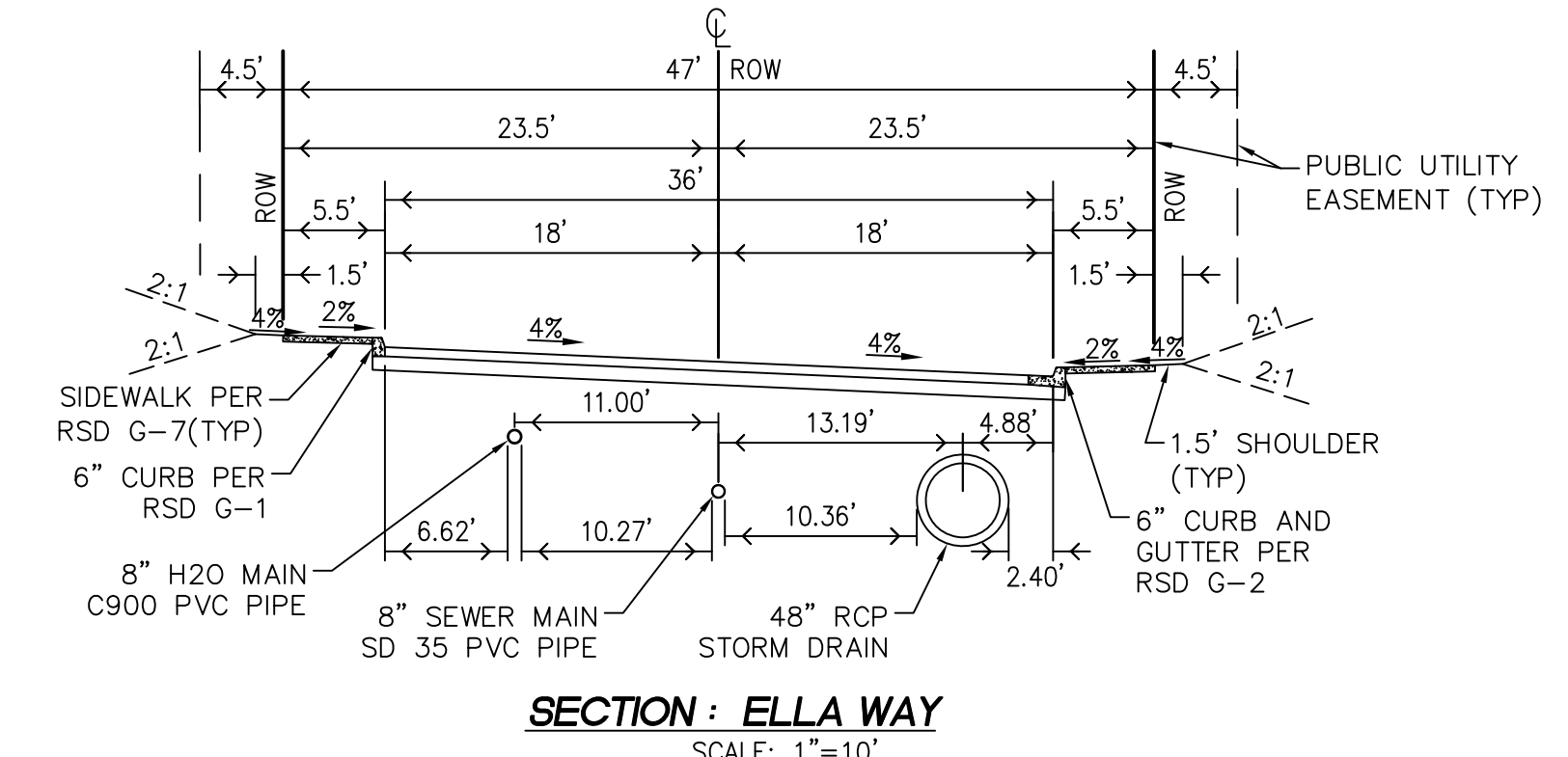
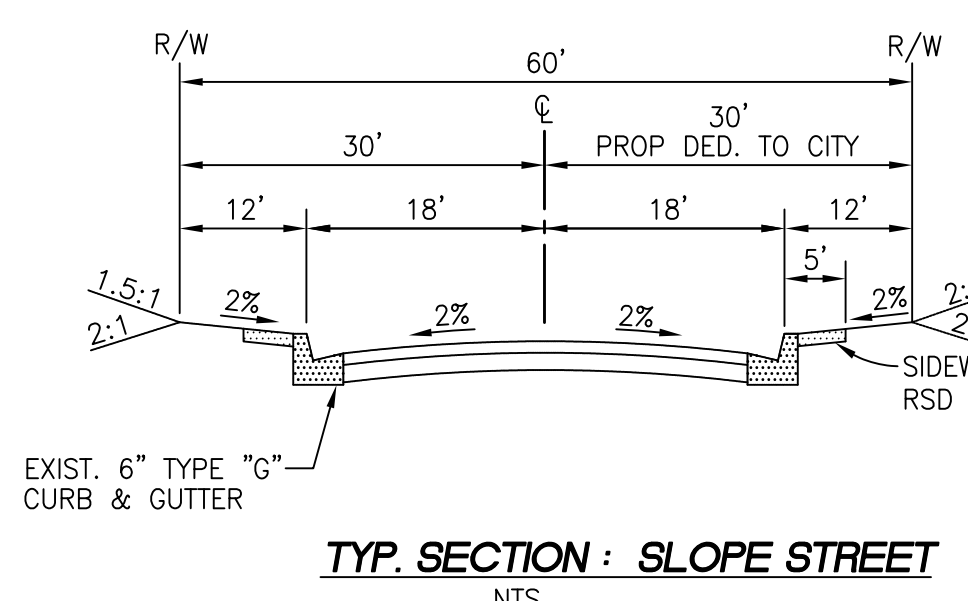
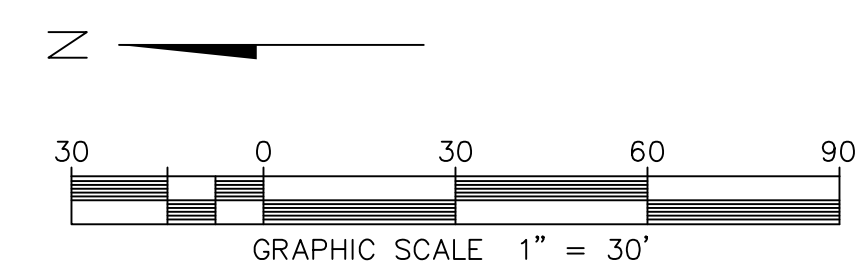
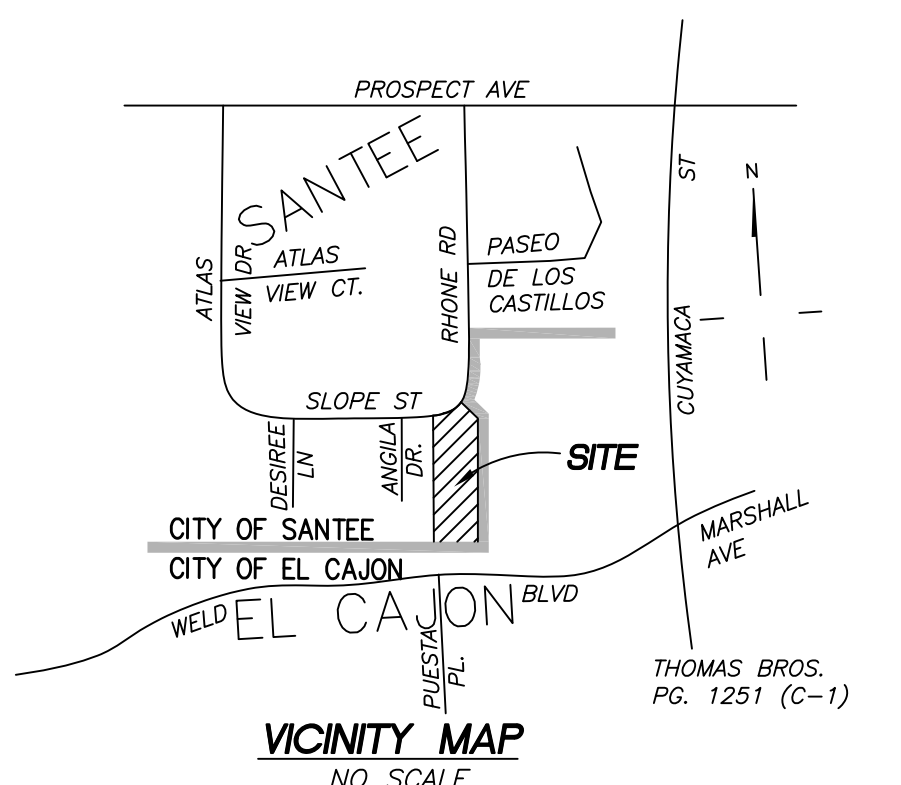
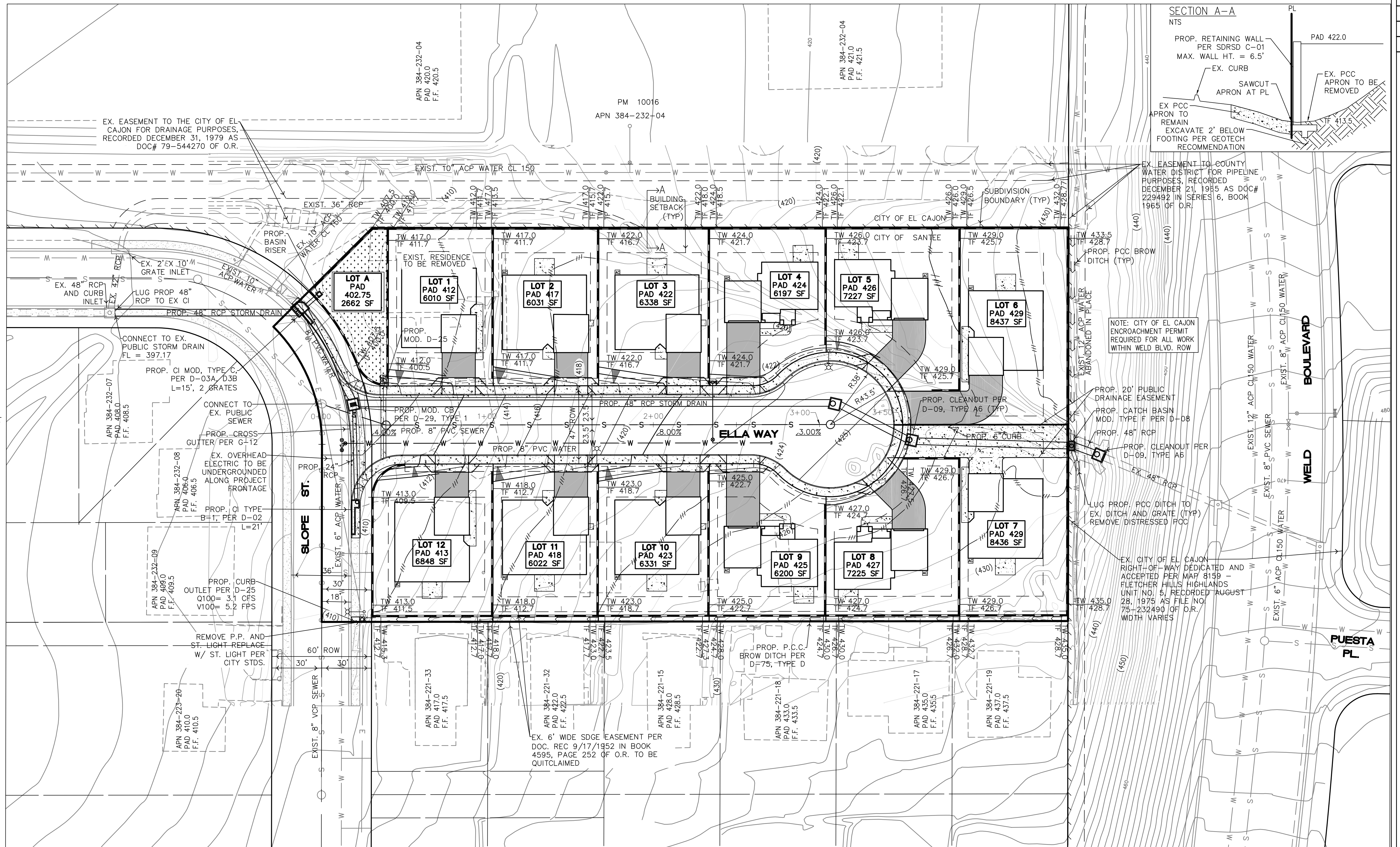
PRELIMINARY GRADING PLAN - SLOPE STREET SUBDIVISION

REVISIONS	BY

CITY OF SANTEE
T.M. No: 2020-01

PRELIMINARY GRADING PLAN
SLOPE STREET SUBDIVISION

DATE	2-19-2024
SCALE	1" = 30'
DRAWN	BCW
JOB	SLOPE
SHEET	1
OF	1 SHEETS



SITE NOTES:
 1. PROPERTY IS SERVICED BY NATURAL GAS.
 2. DRIVEWAYS ARE AC PAVEMENT

TITLE 24 NOTES:

- SPECIAL FEATURES (PER TITLE 24 REPORTS):
 -WHOLE HOUSE FAN
 -WINDOW OVERHANGS AND/OR FINS
 HERS FEATURES:
 BUILDING LEVEL VERIFICATIONS:
 -HIGH QUALITY INSULATION INSTALLATION (QI)
 -IAQ MECHANICAL VENTILATION
 -COOLING SYSTEM VERIFICATIONS:
 -MINIMUM AIRFLOW
 -VERIFIED REFRIGERANT CHARGE
 -FAN EFFICACY WATTS/CFM
 -HVAC DISTRIBUTION VERIFICATIONS:
 -DUCT SEALING
- PROPERLY COMPLETED & SIGNED INSTALLATION CERTIFICATES (CF-2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FORMS SHALL BE REGISTERED W/ A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY.
- PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF-3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR ITEMS REQUIRING HERS VERIFICATION, FORMS SHALL BE REGISTERED W/ A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY

FIRE NOTES:

FIRE SPRINKLERS: STRUCTURES SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED PER NFPA 13-D STANDARD & THE COUNTY FIRE CODE. FIRE SPRINKLER SYSTEM PLANS SHALL BE SUBMITTED TO, AND APPROVED BY, THE STATE OF CALIFORNIA DEPT. OF HOUSING & COMMUNITY DEVELOPMENT. FACTORY INSTALLED SYSTEMS SHALL BE HYDROSTATICALLY TESTED AT BUILDING FINAL INSPECTION ON-SITE INSTALLED SYSTEMS SHALL BE HYDROSTATICALLY TESTED BEFORE PIPING IS CONCEALED.

SURFACE (§ 503.2.3): FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (NOT LESS THAN 75,000 LBS.) AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.

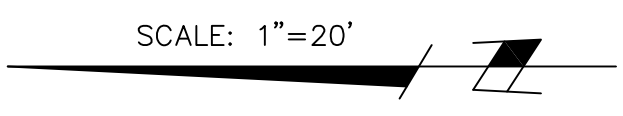
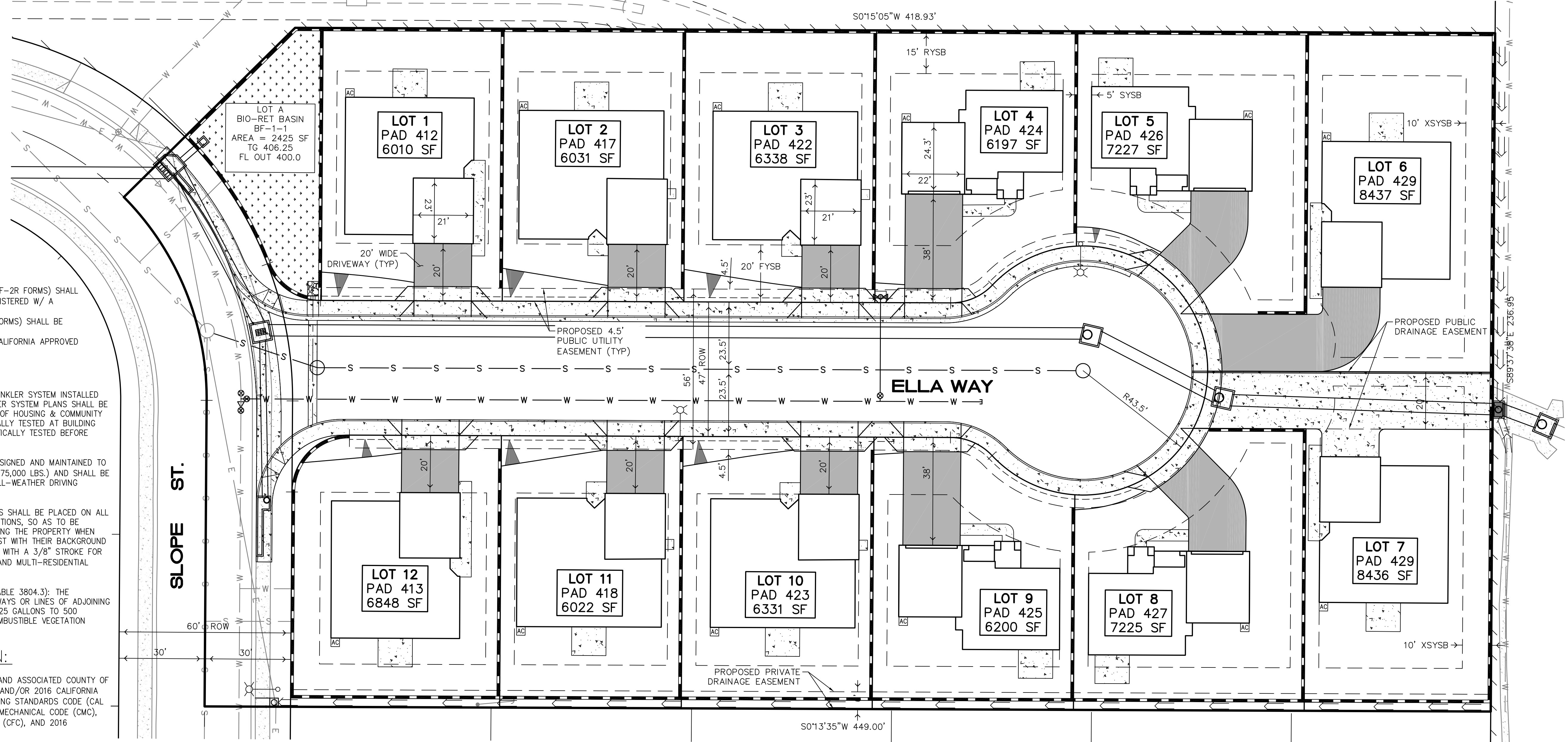
STREET NUMBERS (§ 505.1): APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS, SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY WHEN APPROACHING FROM EITHER DIRECTION. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL MEET THE FOLLOWING MINIMUM SIZE STANDARDS: 4" HIGH WITH A 3/8" STROKE FOR RESIDENTIAL BUILDINGS, 6" HIGH WITH A 1/2" STROKE FOR COMMERCIAL AND MULTI-RESIDENTIAL BUILDINGS AND 12" HIGH WITH A 1" STROKE FOR INDUSTRIAL BUILDINGS.

LOCATION OF LPG TANK, ABOVE GROUND STORAGE (CA FIRE CODE, TABLE 3804.3): THE MINIMUM SEPARATION BETWEEN CONTAINERS AND BUILDINGS, PUBLIC WAYS OR LINES OF ADJOINING PROPERTY THAT CAN BE BUILT UPON IS: 10 FEET FOR CONTAINERS 125 GALLONS TO 500 GALLONS; 25 FEET FOR CONTAINERS 501 TO 2,000 GALLONS. ALL COMBUSTIBLE VEGETATION SHALL BE LOCATED 10 FEET AWAY FROM TANKS.

BUILDING DEPARTMENT INFORMATION:

BUILDING CODE:
 THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED COUNTY OF SAN DIEGO AMENDMENTS: 2016 CALIFORNIA RESIDENTIAL CODE (CRC) AND/OR 2016 CALIFORNIA BUILDING CODE (CBC) AS APPLICABLE, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN), 2016 CALIFORNIA ELECTRICAL CODE (CEC), 2016 CALIFORNIA MECHANICAL CODE (CMC), 2016 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA FIRE CODE (CFC), AND 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES).

OCCUPANCY TYPE: R3
 NUMBER OF STORIES: 1 AND 2
 CONSTRUCTION TYPE: V-B
 ZONE: R-2 (6,000 SF MIN.)



SITE PLAN

PLANNING DEPARTMENT INFORMATION

SETBACKS	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12
FRONT YARD	20'	20.0	20.0	20.0	20.0	20.0	44.6	44.6	20.0	20.0	20.0	20.0	20.0
INTERIOR SIDE YARD	5'	8.0	5.6	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.6	14.1
EXTERIOR SIDE YARD	10'	N/A	N/A	N/A	N/A	N/A	15.2	15.2	N/A	N/A	N/A	N/A	10.8
REAR YARD	15'	20.0'	24.1'	24.1'	20'	29.5'	27.9'	23.6'	23.6'	23.6'	23.6'	23.6'	23.6'
ZONING HEIGHT LIMIT	35'	19.1'	19.1'	19.1'	23.1	23.1	19.1'	19.1'	23.1	23.1	19.1'	19.1'	19.1'
NUMBER OF STORIES	2 MAX	1	1	1	2	2	1	1	2	2	1	1	1
LIVING AREA	-	1857 SF	1857 SF	1857 SF	999 SF	999 SF	1857 SF	1857 SF	999 SF	999 SF	1857 SF	1857 SF	1857 SF
GARAGE	-	481	483	483	551	551	481	481	551	551	483	483	481
PATIOS AND WALKWAYS	-	274	182	182	201	201	272	272	201	201	182	182	274
LOT AREA	6,000 SF MIN.	6009.75	6031.14	6338.36	6197.23	7226.57	8437.22	8435.93	7224.68	6199.87	6331.10	6022.42	6847.55
LOT DEPTH	90'	95.14	95.11	95.09	91.87	93.93	118.49	118.48	93.87	91.95	94.98	94.98	95.13
LOT WIDTH	60'	63.18	63.42	66.66	70.30	80.57	65.12	65.12	80.60	70.25	66.66	63.41	73.12
LOT COVERAGE	40%	38.90%	38.50%	36.63%	25.12%	21.55%	27.71%	27.71%	21.55%	25.11%	36.68%	38.56%	34.14%

LOT INDEX

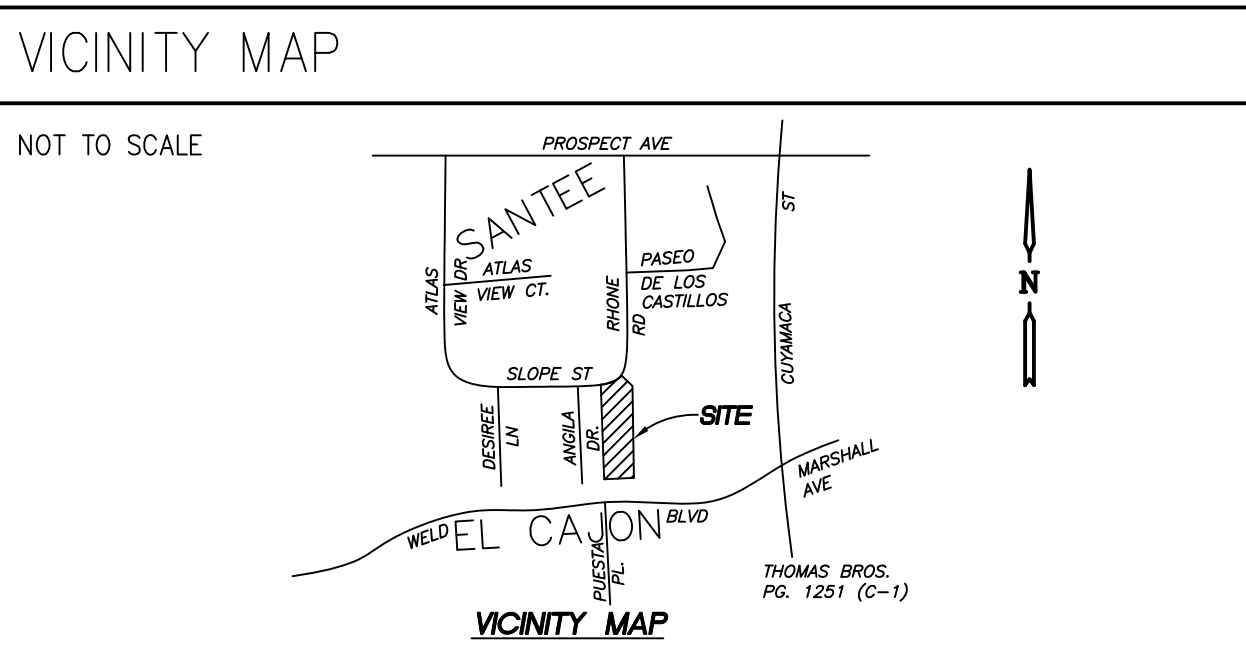
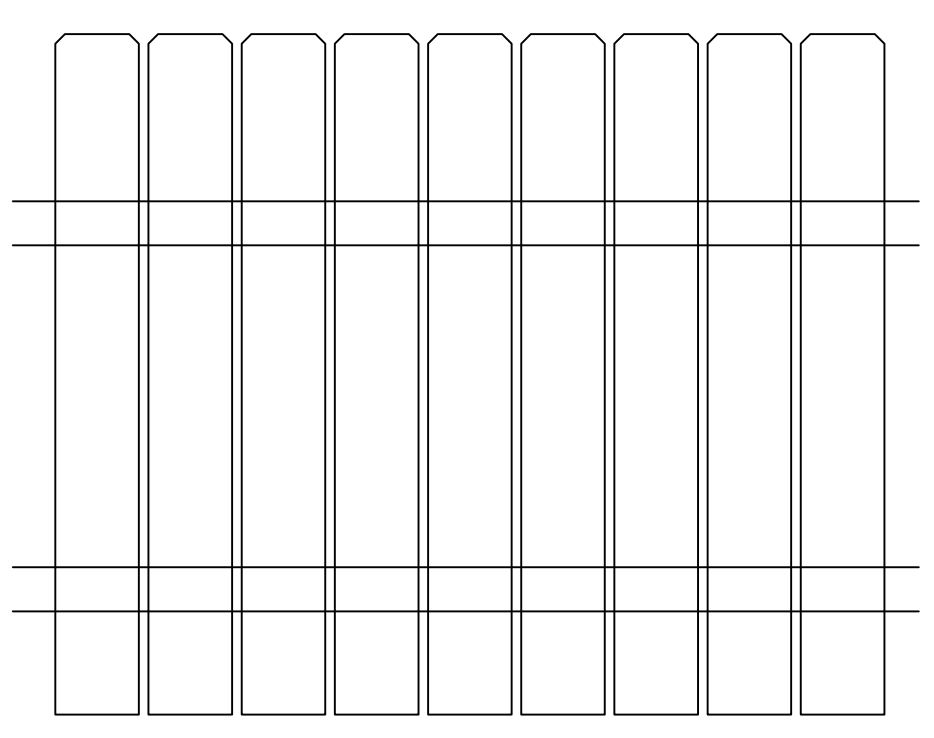
LOT	PLAN
1	1
2	2R
3	2R
4	3
5	3R
6	1R
7	1
8	3
9	3R
10	2
11	2
12	1R

IMPERVIOUS AREAS

LOT	PATIOS / WALKWAYS AREA (SF)	MAIN HOUSE (SF)	GARAGE (SF)	DRIVEWAY (SF)	TOTAL IMPERVIOUS AREA (SF)
1	274	1857	481	445	3057
2	182	1857	483	444	2966
3	182	1857	483	444	2966
4	201	999	551	796	2547
5	201	999	551	832	2583
6	272	1857	481	1320	3930
7	272	1857	481	2217	4827
8	201	999	551	831	2582
9	201	999	551	791	2542
10	182	1857	483	445	2967
11	182	1857	483	444	2966
12	274	1857	481	444	3056

5 FOOT TAN VINYL FENCE ELEVATION

NOTE: MAX 42" HEIGHT WITHIN THE FRONT YARD SETBACK



OWNER INFORMATION

NAME: SLOPE INVESTMENTS, LP
 ADDRESS: 1000 PIONEER WAY
 CITY: EL CAJON
 STATE: CA
 ZIP: 92020
 PHONE: (619) 441-1463
 FAX: (619) 441-1498
 EMAIL: CHRIS@NWINVESTMENTINC.COM

CONTACT INFORMATION

NAME: JON CLOUD
 ADDRESS: 565 NORTH MAGNOLIA AVENUE
 CITY: EL CAJON
 STATE: CA
 ZIP: 92020
 PHONE: (619) 441-1463
 FAX: (619) 441-1498
 EMAIL: CHRIS@NWINVESTMENTINC.COM

PARCEL INFORMATION

ASSESOR'S PARCEL NUMBER: 384-232-03
 SITE ADDRESS: 9463 SLOPE STREET Santee, CA 92071
 LEGAL DESCRIPTION: PORTION OF TRACT "B" OF GODBOLD SUBDIVISION, MAP NO. 2303
 LOT SIZE: VARIES 6,000 S.F. GROSS MIN.

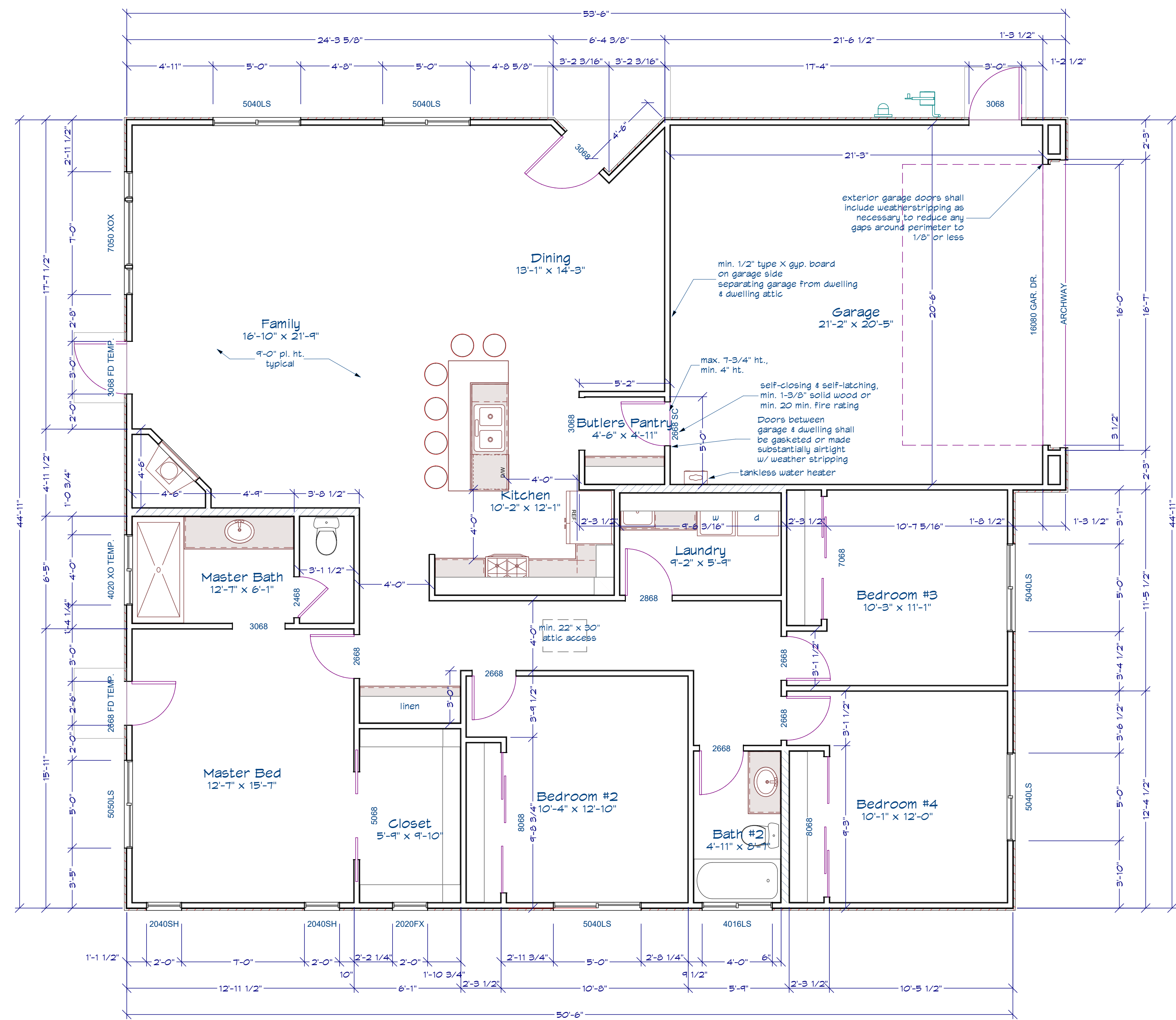
PROJECT INFORMATION

PROPOSED:
 NEW SINGLE STORY AND TWO STORY SINGLE FAMILY DWELLINGS WITH ATTACHED GARAGE. SEE CHART ABOVE FOR IMPERVIOUS AREA SQUARE FOOTAGE.

SHEET INDEX

TS-1 TITLE SHEET, PLOT PLAN
A-1 PROPOSED FLOOR PLAN 1
A-1b PROPOSED FLOOR PLAN 1R
A-2 PROPOSED FLOOR PLAN 2
A-2b PROPOSED FLOOR PLAN 2R
A-3 PROPOSED FLOOR PLAN 3
A-3b PROPOSED FLOOR PLAN 3R
A-3.1 PROPOSED ELEVATIONS PLAN 1
A-4 PROPOSED ELEVATIONS PLAN 1R
A-5 PROPOSED ELEVATIONS PLAN 2
A-6 PROPOSED ELEVATIONS PLAN 2R
A-7,8 PROPOSED ELEVATIONS PLAN 3
A-9,10 PROPOSED ELEVATIONS PLAN 3R

NO.	DESCRIPTION	BY	DATE	
SHEET TITLE: TITLE SHEET SITE PLAN				
PROJECT DESCRIPTION: SLOPE STREET ESTATES LOT 1-11				
DRAWINGS PROVIDED BY: NEW WEST INVESTMENT GROUP, INC				
DATE: 2/19/2024				
SCALE: 1"=20'				
SHEET: TS-1				



PROPOSED FLOOR PLAN 1

SQUARE FOOTAGE:	
FIRST FLOOR	1,851 SQ. FT.
GARAGE	481 SQ. FT.

NO.	DESCRIPTION	DATE
1	CORRECTIONS	8/16/2021

BY:	DATE:
JL	8/16/2021

SHEET TITLE:
PROPOSED FLOOR PLANS

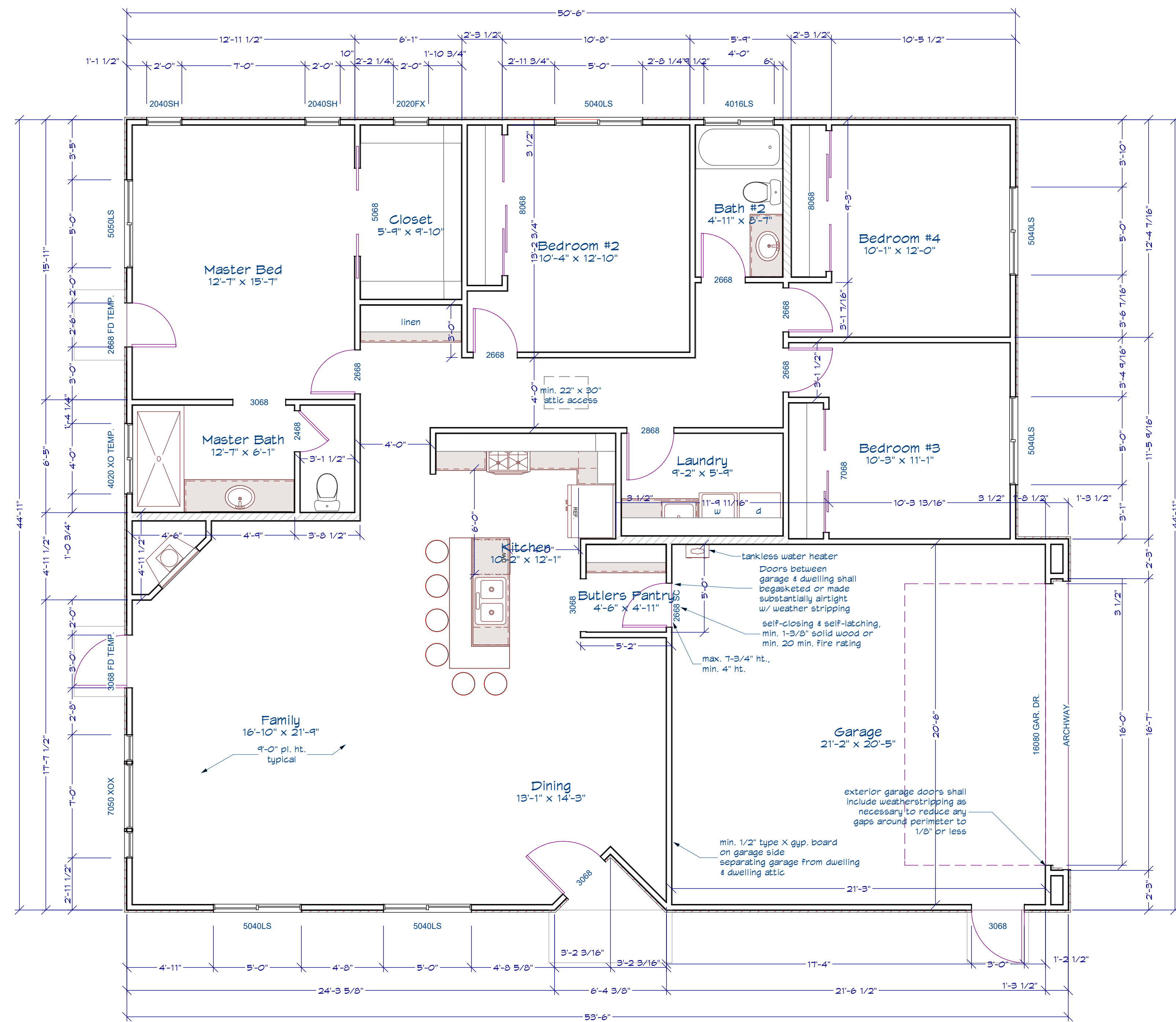
PROJECT DESCRIPTION:
SLOPE ST PLAN 1

DRAWINGS BY:
NEW WEST INVESTMENT GROUP, INC.
505 N. HIGHTS AVE. EL CAY, CA 95020

DATE:
8/16/2021

SCALE:
1/4" = 1'-0"

SHEET:
A-1



PROPOSED FLOOR PLAN 1 MIRRORED

SQUARE FOOTAGE:	
FIRST FLOOR	1,851 SQ. FT.
GARAGE	481 SQ. FT.

NO.	DESCRIPTION	BY	DATE
1	CORRECTIONS	JL	8/16/2021

SHEET TITLE:
PROPOSED FLOOR PLANS

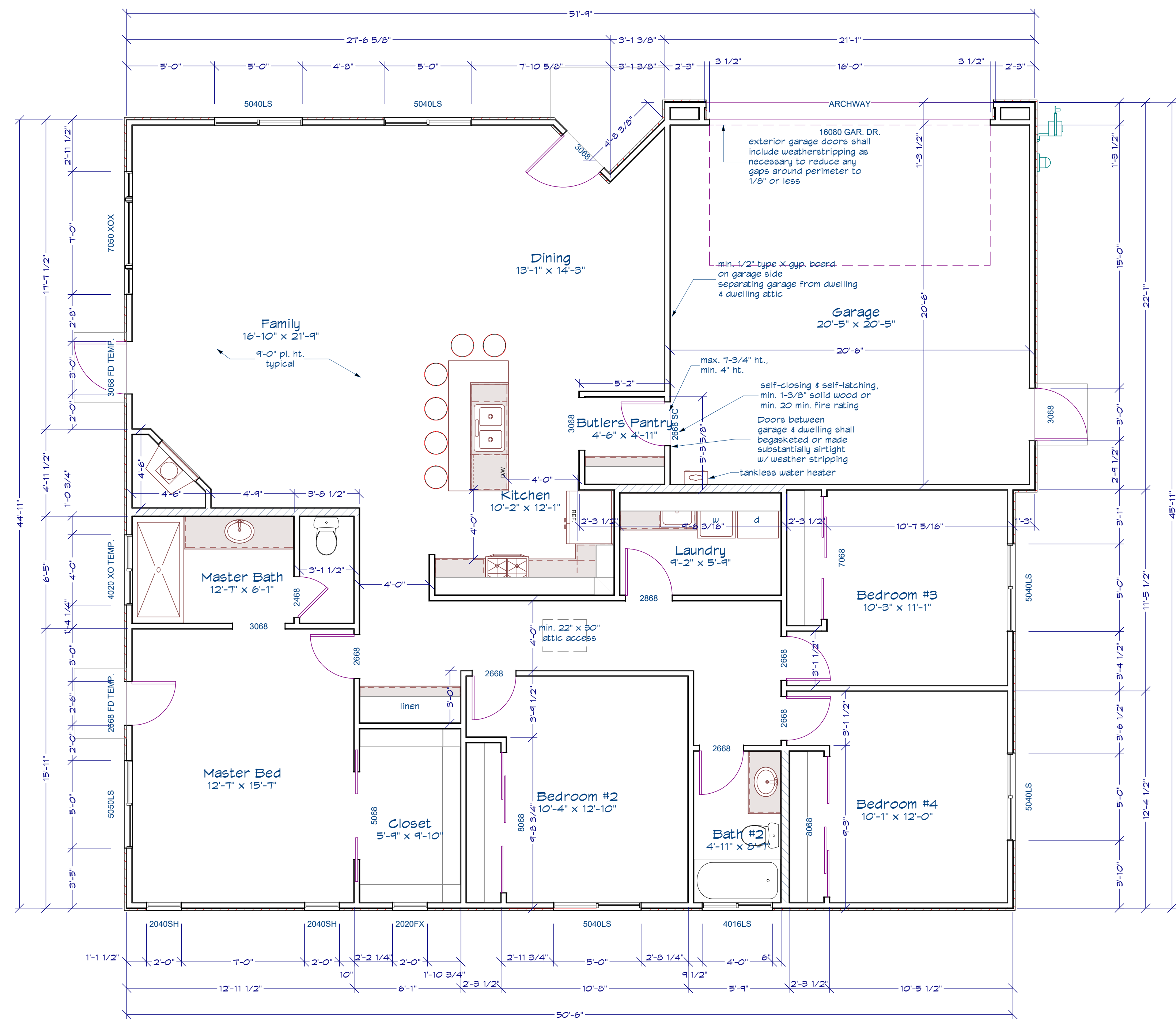
PROJECT DESCRIPTION:
SLOPE ST PLAN 1R

DRAWINGS BY:
NEW WEST INVESTMENT GROUP, INC.
505 N. HIGHTS AVE. EL CERRILLO, CA 94530

DATE:
8/16/2021

SCALE:
1/4" = 1'-0"

SHEET:
A-1b



PROPOSED FLOOR PLAN 2

SQUARE FOOTAGE:	
FIRST FLOOR	1,851 SQ. FT.
GARAGE	465 SQ. FT.

NO.	DESCRIPTION	DATE
		8/16/2021
BY	JI	

SHEET TITLE:
PROPOSED FLOOR PLANS

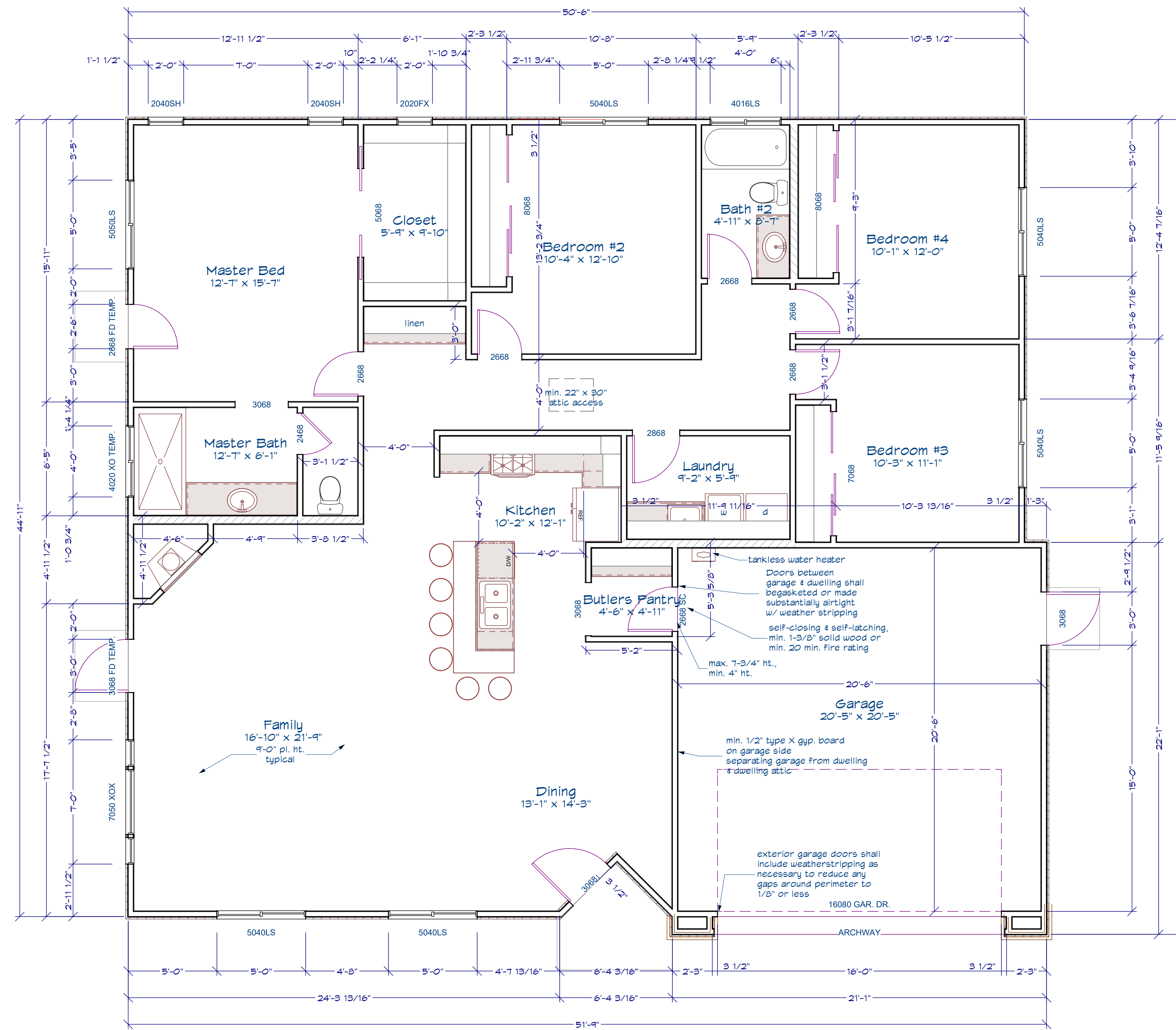
PROJECT DESCRIPTION:
SLOPE ST PLAN 2

DRAWINGS BY:
NEW WEST INVESTMENT GROUP, INC.
505 N. HUNTERS AVE. EL CERRILLO, CA 94530

DATE:
8/16/2021

SCALE:
1/4" = 1'-0"

SHEET:
A-2



PROPOSED FLOOR PLAN 2 MIRRORED

SQUARE FOOTAGE:	
FIRST FLOOR	1,851 SQ. FT.
GARAGE	465 SQ. FT.

NO.	DESCRIPTION	BY	DATE
1	CORRECTIONS	JL	8/16/2021

SHEET TITLE:
PROPOSED FLOOR PLANS

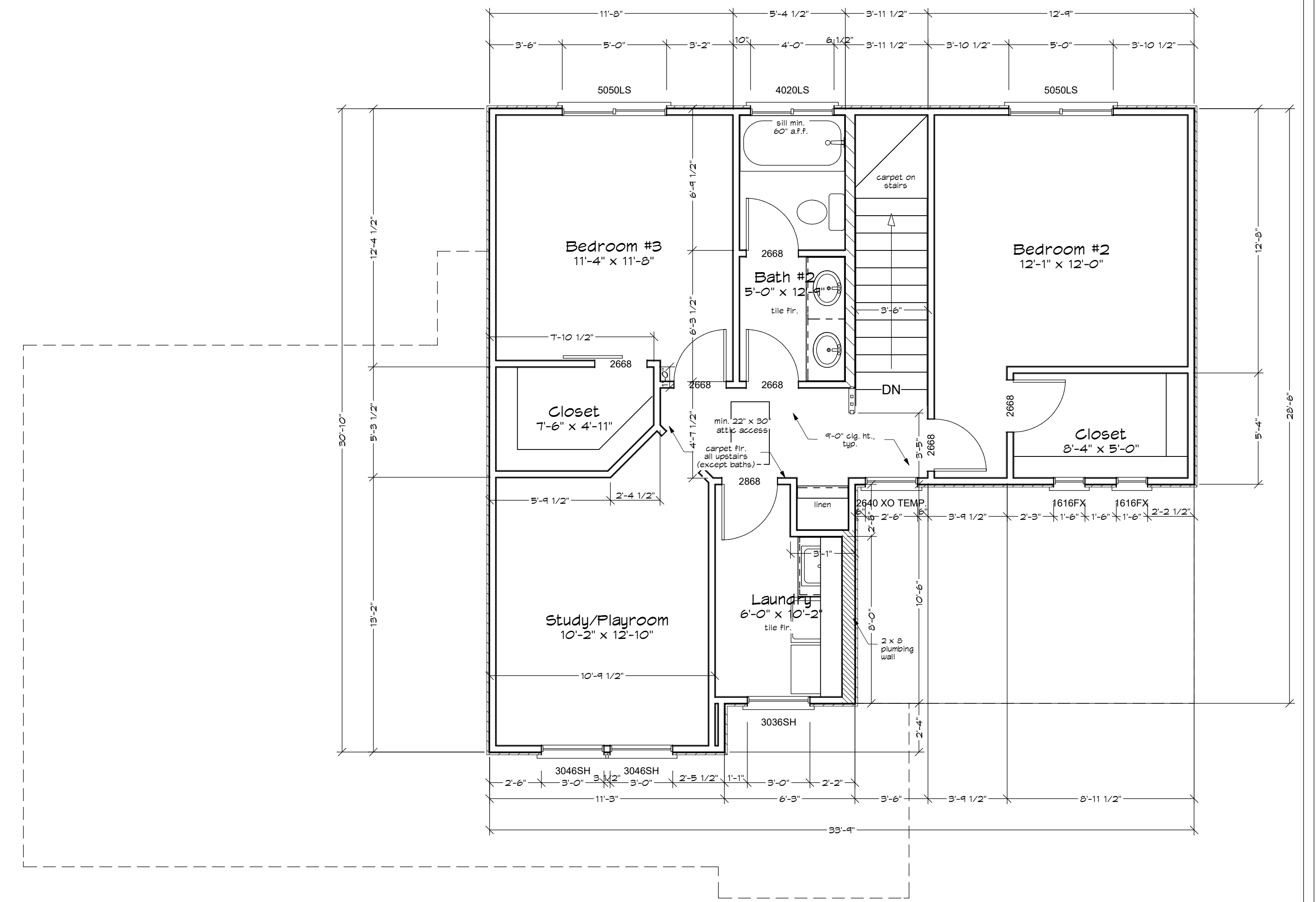
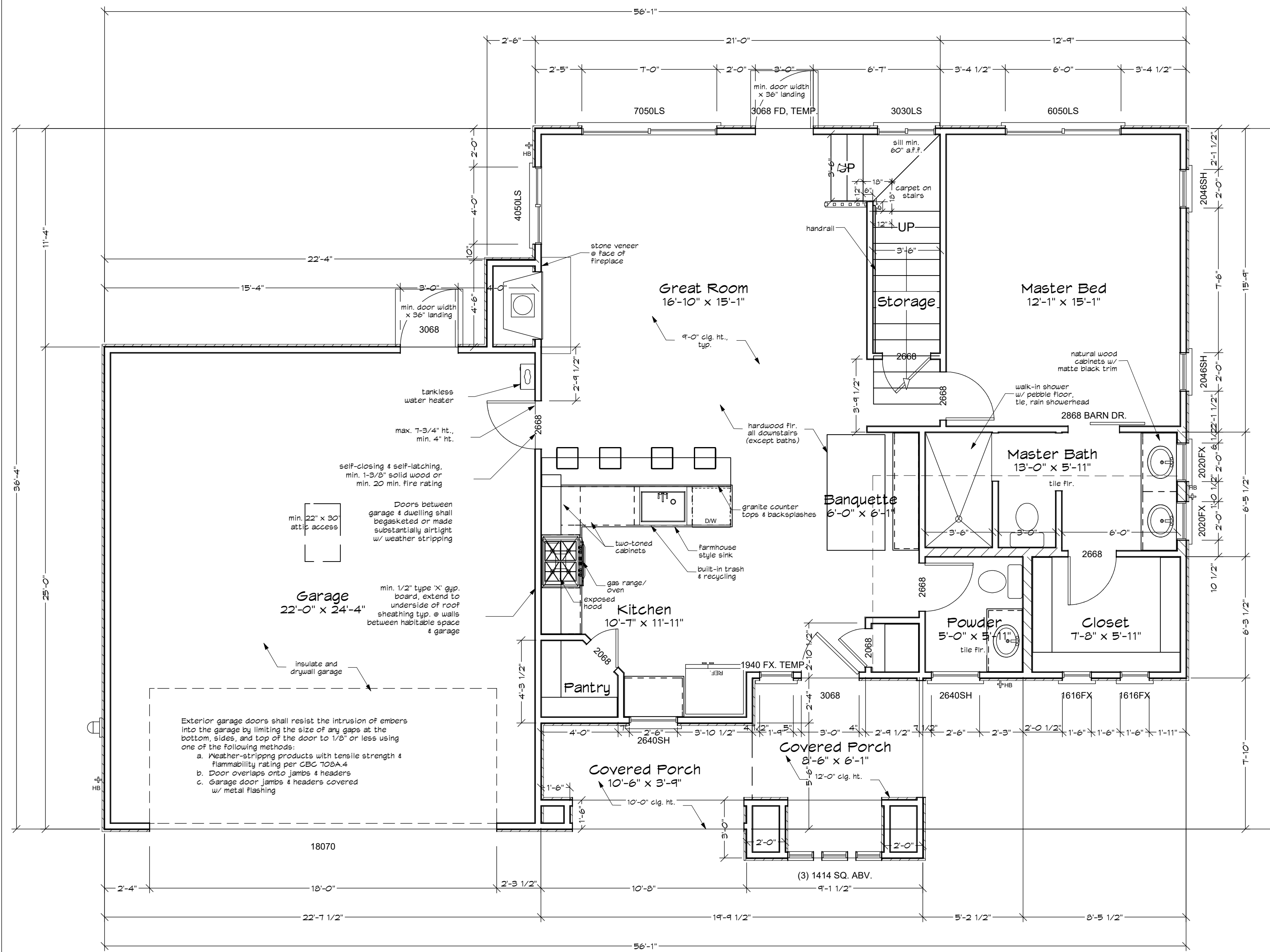
PROJECT DESCRIPTION:
SLOPE ST PLAN 2R

DRAWINGS BY:
NEW WEST INVESTMENT GROUP, INC.
505 N. HIGHTS AVE. EL CAY, CA 95020

DATE:
8/16/2021

SCALE:
1/4" = 1'-0"

SHEET:
A-2b



PROPOSED FLOOR PLAN - PLAN 3

WALLS LEGEND

	2 x 4 STUD WALL @ 16" O.C.
	2 x 6 STUD WALL @ 16" O.C.

SQUARE FOOTAGE:

FIRST FLOOR	999 SQ. FT.
SECOND FLOOR	771 SQ. FT.
TOTAL	1,770 SQ. FT.
GARAGE	558 SQ. FT.
FRONT PORCH	144 SQ. FT.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED FLOOR PLAN

PROJECT DESCRIPTION:
SLOPE ST PLAN 3

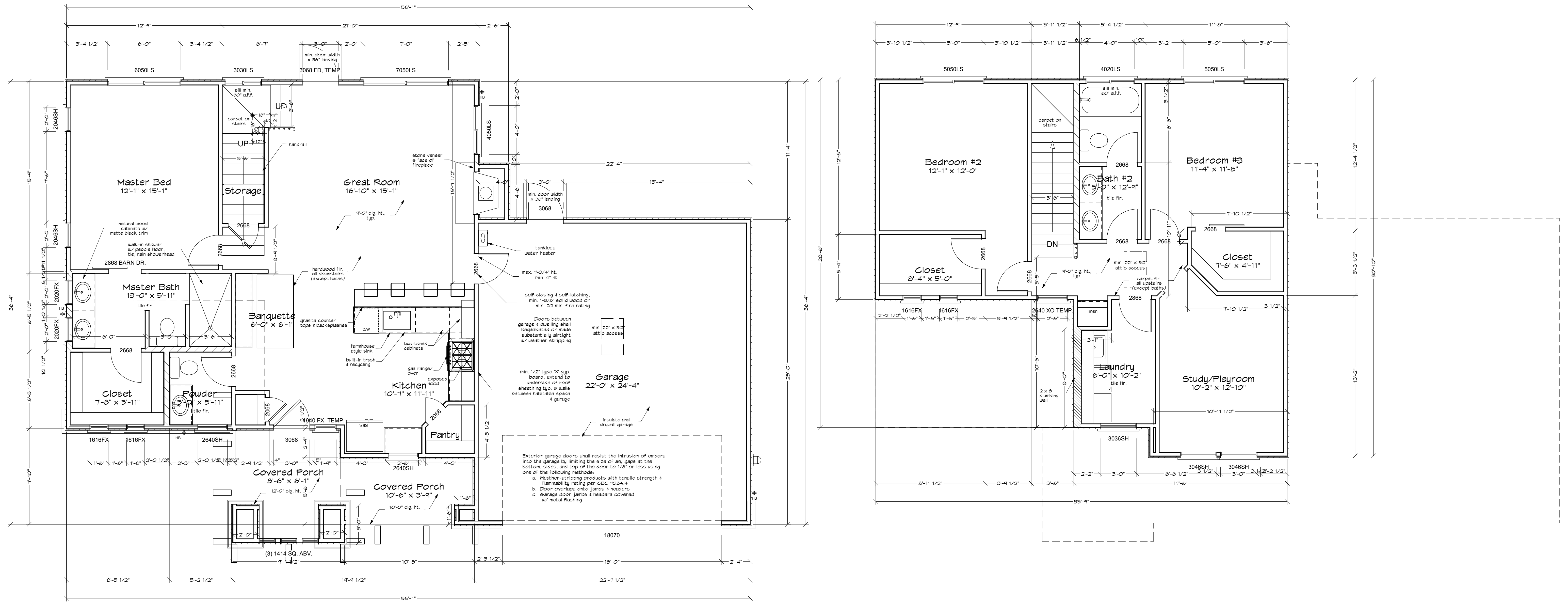
DRAWINGS PROVIDED BY:

NEW WEST INVESTMENT GROUP, INC.
VAN HORN AVENUE EL CERRILLO, CA 94530

DATE:
3/11/2024

SCALE:
1/4" = 1'-0"

SHEET:
A-3



PROPOSED FLOOR PLAN - PLAN 3R (MIRRORED)

WALLS LEGEND

	2 x 4 STUD WALL @ 16" O.C.
	2 x 6 STUD WALL @ 16" O.C.

SQUARE FOOTAGE:

FIRST FLOOR	999 SQ. FT.
SECOND FLOOR	771 SQ. FT.
TOTAL	1,770 SQ. FT.
GARAGE	558 SQ. FT.
FRONT PORCH	144 SQ. FT.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED FLOOR PLAN

PROJECT DESCRIPTION:
SLOPE ST PLAN 3R

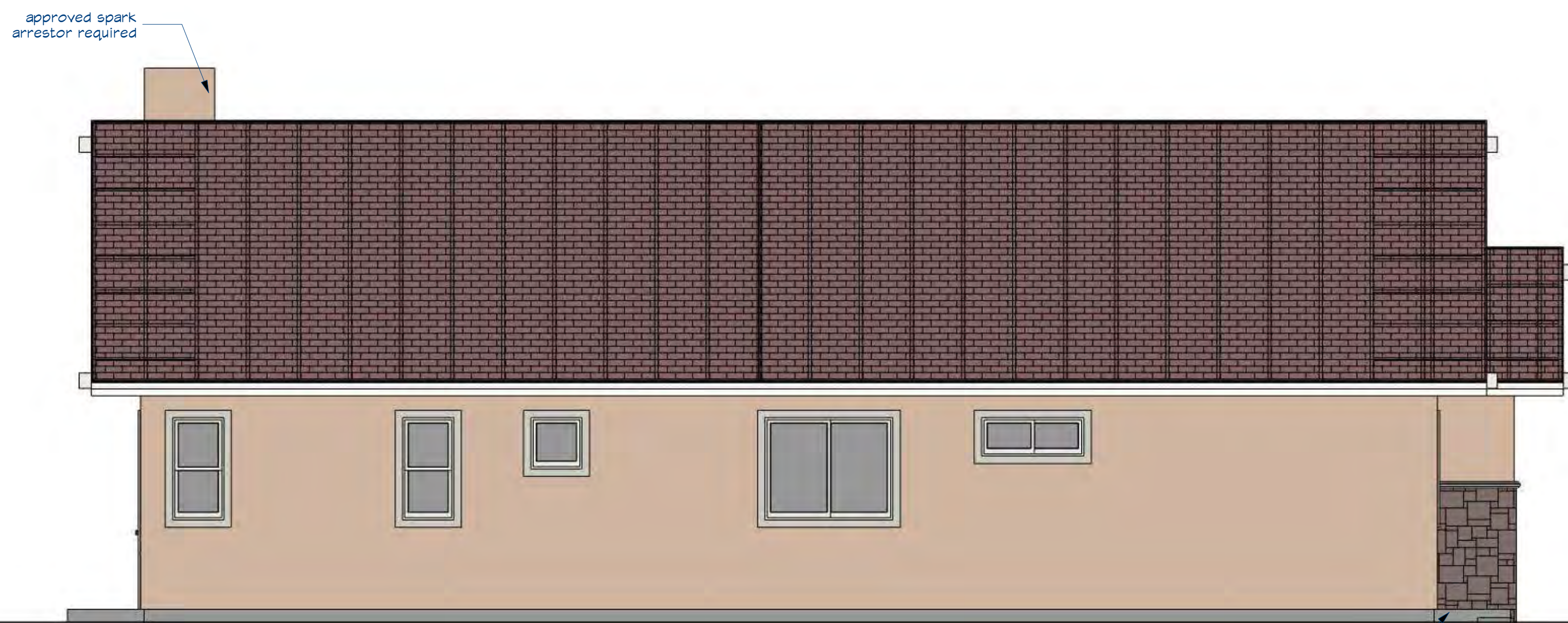
DRAWINGS PROVIDED BY:

NEW WEST INVESTMENT GROUP, INC.
WASHINGTON STATE LICENSE # 0000000000

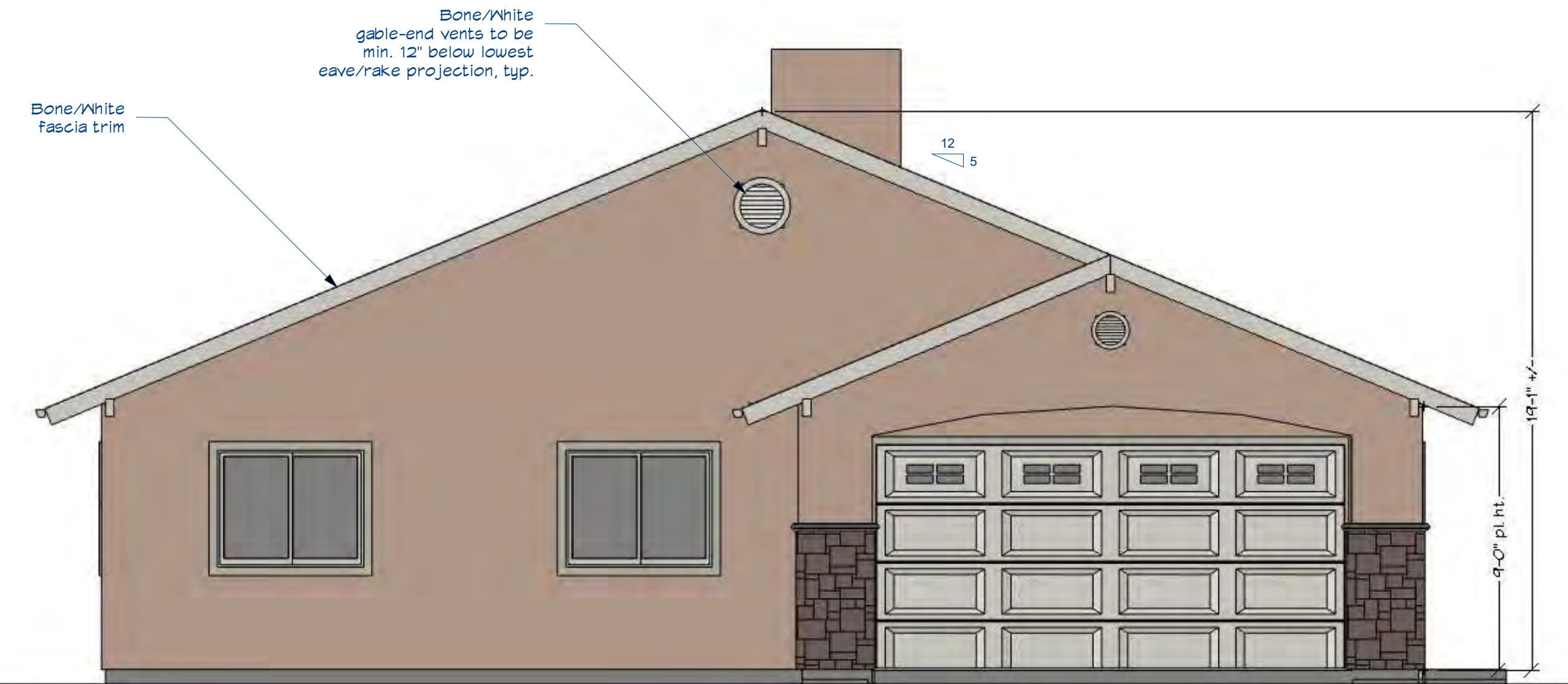
DATE:
3/11/2024

SCALE:
1/4" = 1'-0"

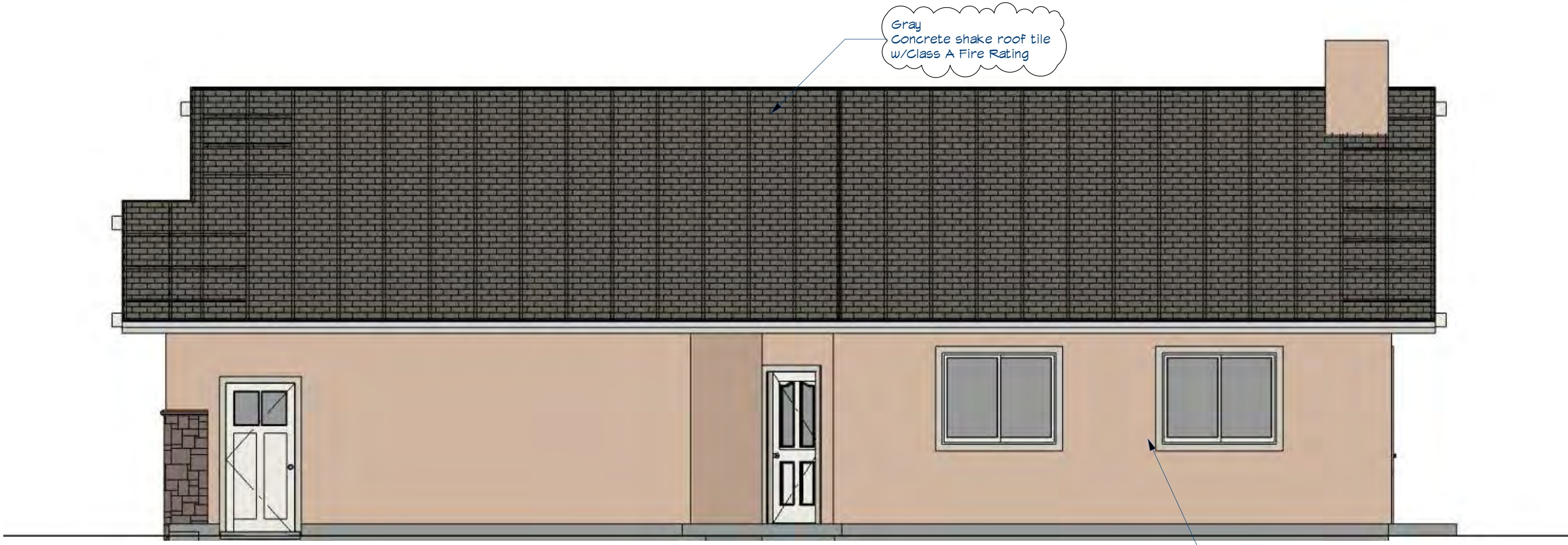
SHEET:
A-3B



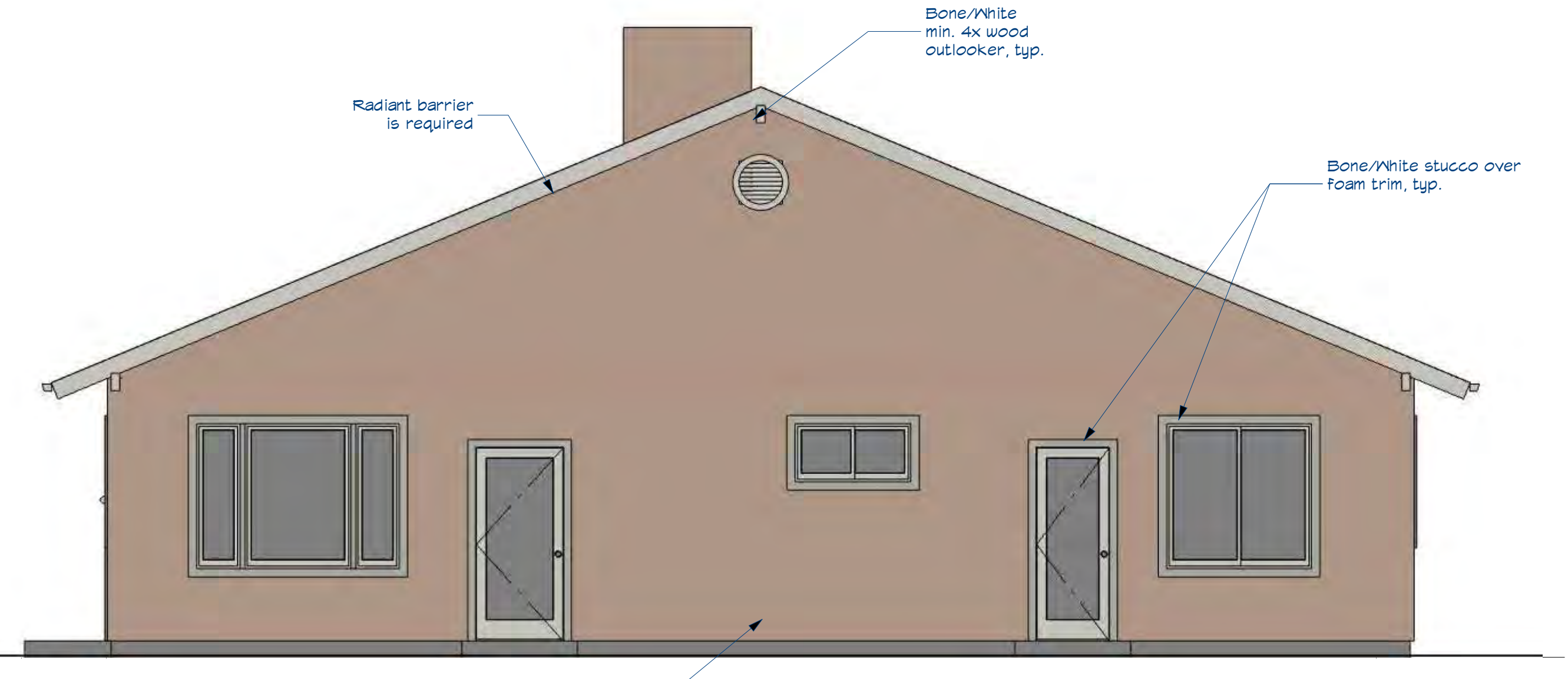
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

Gray Fieldstone Stone veneer

Gray Concrete shake roof tile w/Class A Fire Rating

White, Vinyl, dual-glazed, Low-E windows, w/ min. one tempered pane & welded corners & metal reinforcement in the interlock area, typ.

NO.	DESCRIPTION	BY	DATE
1	CORRECTIONS	JL	8/16/2021

SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT DESCRIPTION:
SLOPE ST PLAN 1

DRAWINGS BY:
NEW WEST INVESTMENT GROUP, INC.
505 N. HUNTERS AVE. EL CERRILLO, CA 94530

DATE:
8/16/2021

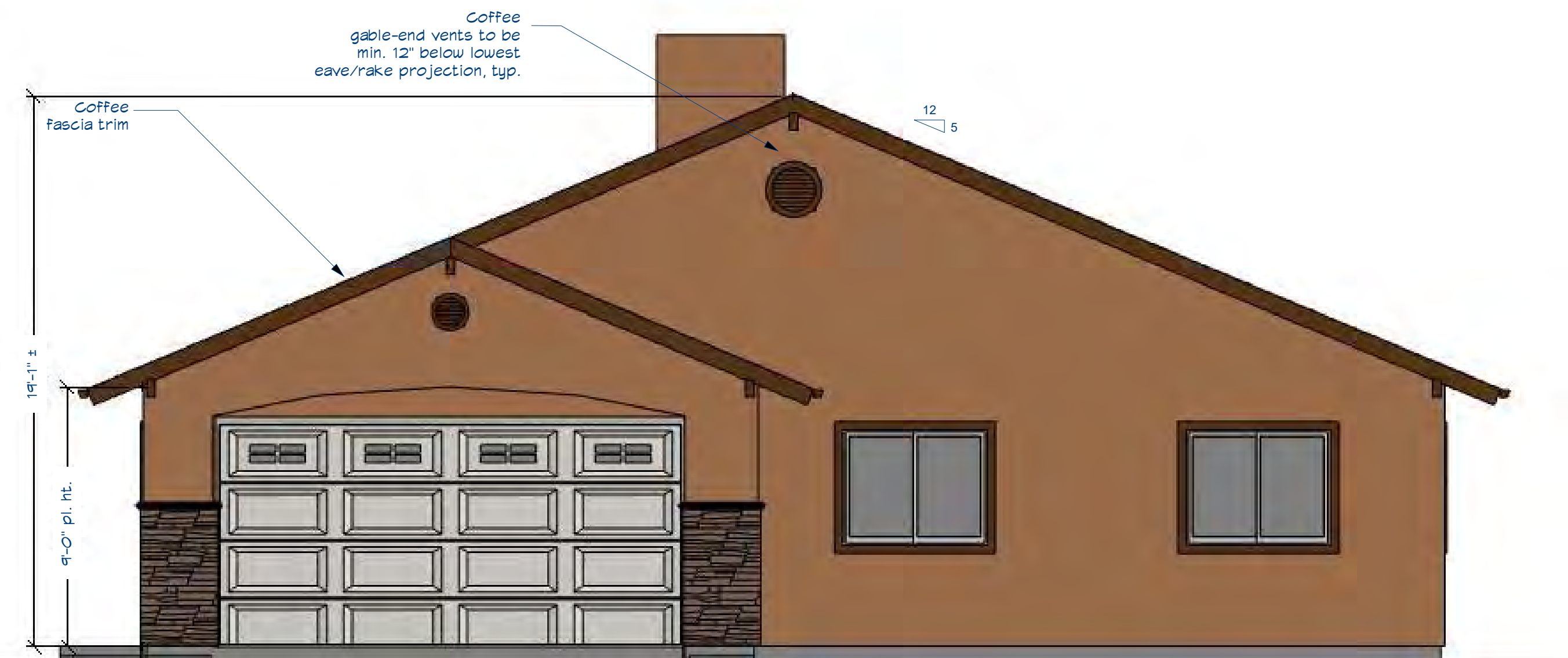
SCALE:
1/4" = 1'-0"

SHEET:
A-3.1



PROPOSED SIDE ELEVATION

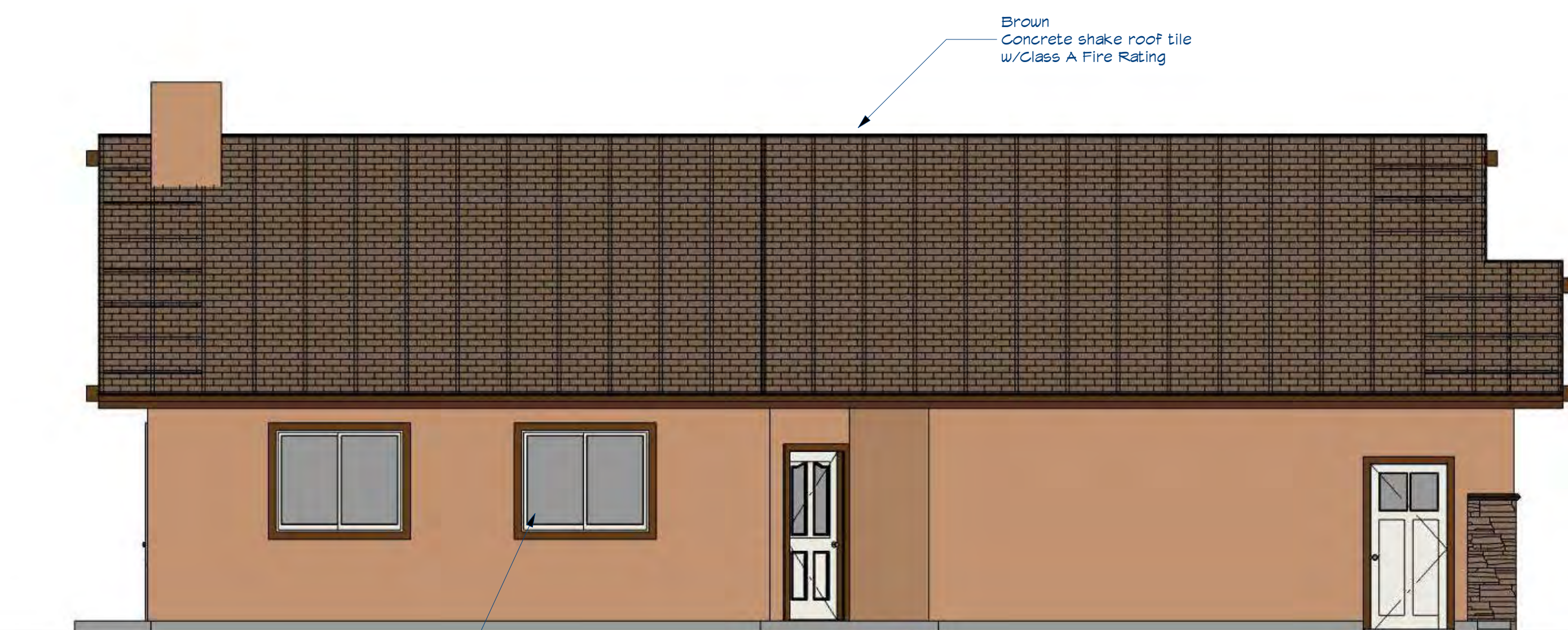
Brown Drystack Stone veneer



PROPOSED FRONT ELEVATION

19'-1" ±
9'-0" pl. ht.

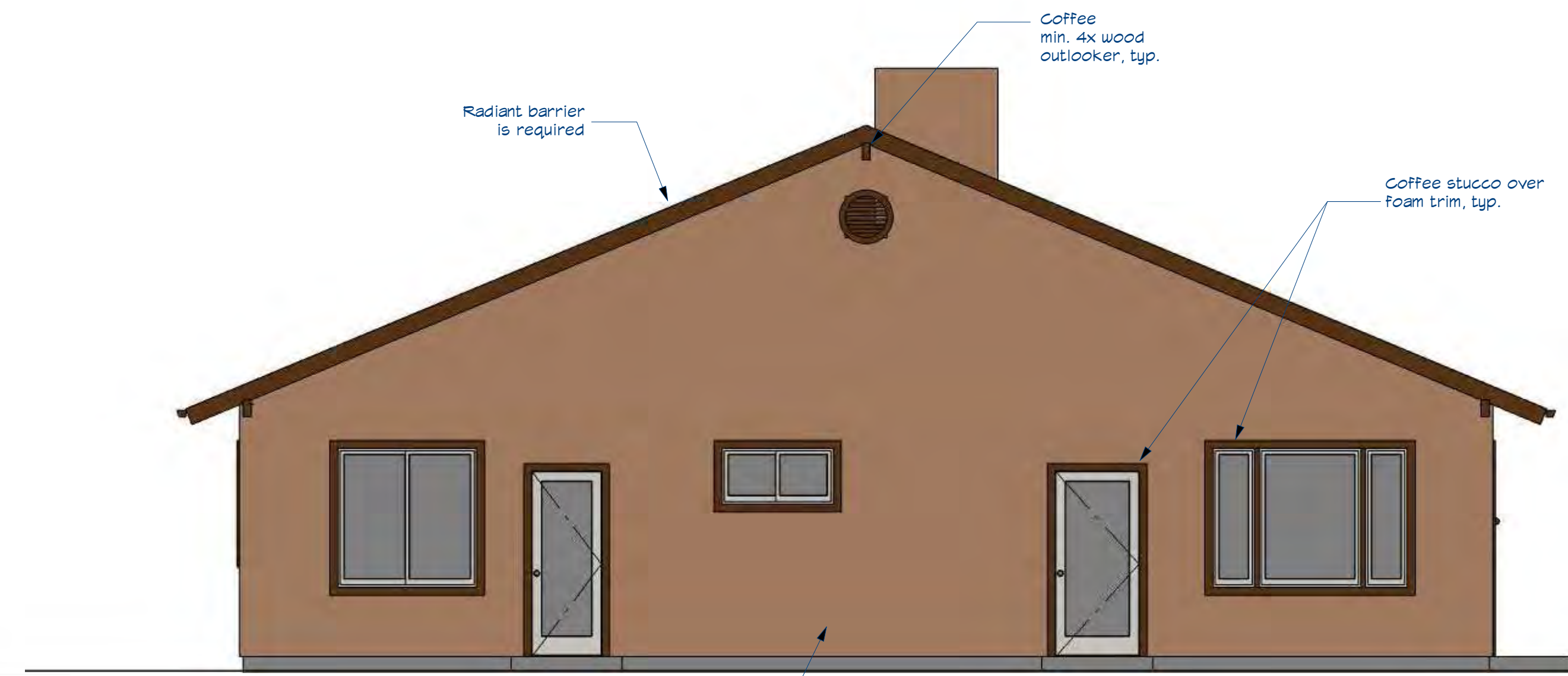
12
5



PROPOSED SIDE ELEVATION

Brown Concrete shake roof tile w/Glass A Fire Rating

White, Vinyl, dual-glazed, Low-E windows, w/ min. one tempered pane & welded corners & metal reinforcement in the interlock area, typ.



PROPOSED REAR ELEVATION

Radiant barrier is required

Coffee min. 4x wood outlooker, typ.

Coffee stucco over foam trim, typ.

Lt. Brown Stucco

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT DESCRIPTION:
SLOPE ST PLAN 1R

DRAWINGS BY:
NEW WEST INVESTMENT GROUP, INC.
505 N. HUNTERS AVENUE, EL CERRILLO, CA 94530

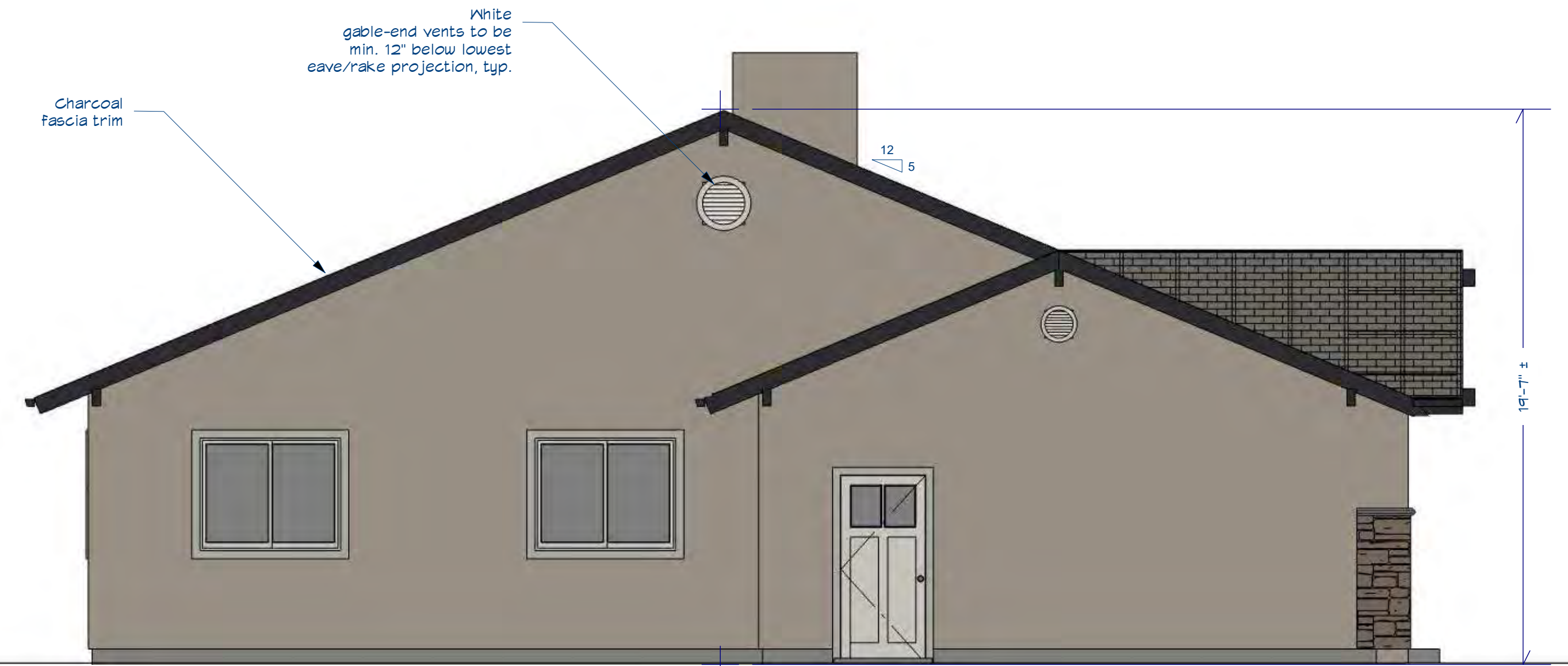
DATE:
8/16/2021

SCALE:
1/4" = 1'-0"

SHEET:
A-4



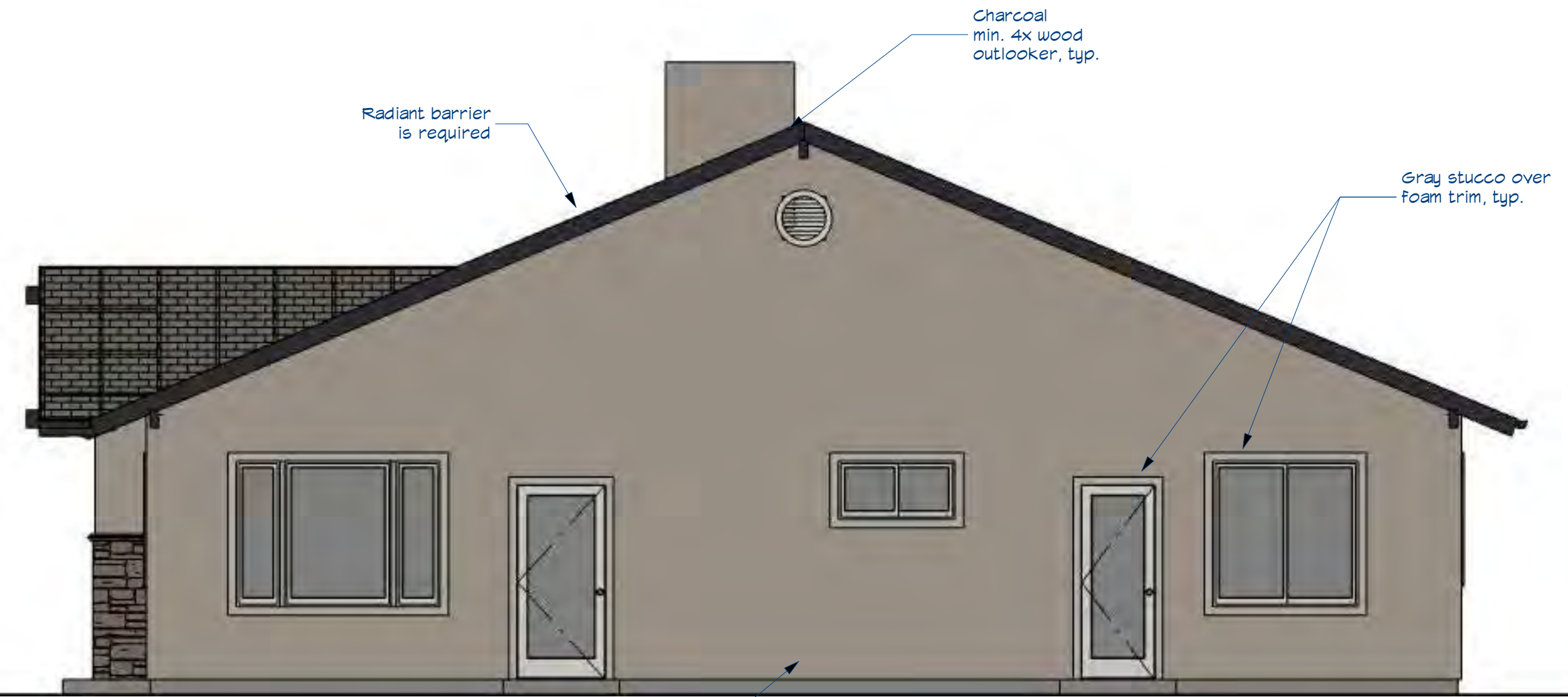
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED ELEVATIONS

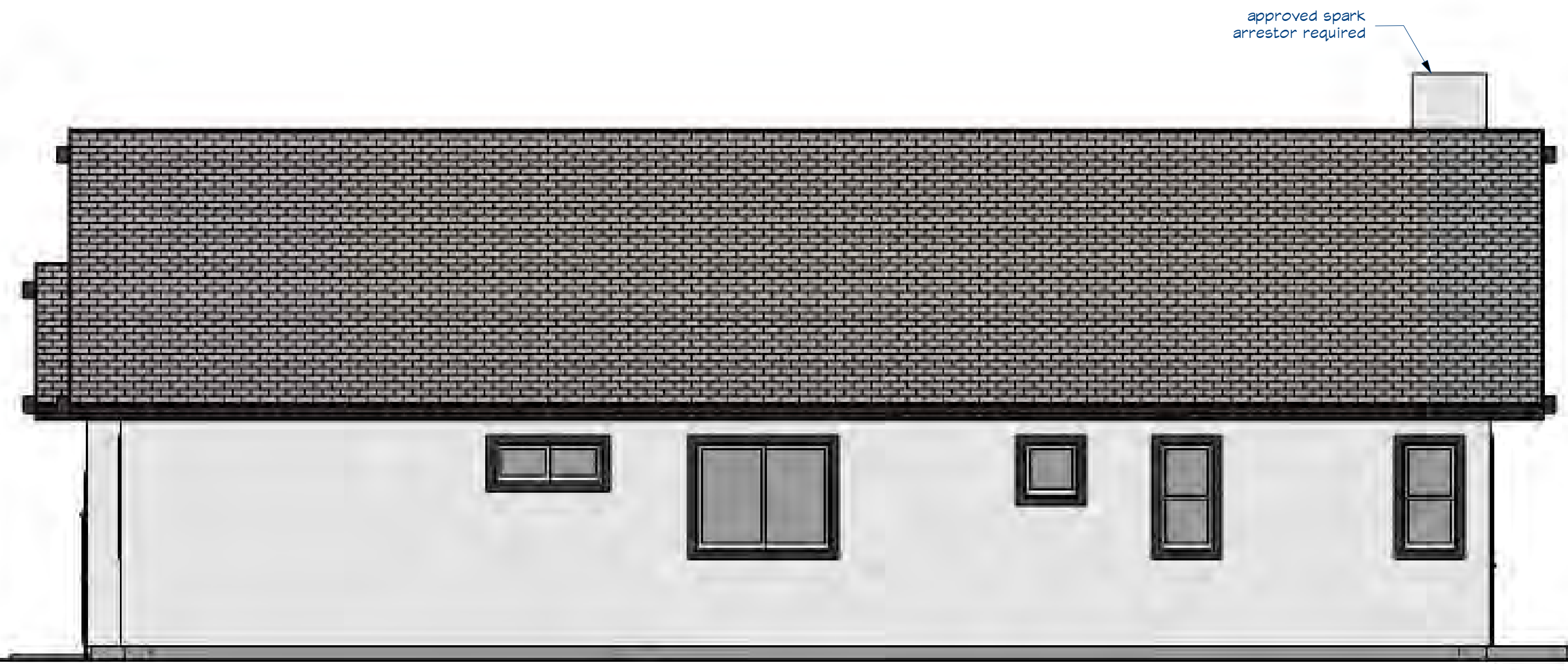
PROJECT DESCRIPTION:
SLOPE ST PLAN 2

DRAWINGS BY:
NEW WEST INVESTMENT GROUP, INC.
505 N. HUNTERS AVE. EL CERRILLO, CA 94530

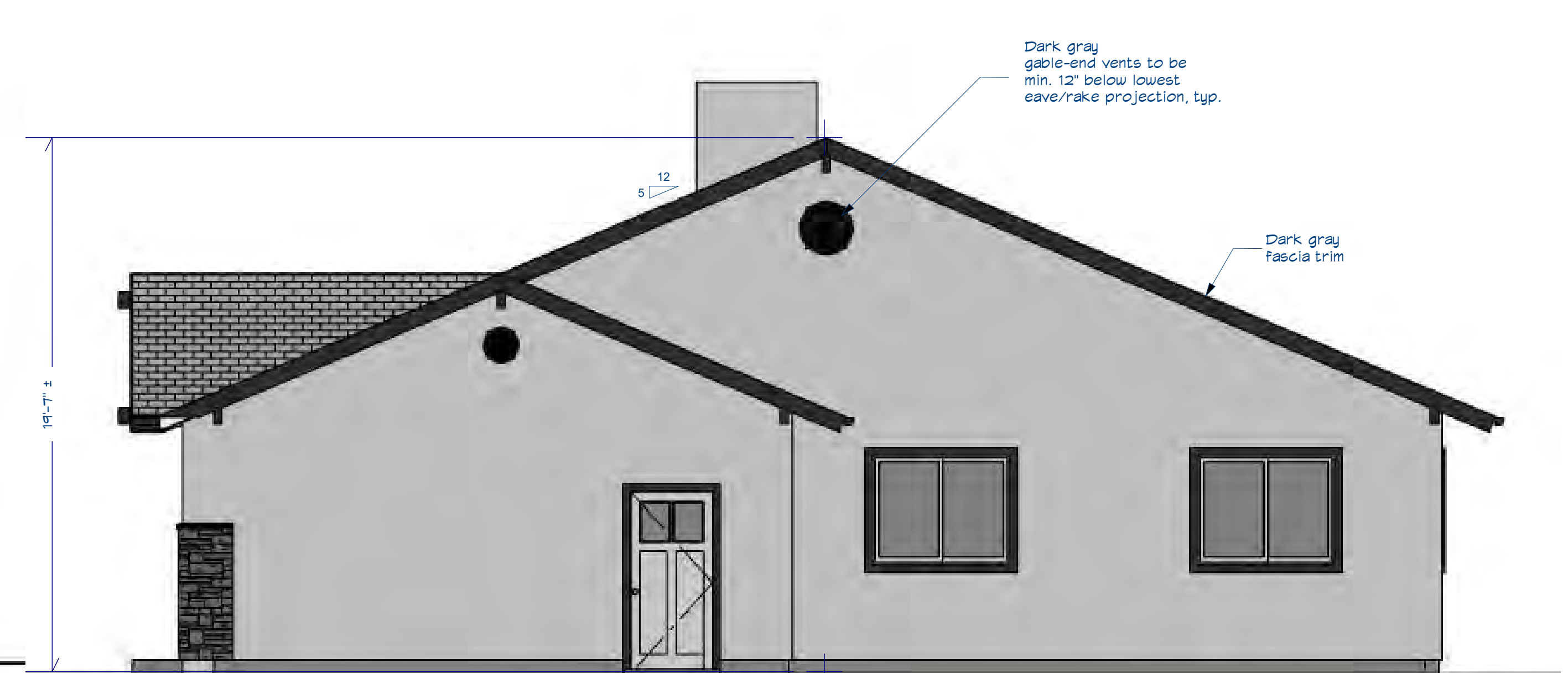
DATE:
8/16/2021

SCALE:
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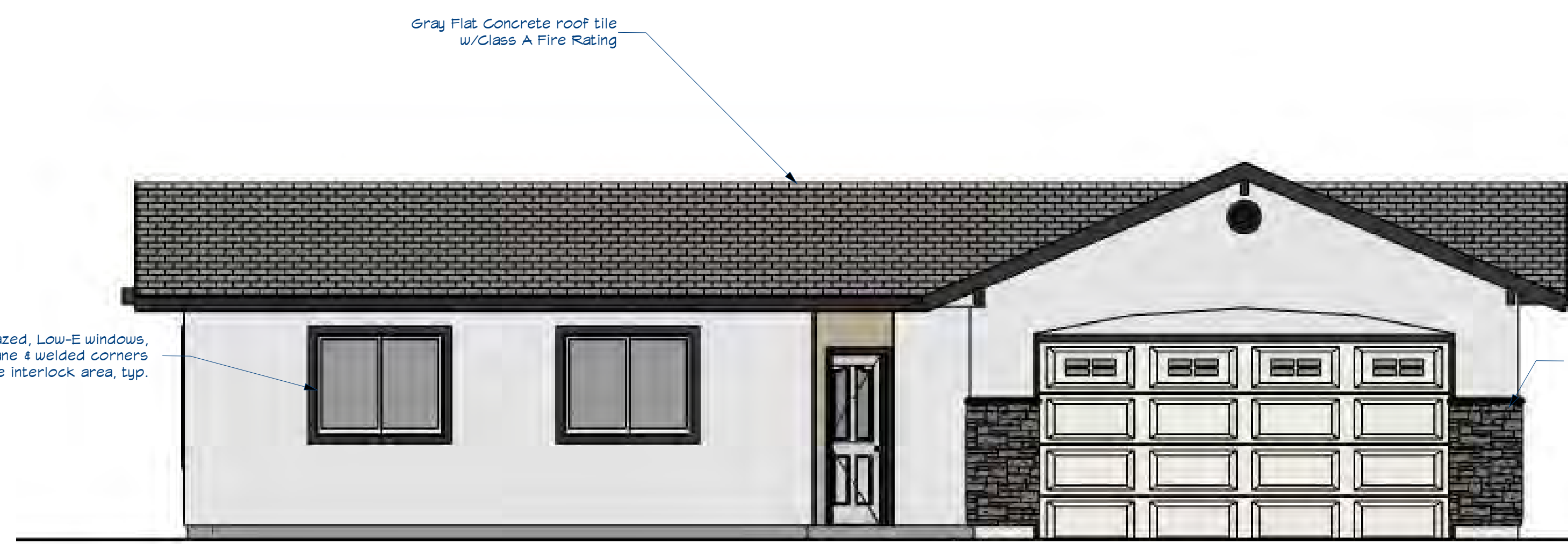
SHEET:
A-5



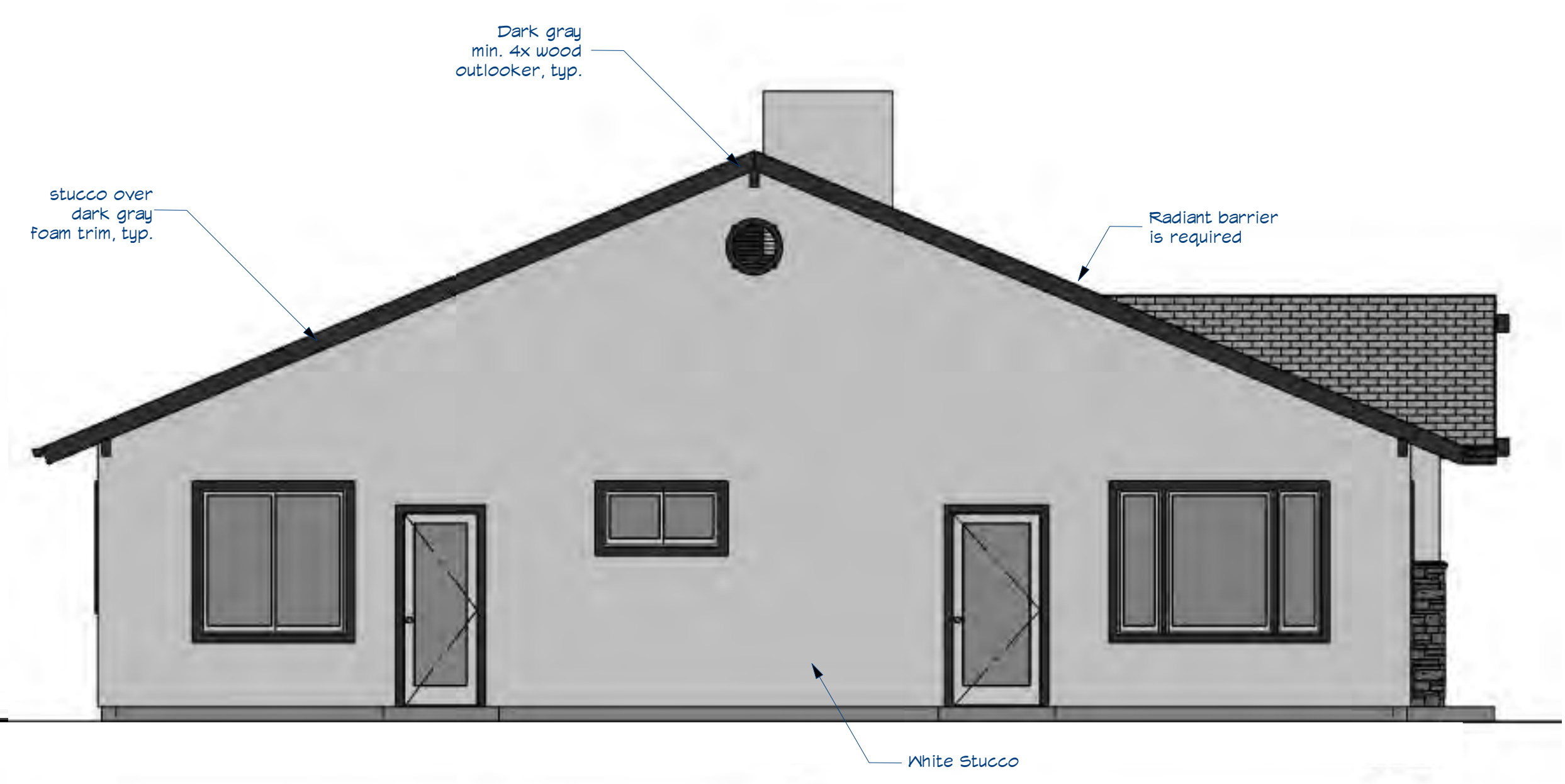
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

NO.	DESCRIPTION	BY	DATE
	CORRECTIONS	JJ	8/16/2021

SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT DESCRIPTION:
SLOPE ST PLAN 2R

DRAWINGS BY:
NEW WEST INVESTMENT GROUP, INC
505 N. HUNTERS AVE. EL CERRILLO, CA 94530

DATE:
8/16/2021

SCALE:
1/4" = 1'-0"

SHEET:
A-6



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT DESCRIPTION:
SLOPE ST PLAN 3

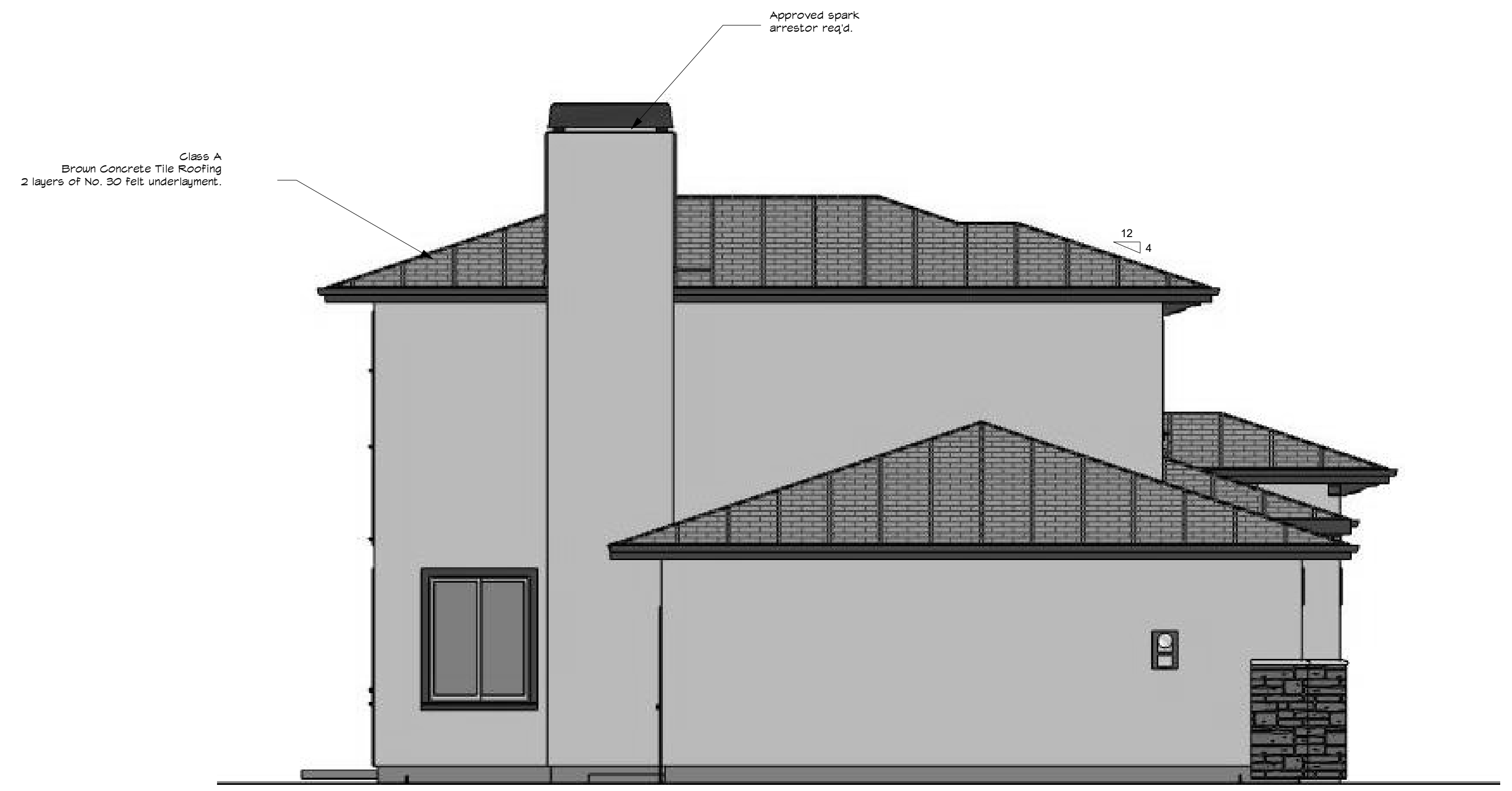
DRAWINGS PROVIDED BY:

NEW WEST INVESTMENT GROUP, INC.
WASHINGTON STATE LICENSE # 0000000000

DATE:
3/11/2024

SCALE:
1/4" = 1'-0"

SHEET:
A-7



PROPOSED LEFT ELEVATION



PROPOSED RIGHT ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT DESCRIPTION:
SLOPE ST PLAN 3

DRAWINGS PROVIDED BY:

NEW WEST INVESTMENT GROUP, INC.
WASHINGTON STATE LICENSING BOARD 000000000

DATE:

3/11/2024

SCALE:

1/4" = 1'-0"

SHEET:

A-8



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT DESCRIPTION:
**SLOPE ST
PLAN 3R**

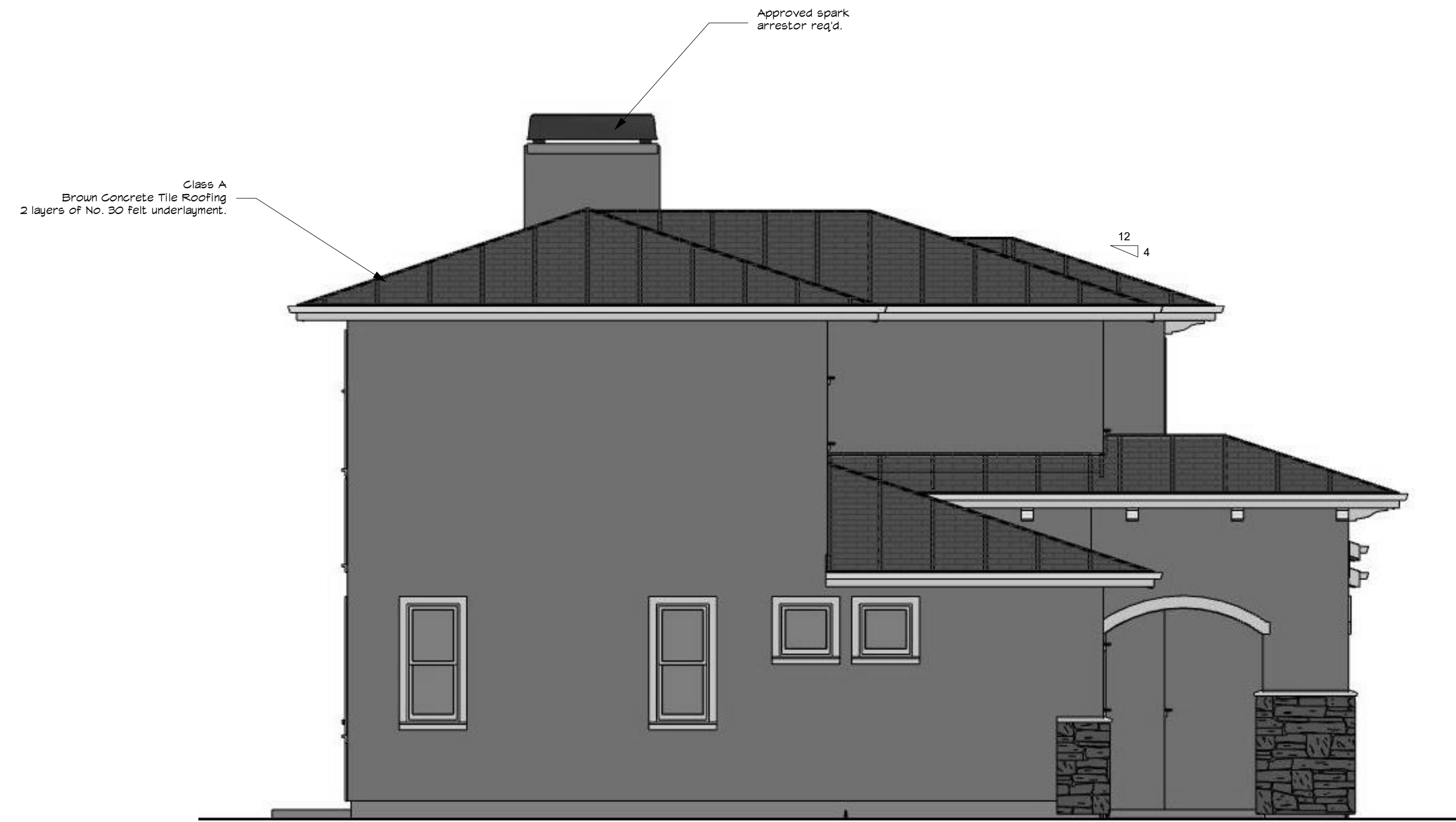
DRAWINGS PROVIDED BY:

NEW WEST INVESTMENT GROUP, INC.
WASHINGTON STATE LICENSING NO. 0000000000

DATE:
3/11/2024

SCALE:
1/4" = 1'-0"

SHEET:
A-9



PROPOSED LEFT ELEVATION



PROPOSED RIGHT ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT DESCRIPTION:
**SLOPE ST
PLAN 3R**

DRAWINGS PROVIDED BY:

NEW WEST INVESTMENT GROUP, INC.
WASHINGTON STATE LICENSE # 00018400

DATE:
3/11/2024

SCALE:
1/4" = 1'-0"

SHEET:
A-10

PLANT SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	MATURE HT X SP	DETAIL	WUCOLS CLASSIF.	PLANT SYMBOL	SHRUBS	SIZE	QTY	MATURE HT X SP	DETAIL	WUCOLS CLASSIF.
TREES													
	LAGERSTROEMIA INDICA "TUSCARORA" CRAPE MYRTLE	24" BOX	11	25'X25'	E / 3	LOW		CISTUS PURPUREUS ORCHID ROCKROSE	5 GAL	25	3'X3'	D / 3	LOW
	ARBUTUS UNEDO "MARINA" STRAWBERRY TREE (STANDARD)	24" BOX	8	20'X20'	E / 3	LOW		LIGUSTRUM JAPONICUM "TEXANUM" JAPANESE PRIVET	5 GAL	49	5'X4'	D / 3	LOW
	RHUS LANCEA - STANDARD AFRICAN SUMAC TREE	24" BOX	5	25'X25'	E / 3	LOW		ANZIGOZANTHOS FLAVIDUS KANGAROO PAW (RED & YELLOW)	5 GAL	42	2'X2'	D / 3	LOW
BIO-FILTRATION BASIN													
	JUNCUS PATENS CALIFORNIA GRAY RUSH			1 GAL. 18" O.C. TRIANG. SPACING	F / 3			CALLISTEMON CIT. "LITTLE JOHN" DWARF BOTTLEBRUSH	5 GAL	71	4'X4'	D / 3	LOW
GROUND COVER - (SLOPES)													
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK CREEPING MYOPORUM			QTY+ AS NECESSARY - PLANT 1 GAL AT 24" O.C. TRIANGULAR SPACING. (TYP.)	F / 3			MYRTUS COMMUNIS "COMPACTA" DWARF MYRTLE	5 GAL	36	4'X4'	D / 3	LOW
	ARTIFICIAL TURF - 11,860 SQ. FT.			"SYN LAWN" (OR EQUAL) - (INSTALL OVER WEED FABRIC)				NERIUM OLEANDER "PETITE PINK" DWARF OLEANDER	5 GAL	31	3'X3'	D / 3	LOW
	2" DECOMPOSED GRANITE OVER WEED FABRIC - (COLOR BY OWNER)							LANTANA "GOLD MOUND" GOLD MOUND LANTANA	1 GAL	45	2'X4'	D / 3	LOW
								LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GAL	25	2'X4'	D / 3	LOW
								SALVIA LEUCANTHA MEXICAN BUSH SAGE	5 GAL	41	4'X4'	D / 3	LOW

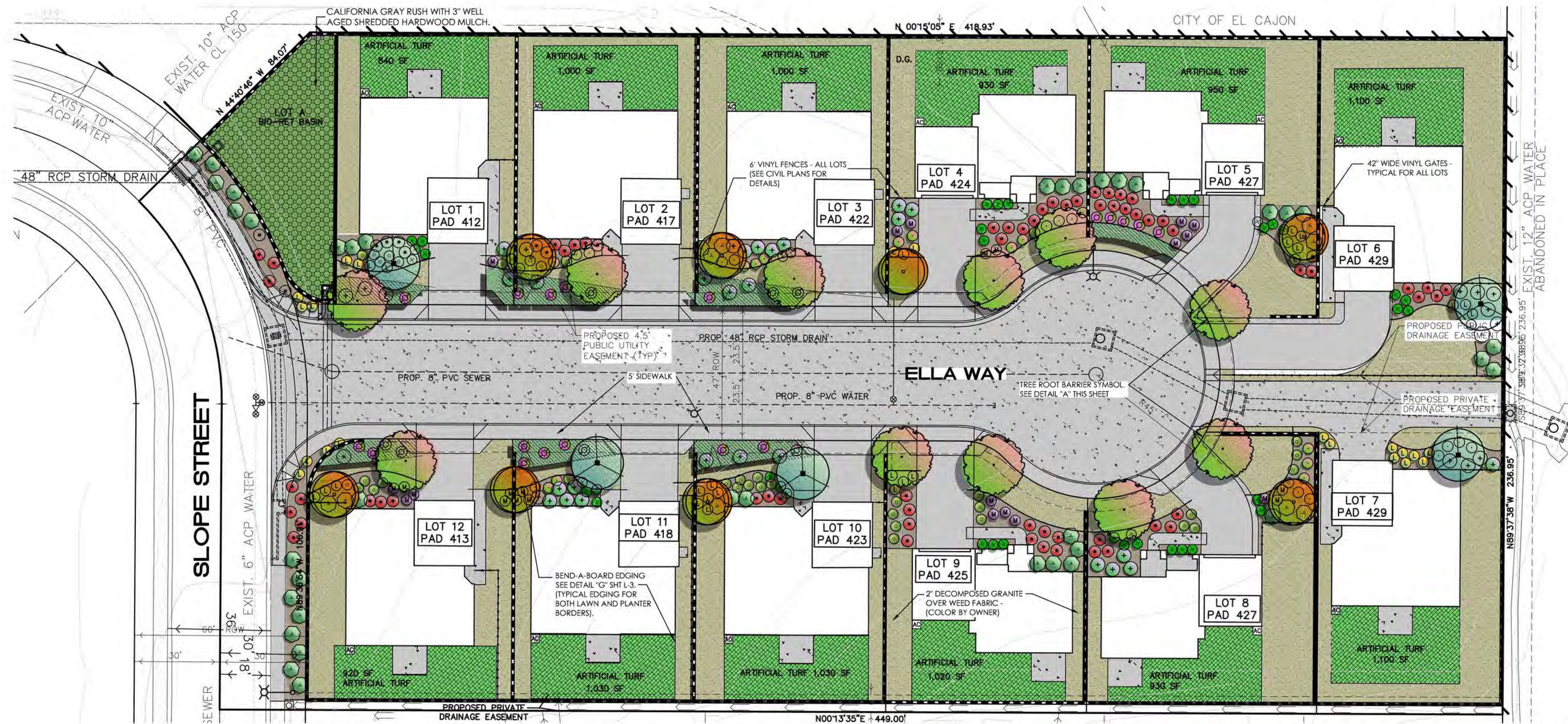
LANDSCAPE DATA

LANDSCAPE PLANTING AREA = 9,864 SF

LANDSCAPE BIO-DETECTION AREA = 2,425 SF

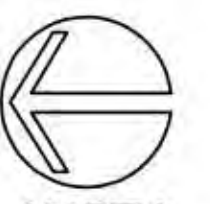
TOTAL LANDSCAPE AREA = 12,289 SF

MULCH NOTE:
ALL REQUIRED PLANTING AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH FOREST FINES MULCH TO A DEPTH OF 3 INCHES.



9463 SLOPE STREET, SANTEE, CA 92071

ILLUSTRATIVE LANDSCAPE PLAN



NORTH

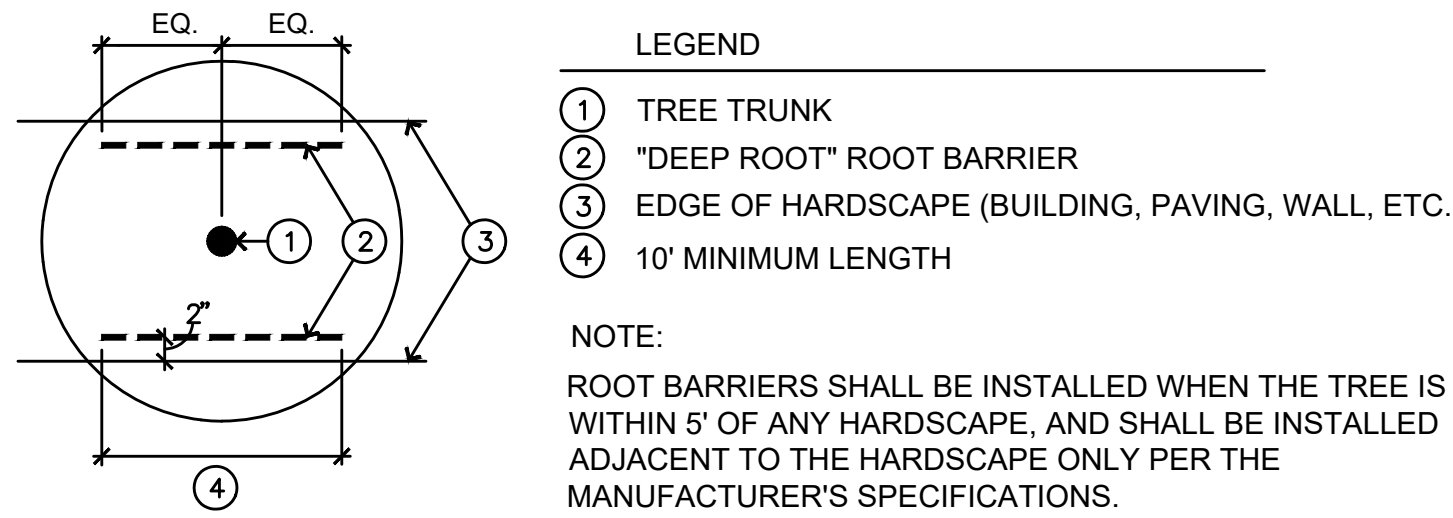
SCALE: 1" = 20'-0"

Hutter Designs, Inc.
 Landscape Architects
 2725 Collier Avenue
 San Diego, Ca 92116
 T: (619) 337-4044



LANDSCAPE MAINTENANCE

THE LANDSCAPE UPKEEP OF ALL EXTERIOR SPACES IS THE RESPONSIBILITY OF SLOPE STREET SUBDIVISION, WHICH WILL CONTRACT WITH A LANDSCAPE MAINTENANCE COMPANY FOR ON-GOING LANDSCAPE MAINTENANCE. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.



A ROOT BARRIER DETAIL

SOIL MANAGEMENT

PROVIDE SOILS TEST OF CHEMICAL AND AGRICULTURAL ANALYSIS BY AN INDEPENDENT AGRONOMIC SOILS TESTING LABORATORY. REPRESENTATIVE SOIL SAMPLES SHALL BE TAKEN IN THE FIELD AND A WRITTEN REPORT SHALL BE PREPARED BY THE AGRONOMIST AND SHALL INCLUDE RECOMMENDATIONS FOR SOIL AMENDMENTS, APPLICATION RATES FOR SOIL PREPARATION FERTILIZATION, AND PLANTING BACKFILL MIX.

PROVIDE TWO COPIES OF THE ANALYSIS TO THE LANDSCAPE ARCHITECT.

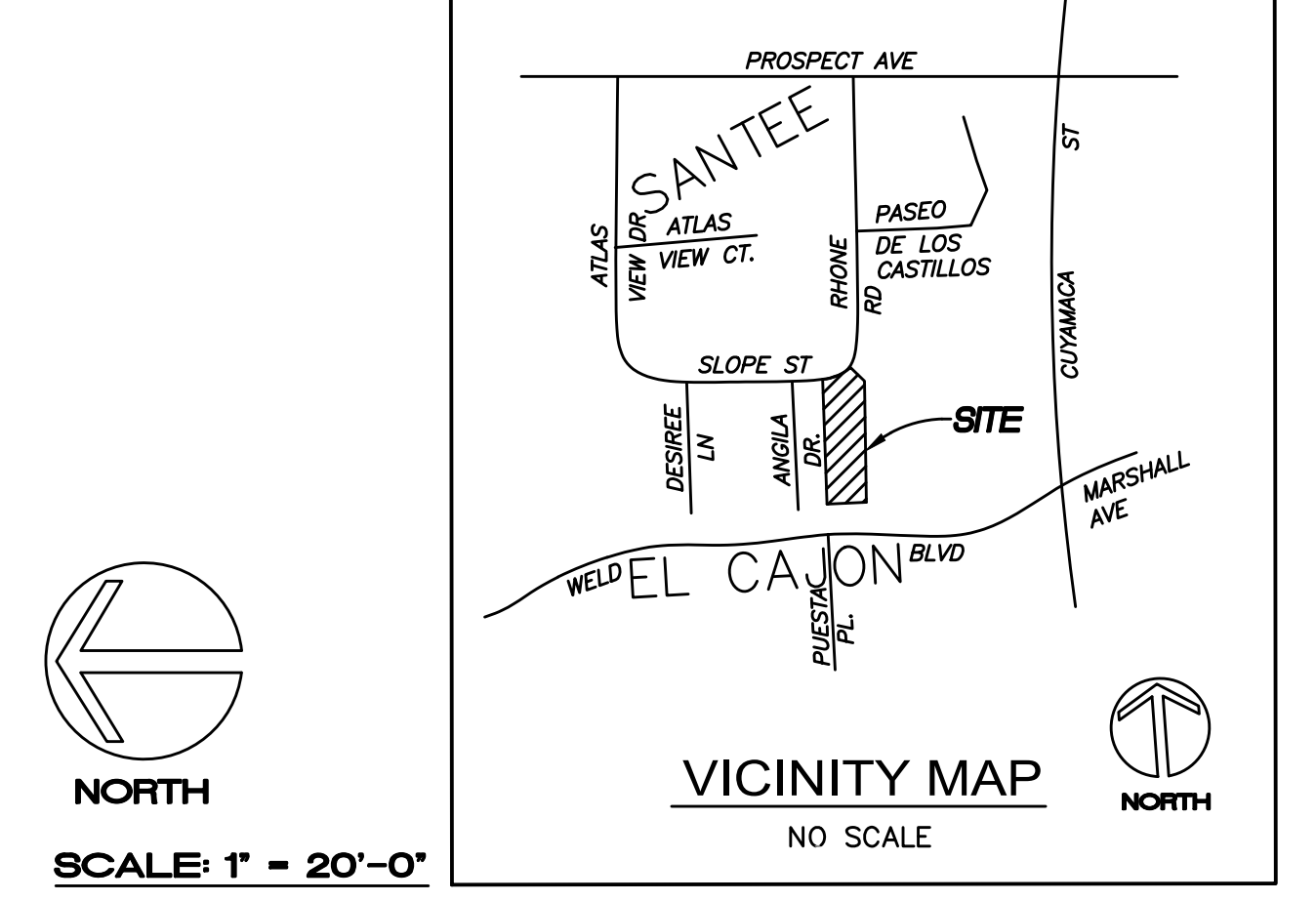
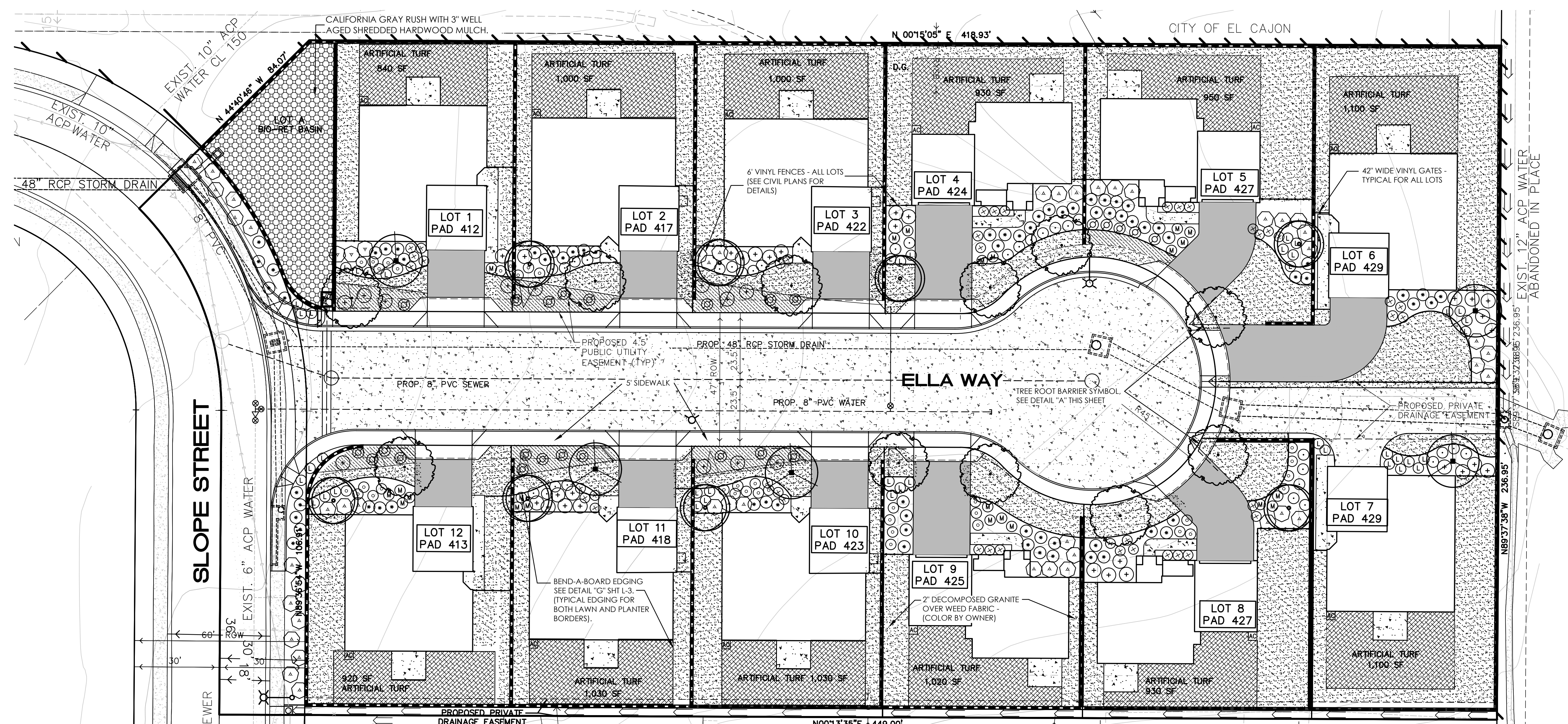
PLANT SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	MATURE HT X SP	DETAIL	WUCOLS CLASSIF.
TREES						
	LAGERSTROEMIA INDICA "TUSCARORA" GRAPE MYRTLE	24" BOX	11	25'X25'	E / 3	LOW
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	RHUS LANCEA - STANDARD AFRICAN SUMAC TREE	24" BOX	5	25'X25'	E / 3	LOW
BIO-FILTRATION BASIN						
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL. 18" O.C. TRIANG. SPACING			F / 3	
GROUND COVER - (SLOPES)						
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK CREEPING MYOPORUM	QTY+ AS NECESSARY - PLANT 1 GAL AT 24" O.C. TRIANGULAR SPACING. (TYP).			F / 3	
	ARTIFICIAL TURF - 11,860 SQ. FT.	"SYN LAWN" (OR EQUAL) - (INSTALL OVER WEED FABRIC				
	2" DECOMPOSED GRANITE OVER WEED FABRIC - (COLOR BY OWNER)					

PLANT SYMBOL	SHRUBS	SIZE	QTY	MATURE HT X SP	DETAIL	WUCOLS CLASSIF.
	CISTUS PURPUREUS ORCHID ROCKROSE	5 GAL	25	3'X3'	D / 3	LOW
	LIGUSTRUM JAPONICUM "TEXANUM" JAPANESE PRIVET	5 GAL	49	5'X4'	D / 3	LOW
	ANZIGOANTHOS FLAVIDUS KANGAROO PAW (RED & YELLOW)	5 GAL	42	2'X2'	D / 3	LOW
	CALLISTEMON CIT. "LITTLE JOHN" DWARF BOTTLEBRUSH	5 GAL	71	4'X4'	D / 3	LOW
	MYRTUS COMMUNIS "COMPACTA" DWARF MYRTLE	5 GAL	36	4'X4'	D / 3	LOW
	NERIUM OLEANDER "PETITE PINK" DWARF OLEANDER	5 GAL	31	3'X3'	D / 3	LOW
	LANTANA "GOLD MOUND" GOLD MOUND LANTANA	1 GAL	42	2'X4'	D / 3	LOW
	LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GAL	23	2'X4'	D / 3	LOW
	SALVIA LEUCANTHA MEXICAN BUSH SAGE	5 GAL	41	4'X4'	D / 3	LOW

LANDSCAPE DATA

LANDSCAPE PLANTING AREA = 9,864 SF
 LANDSCAPE BIO-DETENTION AREA = 2,425 SF
 TOTAL LANDSCAPE AREA = 12,289 SF

MULCH NOTE:
 ALL REQUIRED PLANTING AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH FOREST FINES MULCH TO A DEPTH OF 3 INCHES.



LANDSCAPE ARCHITECT DECLARATION:
 I, STEVEN HUTTER HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
 ALL PROPOSED PLANTS ARE IN CONFORMANCE TO THE COUNTY OF SAN DIEGO'S SUGGESTED PLANT LIST FOR A DEFENSIBLE SPACE.

SHEET INDEX:	SHEET No.
Planting Plan	1
Irrigation Plan	2
Planting / Irrigation Details	3
Drip Irrigation Details	4
Planting / Irrigation Specifications	5

ADDITIONAL CITY OF SANTEE

IRRIGATION NOTES:

SPRAY HEADS WILL NOT BE PLACED WITHIN 3- FEET OF IMPERMEABLE SURFACE.
IRRIGATION SYSTEM MUST BE INSTALLED AND POSITIONED SO AS NOT TO SPRAY ONTO NON-TARGET AREAS.

ALL TESTING AND FLUSHING DISCHARGES SHALL BE CONTAINED ON SITE AND ARE NOT ALLOWED TO ENTER THE STORM DRAIN CONVEYANCE SYSTEM.

ALSO SEE IRRIGATION NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

NOTE:

EASEMENT/ GRADINGS/ DRAINAGE INFORMATION SHOWN ON THESE PLANS IS FOR REFERENCE ONLY. SEE CIVIL ENGINEER PLANS FOR ADDITIONAL INFORMATION.

THIS SYSTEM IS DESIGNED FOR POTABLE WATER USE

IMPORTANT P.O.C. NOTE:
P.O.C. LOCATION & PRESSURE TO BE CONFIRMED PRIOR TO CONSTRUCTION. INSTALL PRESSURE REGULATOR IF REQUIRED & PER MANUFACTURER RECOMMENDATIONS.

NOTE:

SLEEVE TYPE AND DEPTH AS FOLLOWS:
ALL SLEEVES UNDER VEHICLE PAVING- SCH 80 W/ 36 IN. COVER
MAINLINE AND WIRE UNDER PEDESTRIAN PAVING- SCH 40 W/ 18 IN. COVER
LATERALS UNDER PEDESTRIAN PAVING- SCH 40 W/ 12 IN. COVER

CRITICAL ANALYSIS

Water Source Information:
150 psi static pressure at site by pmwd. Set pressure to 70 psi. Contractor shall verify pressure at POC and shall notify owners authorized representative of any discrepancies prior to construction.

P.O.C. LOT NO. 1 = "WORST CASE LOT"

FLOW AVAILABLE
Point of Connection Size: 3/4"
Flow Available: 20.24 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 70.00 psi
Pressure Available: 70.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 10.9 gpm
Flow Available at POC: 20.24 gpm
Residual Flow Available: 7.33 gpm

CRITICAL STATION
Design Pressure: 30.00 psi
Friction Loss: 0.64 psi
Fittings Loss: 0.07 psi
Elevation Loss: 0.00 psi
Loss through Valve: 12.51 psi
Pressure Req. at Critical Station: 43.93 psi
Loss for Fittings: 0.00 psi
Loss for Main Line: 4.20 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 10.84 psi
Loss for Master Valve: 2.12 psi
Critical Station Pressure at POC: 60.44 psi
Pressure Available: 70.00 psi
RESIDUAL PRESSURE AVAILABLE: 9.51 PSI

HYDROSEED MIX*

* APPLY TO PAD AREAS NOT SCHEDULED FOR IMPROVEMENTS WITHIN 14 MONTHS OF COMPLETION OF ROUGH GRADING
SEE CIVIL GRADING/BMP PLANS FOR ADDITIONAL INFORMATION

NON-IRRIGATED HYDROSEED MIX

lbs. PER ACRE	% PURITY PER ACRE	SEED SPECIES
20	10% PLS.	ATROPLEX GLAUGA
50		PLANTAGO MELLARIS
8		ENCELIS FARINOSA
6	SCARIFIED	LOTUS SCOPARIUS
1	50% PLS.	EXCHOSCHOLZIA CALIF.
41 lbs.		

LANDSCAPE ARCHITECT DECLARATION:

I, STEVEN HUTTER HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

Hutter Designs, Inc.
Landscape Architects
2725 Collier Avenue
San Diego, Ca 92116
T: (619) 337-4044



IRRIGATION LEGEND – EQUIPMENT + CONTROLS

SYM.	MFG.	MODEL	DESCRIPTION	DETAIL
W	-	-	3/4" WATER METER (EXISTING)	-
W	-	-	POINT OF CONNECTION TO WATER SERVICE	-
W	PAC. WESTERN	SCH 40 PVC	IRRIGATION MAINLINE (1" DIAMETER)	1/3
W	WILKINS	720 A	3/4"~ REDUCED PRESSURE BACKFLOW PREVENTER	B/3
W	NIBCO	T-580	BALL VALVE (LINE SIZE)	C/3
W	RAINBIRD	PGA SERIES	ELECTRIC CONTROL VALVE – SIZE PER PLAN	H/3
W	PAC. WESTERN	CL 200 PVC (CL 315 FOR \~)	IRRIGATION LATERALS – MIN. 12" DEEP	1/3
W	PAC. WESTERN	SCH 40 PVC	IRRIGATION SLEEVING – MIN. 18" DEEP	1/3
W	RAINBIRD	44LRC	3/4"~ QUICK COUPLING VALVE	J/3
W	HUNTER	I-CORE SERIES	SIX (6) STATION CONTROLLER	A/3
W	HUNTER	"SOLAR SYNC"	WEATHER-BASED SENSOR	-
W	HUNTER	FCT-150	IRRIGATION FLOW SENSOR	G/4
W	HUNTER	ICV-101-40	REMOTE CONTROL VALVE & REGULATOR/ FILTER ASSEMBLY DRIP (DRIP SYSTEM ONLY) 3/4" VALVE WITH FILTER SYSTEM FOR DRIP, PRESSURE REGULATED 40 PSI.	H/3

IRRIGATION LEGEND – DRIP

SYM.	MFG.	MODEL	DESCRIPTION	DETAIL
W	RAINBIRD	XFS-06-12-XXX	SUB-SURFACE DRIPLINE AND FITTINGS INCLUDES COPPERSHED TECHNOLOGY	A/4
W	RAINBIRD	EMITTERS 0.60 GPH @ 12" O.C.	CONTRACTOR TO SPECIFY LENGTH OF TUBING WHEN ORDERING	-
W	RAINBIRD	FITTINGS: RAINBIRD XF DRIPLINE INSERT FITTINGS	INSTALL LINES AT 18" APART	-
W	PVC	PVC SCH 40 ELL (SS)	PVC CONNECTION TO POLYETHYLENE LATERAL	E/4
W	RAINBIRD	RAINBIRD: ARV050	AIR VACUUM RELIEF VALVE. INSTALL IN A BOX AT THE HIGHEST POINT OF EACH INDIVIDUAL VALVE ZONE	B/4
W	DURA	T1-005W	FLUSH VALVE ASSEMBLY. INSTALL IN A BOX AT THE FLUSH END OF SYSTEM	C/4
W	RAINBIRD	OPERIND	DRIP OPERATION INDICATOR. INSTALL AT THE FLUSH END OF SYSTEM	D/4

IRRIGATION LEGEND – TREE BUBBLERS

SYM.	MFG.	MODEL	DESCRIPTION	DETAIL
W	RAINBIRD	1800-1400 FLOOD 1401	FULL CIRCLE BUBBLER, 1.2" FIPT	H/4
W	RAINBIRD	FIXED FLOW RATE (0.25-2.0GPM)		40 2.0 360

IRRIGATION NOTE:
1. IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SANTEE LANDSCAPE GUIDELINES AND STANDARDS.

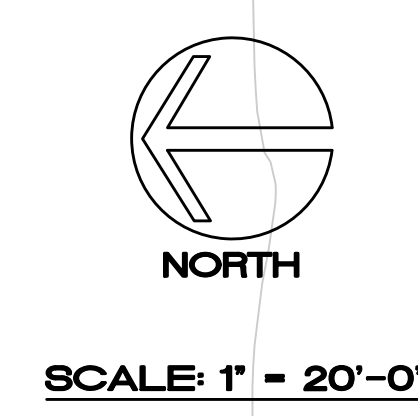
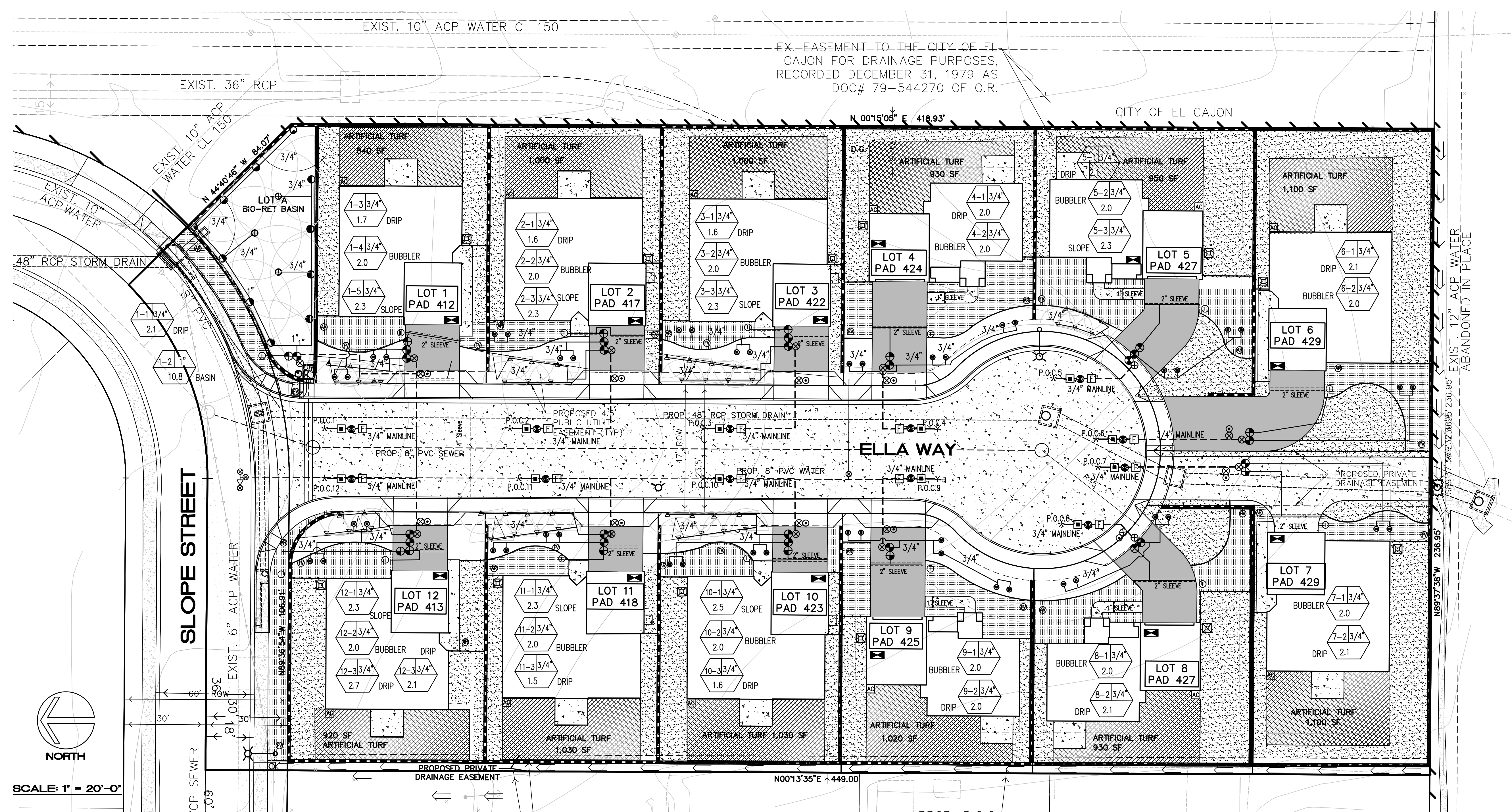
NOTE: MAINLINE IS DIAGRAMMATIC – LOCATE IN PLANTING AREAS WHERE POSSIBLE.

SPRAY SYSTEM – (SLOPES & BIO BASIN)

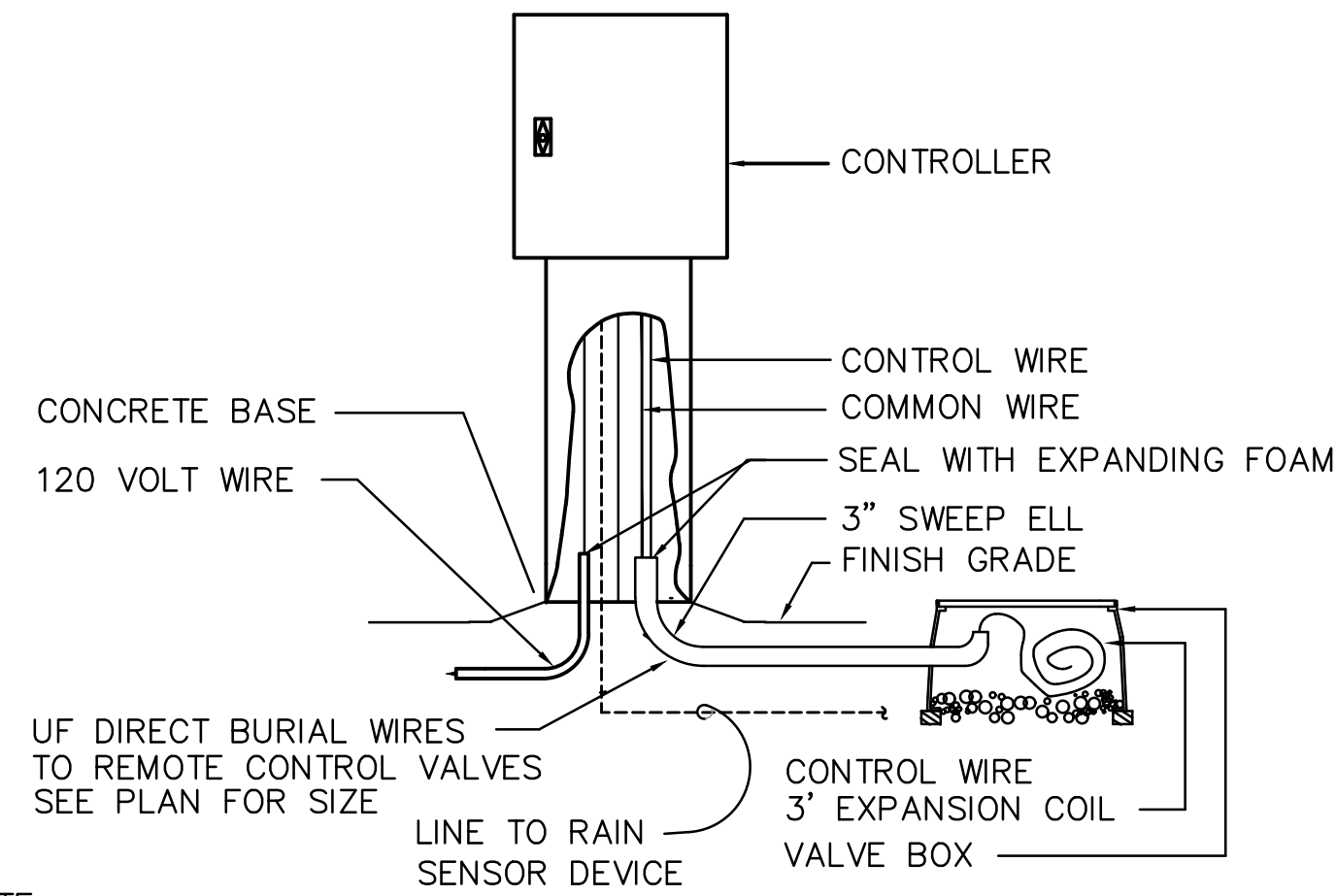
SYM.	MFG.	MODEL	DESCRIPTION	PSI	GPM	ARC	RAD	DETAIL
W	HUNTER	MP ROTATOR 2000	POP-UP STREAM ROTOR SPRAY HEAD ON 6" RISER	30	.33	90°	15'	H/4
W	HUNTER	PROS-06-PRS-40-MP2000-90	QTR.	30	.63	180°	15'	H/4
W	HUNTER	PROS-06-PRS-40-MP2000-180	HALF	30	1.30	180°	15'	H/4
W	HUNTER	PROS-06-PRS-40-MP2000-360	FULL	30	1.30	180°	15'	H/4
W	RAINBIRD	MP ROTATOR 1000	POP-UP STREAM ROTOR SPRAY HEAD ON 6" RISER	30	.17	90°	8'	H/4
W	RAINBIRD	PROS-06-PRS-40-MP1000-90	QTR.	30	.33	180°	8'	H/4
W	RAINBIRD	PROS-06-PRS-40-MP1000-180	HALF	30	.33	180°	8'	H/4

NOTE:
OWNER OF PROPERTY SHALL MAINTAIN ALL IRRIGATION AND PLANTING ON THIS PROJECT IN PERPETUITY.

STATION NO. $A-3/4$ VALVE SIZE
G.P.M. (MAX) 4.5

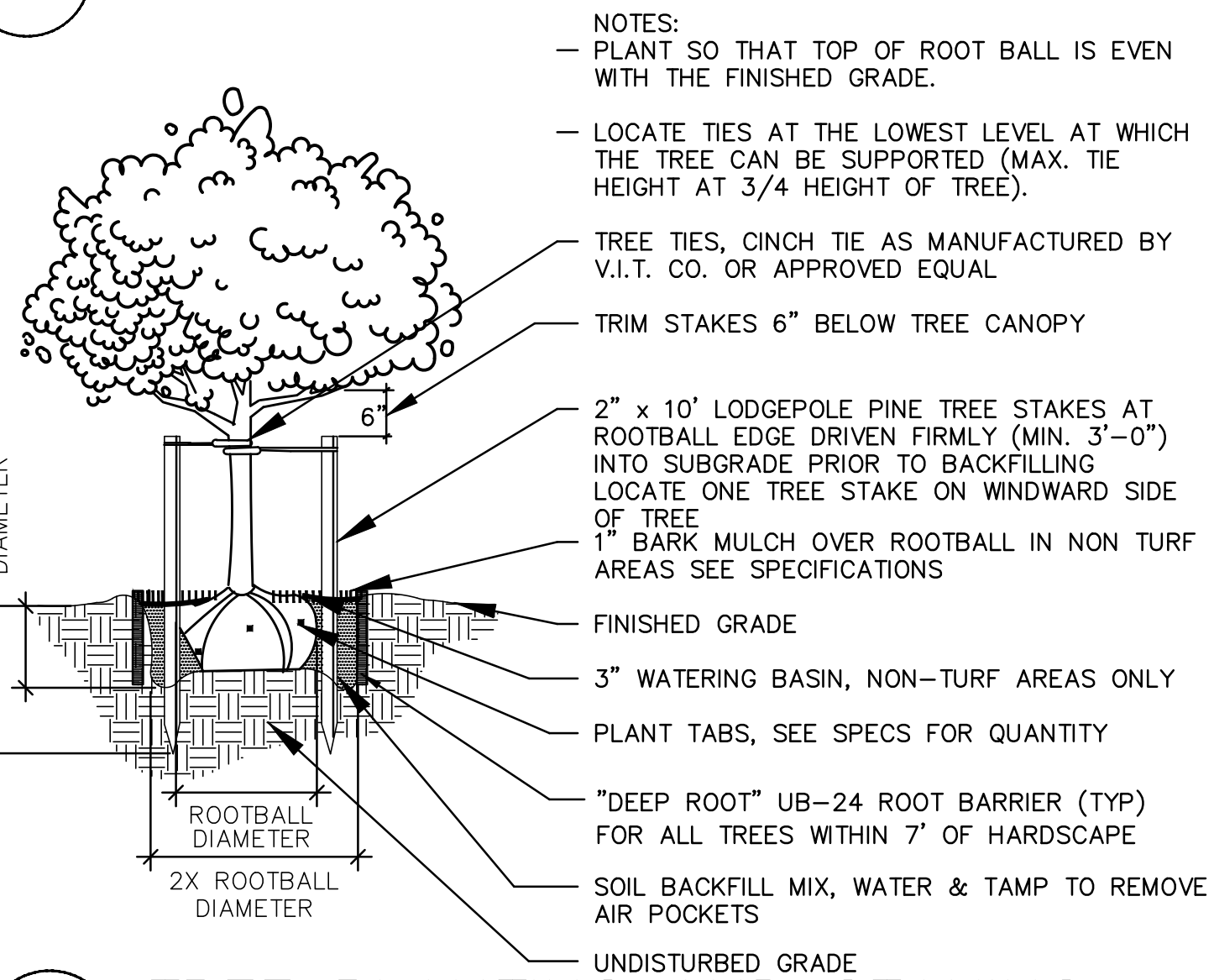


CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	LEGAL DESCRIPTION	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR	T.M. NO. 2020-01					A PORTION OF TRACT "B" OF GODBOLD SUBDIVISION	HORIZ: 1"=20'-0"	SHH	SHH	HDI		IRRIGATION PLAN FOR:			
INSPECTOR						COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	VERT: N/A					SLOPE STREET SUBDIVISION		G-XXX	2023-XX
DATE COMPLETED						ACCORDING TO MAP THEREOF NO. 2303.		RCE NO. -	DATE	EXPIRES -	PROJECT PLANNER	(T.M. NO. 2020-01)			SHEET 2 OF 5



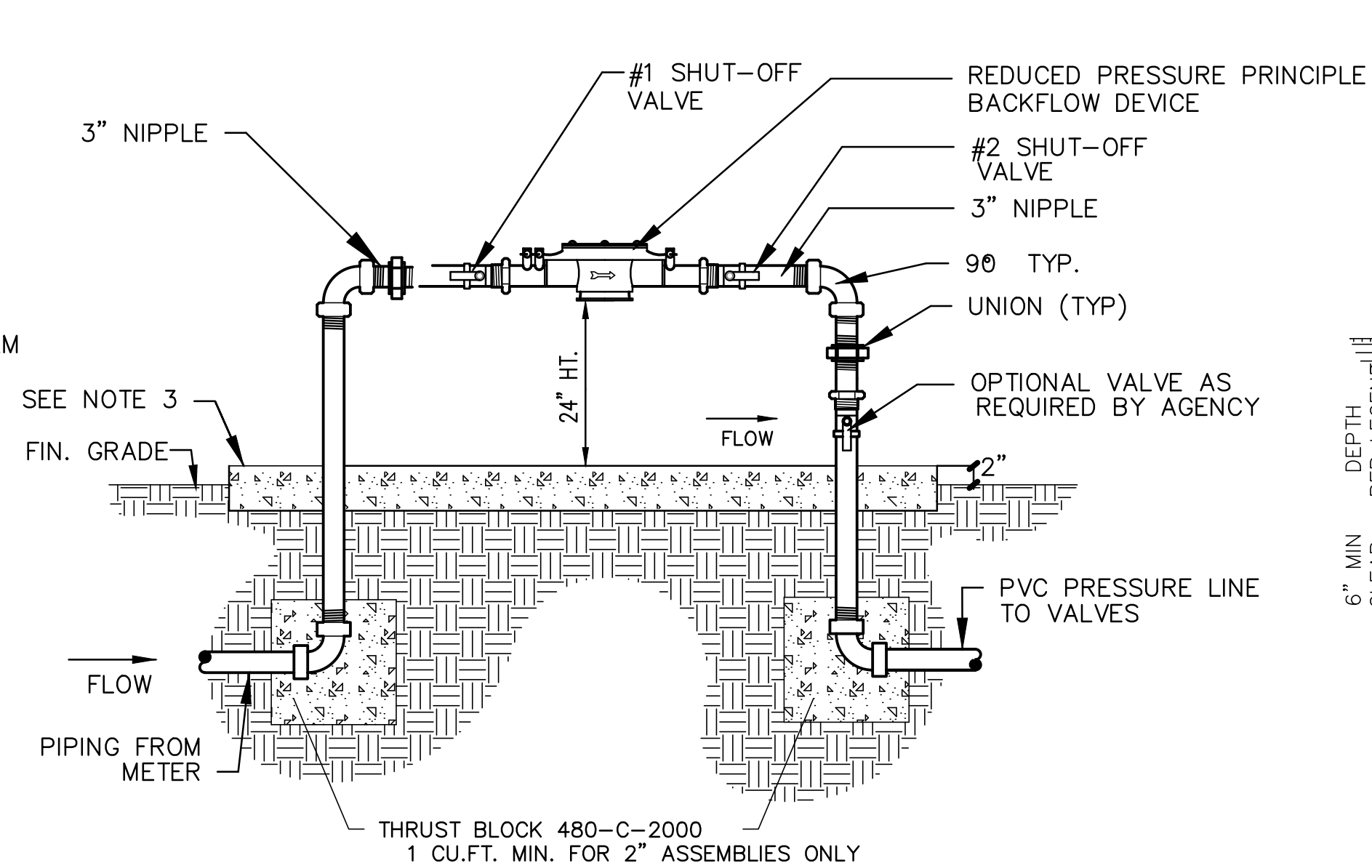
- NOTE:
1. SEE MANUFACTURER'S MANUAL FOR MOUNTING INSTRUCTIONS AND LAYOUT.
 2. ALL WIRING TO BE INSTALLED AS PER LOCAL CODE.
 3. ALL CONTROL WIRES SHALL BE LABELED TO MATCH VALVE AND CONTROLLER SEQUENCE NUMBER.
 4. SIZE CONTROL WIRE SWEEPS TO ACCOMMODATE ALL CONTROL AND SPARE WIRES.
 5. ALL DIRECT BURIAL WIRE SHALL BE 600V, UF, UL, APPROVED, 14 GAUGE MIN. PILOT WIRE, 12 GAUGE MIN. FOR COMMON GROUND RETURN WIRE

A WALL MOUNT CONTROLLER

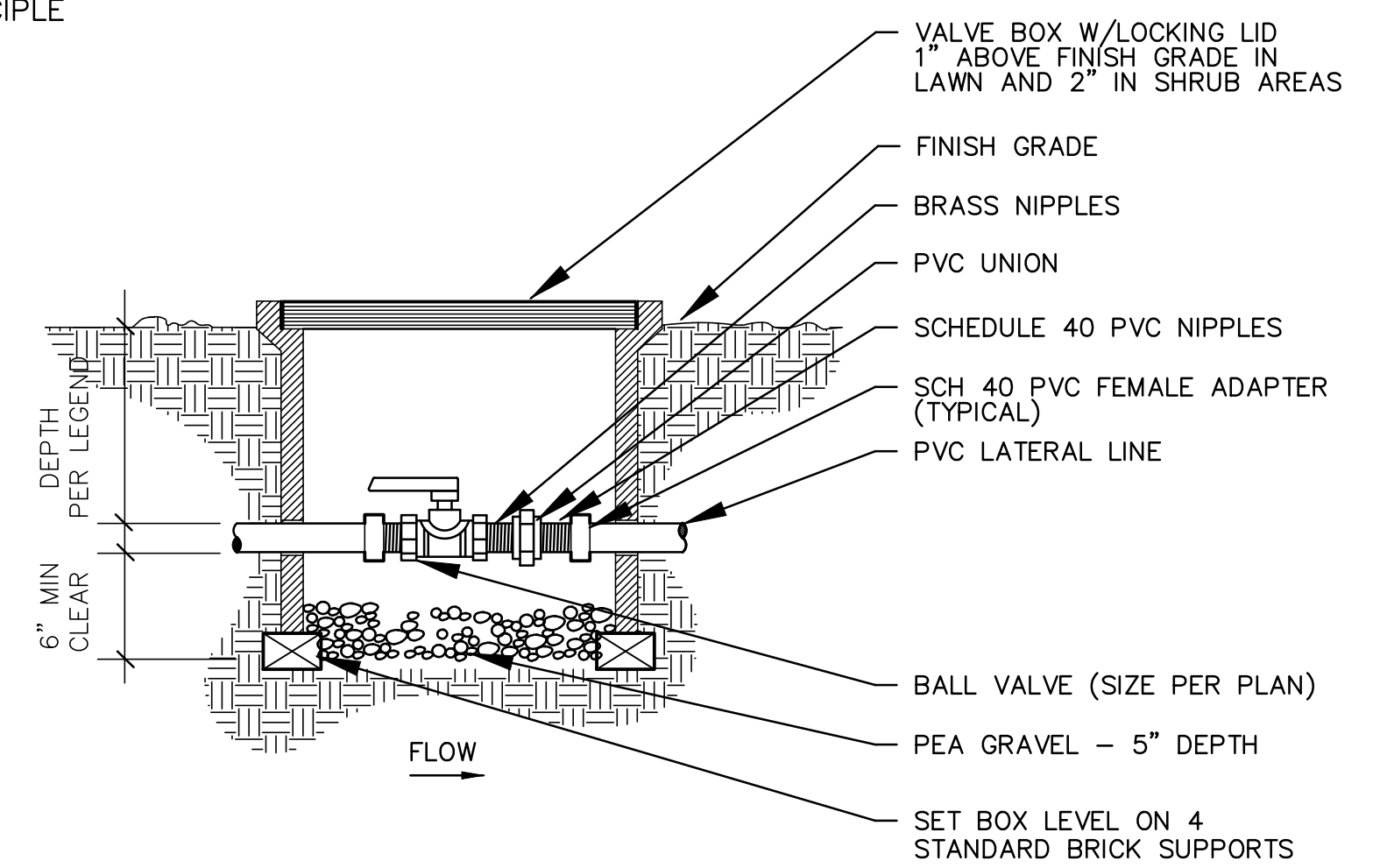


NOTE:
ALL MULCH SHALL HAVE A CLEARANCE FROM TRUNKS OF 1 TO 2 INCHES (TYP)

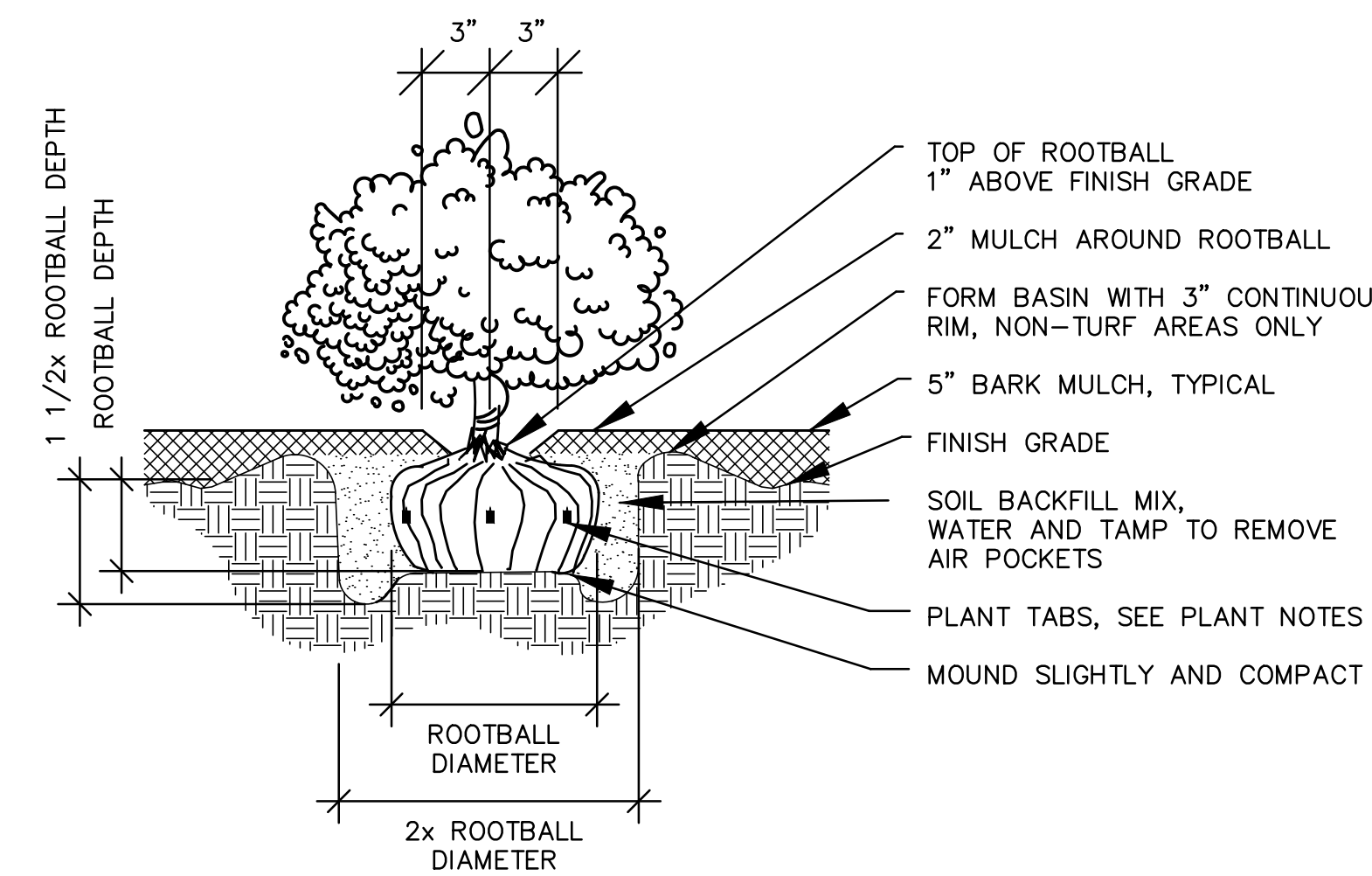
D TREE PLANTING AND STAKING
SCALE: N.T.S.



B BACKFLOW PREVENTER ASSEMBLY (PER SWA #15-A)



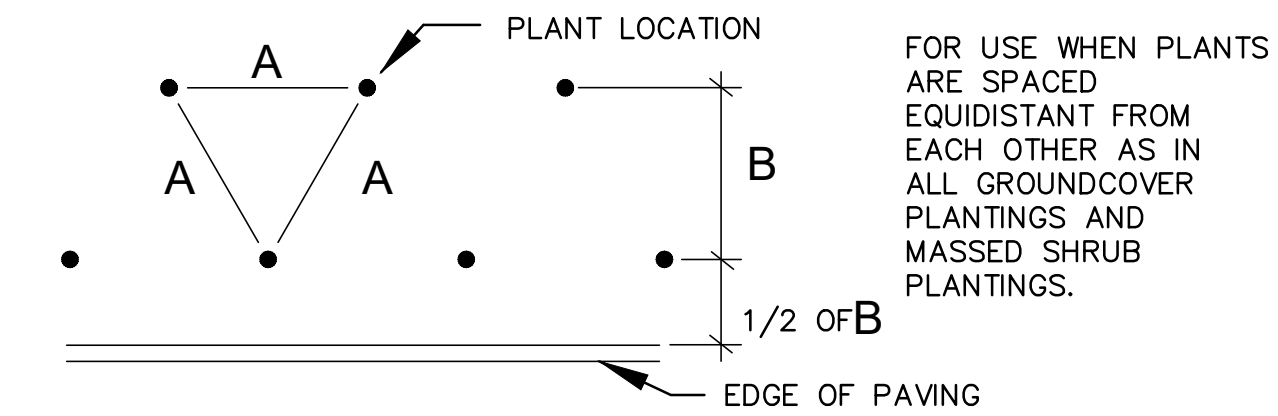
C BALL VALVE
SCALE: N.T.S.



E SHRUB PLANTING
SCALE: N.T.S.

SPACING 'A'	SPACING 'B'	PLANTS/SQ. FT.
6" O.C.	5.20"	4.60
8" O.C.	6.93"	2.60
9" O.C.	7.79"	1.78
10" O.C.	8.66"	1.66
12" O.C.	10.40"	1.15
15" O.C.	13.00"	0.738
18" O.C.	15.60"	0.512
24" O.C.	20.80"	0.290
30" O.C.	26.00"	0.185
36" O.C.	30.00"	0.116

SEE PLANT LEGEND FOR MAXIMUM TRIANGULAR SPACING "A". THE CHART IS TO BE USED TO DETERMINE THE NUMBER OF GROUND COVER PLANTS REQUIRED IN A GIVEN AREA.

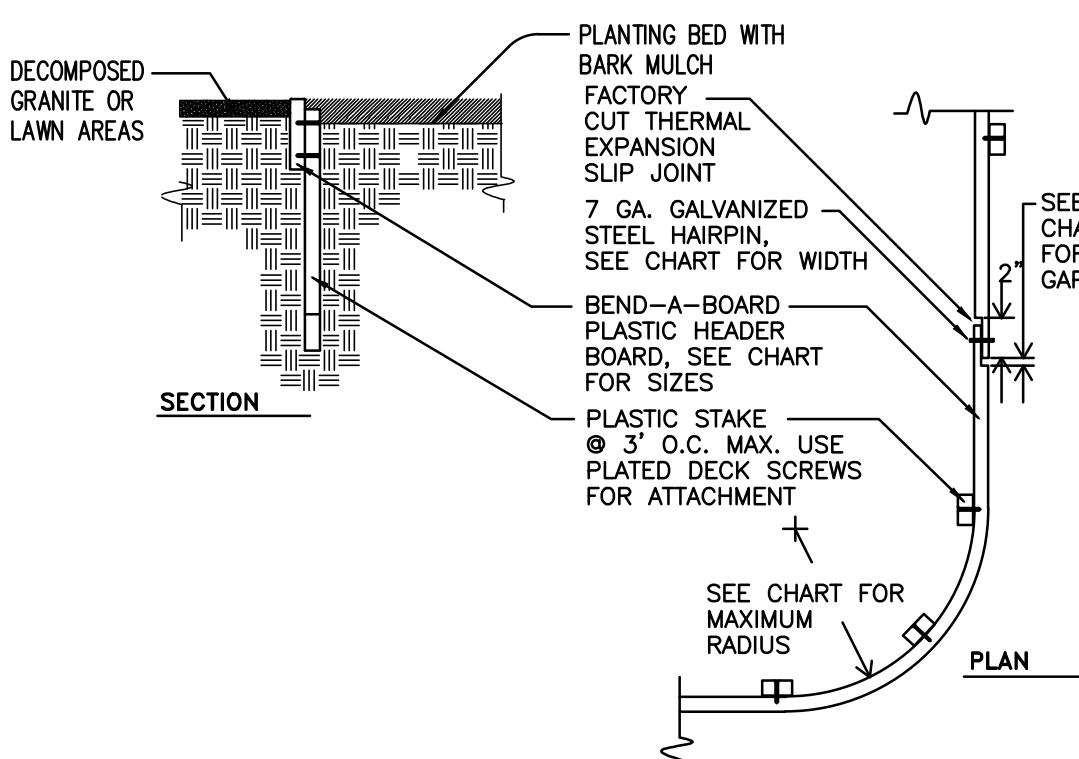


F SHRUB/GROUNDCOVER SPACING
SCALE: N.T.S.

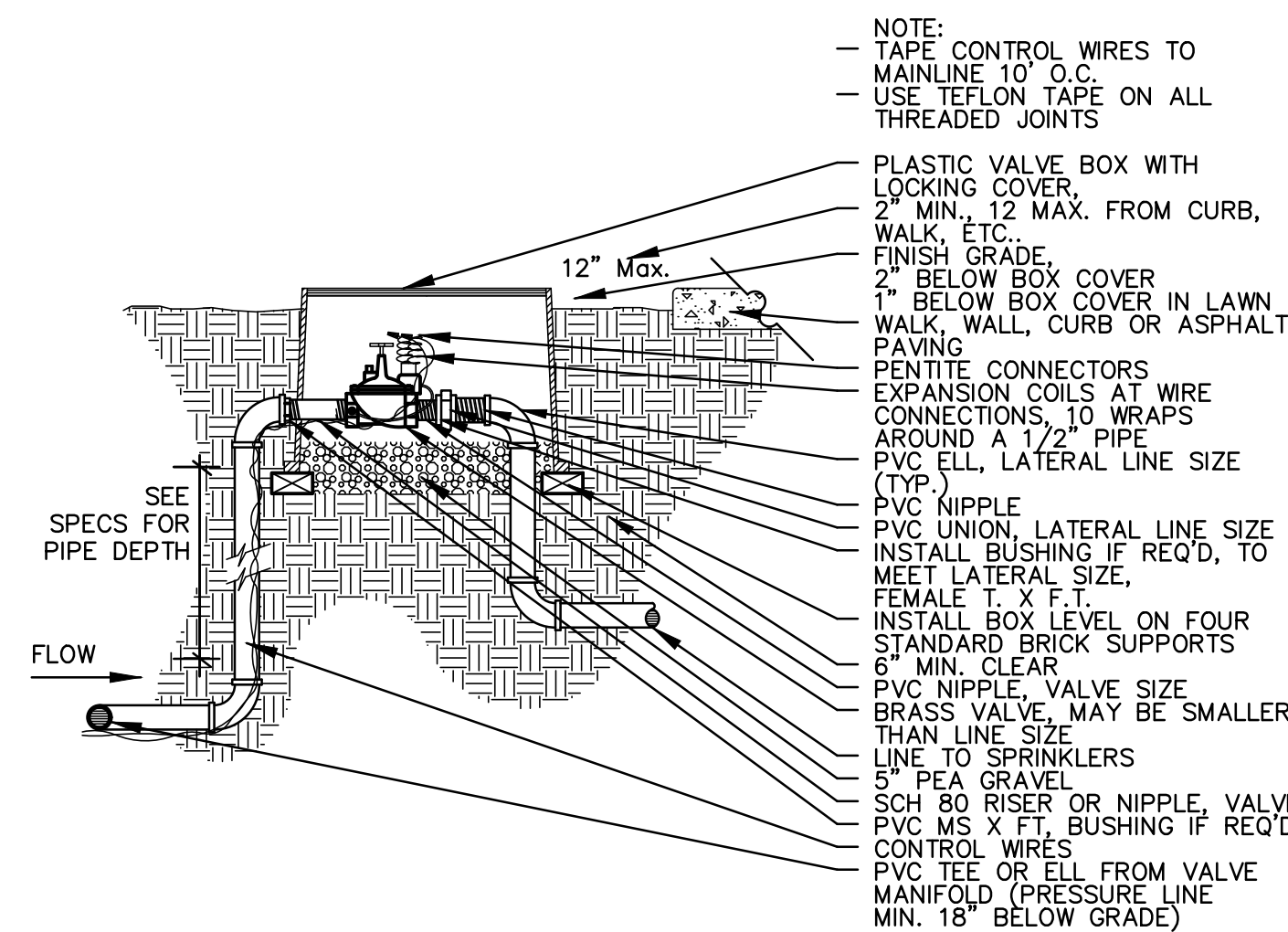
BEND-A-BOARD CHART

HDR. SIZE	ACTUAL DIMENSIONS	MAXIMUM RADIUS POSSIBLE	MAXIMUM CROWN POSSIBLE	RECOMMENDED GAP AT SLIP JOINT
1x4	3 1/2" x 3/4" x 20'	24"	19" / 20'	1/4" - 1/2"
2x4	3 1/2" x 1 1/2" x 20'	36"	16" / 20'	1/2" - 3/4"
1x6	5 1/2" x 3/4" x 20'	24"	9" / 20'	3/4" ID x 13"
2x6	5 1/2" x 1 1/2" x 16'	36"	N/A	3/4" - 1"

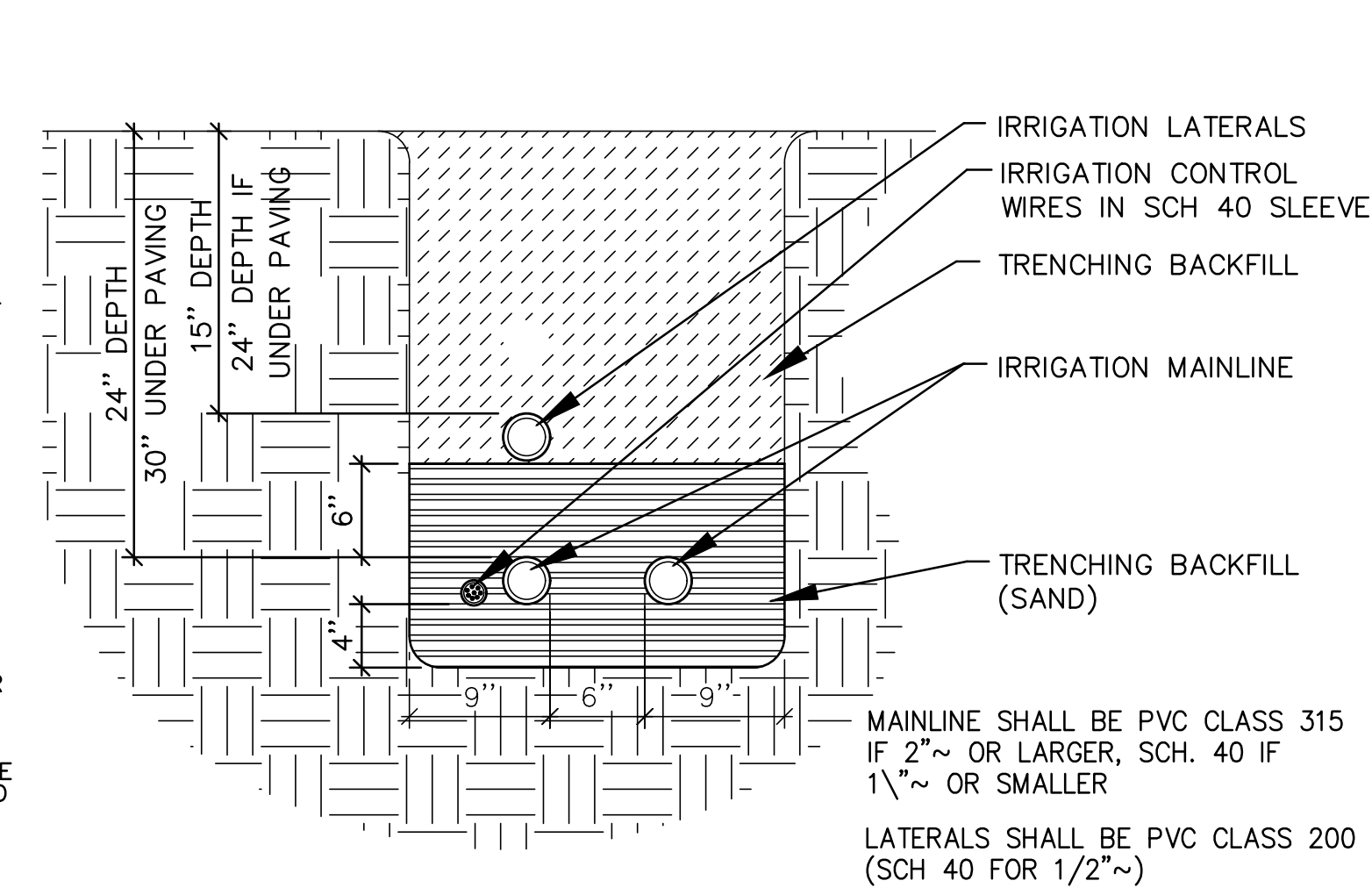
MANUFACTURED BY: EPIC PLASTICS, 1880 GARDEN TRACT RD., RICHMOND, CA PH # (510) 235-9339 - www.epicplastics.com



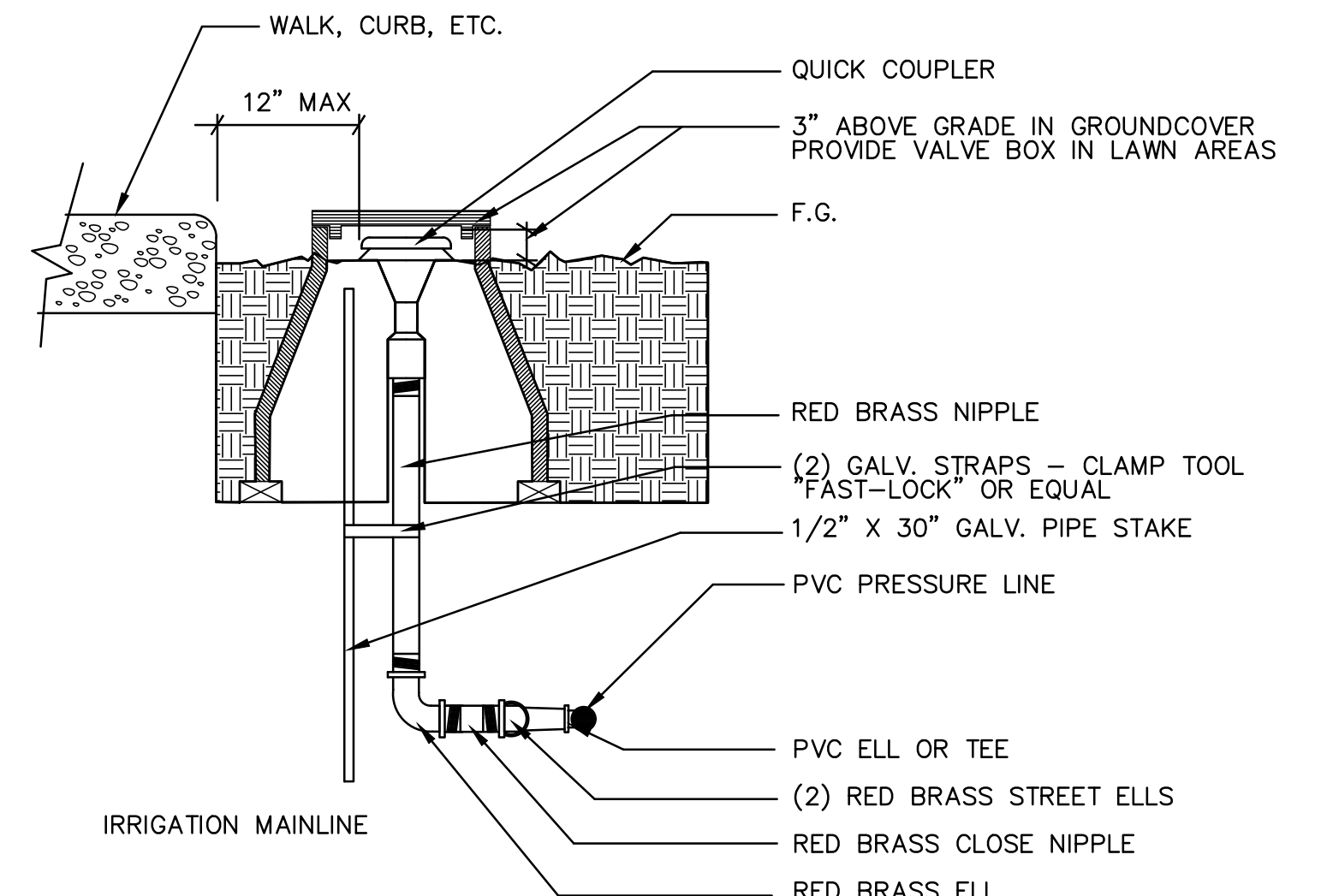
G BEND-A-BOARD EDGING



H REMOTE CONTROL VALVE
SCALE: N.T.S.



I TRENCHING IRRIGATION PIPING



J QUICK COUPLER

IRRIGATION SPECIFICATIONS:

General:

- All of the provisions of the general conditions and the special conditions of the specifications shall apply with the same force and effects as though written in full herein.
- All irrigation materials and procedures shall conform to City of Santee Specifications and Landscape Regulations.

Scope:

- Where possible, existing irrigation systems are to be repaired or retrofitted. This includes mainline, valves, laterals, heads, wiring, etc. All new irrigation components to be compatible with existing equipment - i.e., matched precipitation rates, and not exceeding carrying capacity of pipes or valves..
- The work included in these specifications shall consist of the furnishing of all labor, tools, materials, permits, appliances, taxes, and all other costs necessary for the installation of a sprinkler irrigation system in an acceptable operational condition as herein specified and shown on accompanying drawings.
- The irrigation contractor shall be responsible for full coverage of sprinkler system and shall add such heads if necessary to accomplish full coverage.

Materials:

- Automatic Valves :**
 - All automatic control valves shall be of the type and size as designated on the irrigation plans. Refer to manufacturer for correct operation and maintenance.
- Automatic Controllers :**
 - All automatic controllers shall be of the type and size as designated on the irrigation plans. Refer to manufacturer for correct operation and maintenance.
- Valve Boxes:**
 - All automatic control valves, gate valves, pressure reducing valves, and quick coupling valves shall be installed in suitable valve boxes as shown in irrigation details. All boxes shall be Ametek or approved equal and shall be marked "G.V." or "R.C.V." with station numbers for control valves painted in white (2" HT.) on valve cover by the contractor.
- Control Wiring:**
 - Connection between the automatic controllers and the automatic control valves shall be made with direct burial wire AWG-UF 600 volt. Use black for pilot wire and white for the common wire. Install in accordance with manufacturer's specifications and wire chart. In no case shall wire size be less than no. 14.
 - Wiring shall occupy the same trench and shall be installed along the same route as pressure main-line.
 - Where more than one (1) wire placed in a trench, the wiring shall be taped together at intervals of ten (10) feet.
 - All splices shall be made with Scotch-Lok no. 3577 connector sealing pack, Pen-tite wire connector, or approved equal.

Installation:

- Main-line in the system shall be capped and pressure tested in the presence of the Landscape Architect or the owner at 150 p.s.i. for a period of four (4) hours. Any leaks found shall be corrected by removing the leaking pipe or fitting and installing new materials in it's place.
- Backfill materials shall be approved soil. Unsuitable materials including clods and rocks over one (1) inch in size shall be removed from the premises and disposed of legally at no cost to the owner.
- Depth of the trenches shall be sufficient to provide a minimum cover above the top of the pipe as follows:
 12" over PVC non-pressure lateral lines
 18" over PVC pressure main-lines
 24" over PVC sleeve under paving
- Sprinkler lines shall be tested in place before backfilling for a period of not less than one (1) hour, and shall show no leakage of pressure. During the test period minimum test pressure at the highest point of the section being tested shall be 100 p.s.i.
- The contractor to notify owner/landscape architect of significant discrepancies between plans and existing field conditions. Irrigation overspray on walls, walks, and driveways will not be permitted. Contractor to verify existing static pressure at point of connection.
- When the irrigation system is completed, the contractor shall perform a coverage test in the presence of the Landscape Architect. If the coverage is incomplete and inadequate, the contractor shall be responsible to ensure complete coverage per architect's recommendations.

Guarantee:

- The entire irrigation system shall be guaranteed by the contractor to give complete and satisfactory service as to materials and workmanship for a period of one (1) year from the date of the final acceptance of the work by the owner or the Landscape Architect.
- Should any trouble develops within the specified guarantee period, in the opinion of the owner, is done to inferior materials and workmanship, the trouble shall be corrected, without delay, by the contractor to the satisfaction of and at no expense to the owner.

Site Observations:

- The Landscape Contractor shall request site observations no less than forty-eight (48) hours in advance of the time of required visit.

Required Site Observations:

- IRRIGATION COVERAGE / PRESSURE TESTS
- PLANT MATERIAL INSPECTION / SPOTTING

PLANTING SPECIFICATIONS:

General:

- All of the provisions of the general conditions and the special conditions of the specifications shall apply with the same force and effects as though written in full herein.

Materials:

- Plant materials shall be symmetrical, typical for the variety and species, sound healthy, vigorous, free from plant disease and pests.
- Plant materials shall be symmetrical, typical for the variety and species, sound healthy, vigorous, free from plant disease and shall have healthy normal root systems. Plant materials shall not be pruned prior to delivery, nor be topped off.
- Plant materials not approved are to be removed from the site immediately and replaced with suitable plants. The Landscape Architect and or the owner reserves the right to reject the entire lots of plants represented by defective samples.
- Substitutions for the indicated plant materials will be permitted, provided the substituted materials are approved in advance by the Landscape Architect and or the owner, and the substitutions are made at no additional cost to the owner. Except for the variations so authorized, all substitute plant materials shall conform to the requirements of those indicated or specified.

Ground Preparation and Finish Grading:

- Existing conditions or features, the contractor shall check or locate existing structures, electrical cables or conduits, utility lines, and other existing features or conditions above or below the ground level that might be damaged as a result of his operation. The contractor shall be responsible for repair or replacement at no cost to the owner, or features of conditions damaged through failure to comply with the the above procedures.
- Topsoil if required, shall be imported fertile, friable loam, free from rocks, sticks, obnoxious weeds, roots, or seeds, toxic amounts of either acid or alkaline chemicals or other foreign materials.
- All planting areas finish grades shall be one (1) inch below finish grade of adjacent paved surfaces unless otherwise noted on drawings.

Soil Preparation for Planting Areas:

- Weeding:** The site is to be watered for fifteen (15) days prior to herbicide applications. "Round-Up" herbicide or approved equal to be sprayed on weeds only per manufacturer's directions. Two (2) applications will be required. Planting to commence twelve (12) days after last application.
- Non slope areas - less than 4:1 slope gradient. All planting areas shall be scarified (rip or rototilled) to a depth of six (6) inches below grade with the spacing of the ripper teeth no greater than twelve (12) inches on center prior to placing conditioners and fertilizers. All rocks and debris larger than two (2) inches in diameter shall be removed from the site.
- Slope areas - greater than 4:1 slope gradient. The landscape contractor shall remove all existing vegetation, trash, clippings, and other debris from the site and dispose of it at an approved disposal site. Additionally the contractor shall rake and fine grade all areas to be planted prior to the commencement of planting operations. The contractor shall then apply six (6) pounds for 16-7-12 plus iron fertilizer to all planting areas and rake into the top two (2) inches of soil.

Planting Trees, Shrubs, and Vines:

- Position plants in plant locations indicated on the drawings and secure approval before excavating the pit holes, making necessary adjustments as indicated.
- All pits for plants shall be dug square with bottom level, the length of sides equal to two (2x) times the diameter of the plants and the pit bottom shall be six (6) inches below the ball. Pits shall be backfilled with "prepared backfill soil" to the bottom of the tree ball and the balance of the pit filled with "prepared backfill" thoroughly by water application.
- If unsuitable soil is encountered in excavation, such soil or materials shall be removed and sufficient approved soil for installing plant materials shall be provided.
- Backfill mix as follows for Bidding purposes - to be revised per Soils Report. Prepared soil mix for backfill in pits for trees, shrubs, and vines shall consist of the following amounts per ten (10) cu. yard.
 - 7 cu. yard of native on site soil.
 - 3 cu. yard of nitrogen stabilized wood shavings.
 - 17 lbs. Gro-Power plus soil conditioner fertilizer per cu. yard mix.
 - Other amendments per soil analysis results.

Note: Prior to planting installation, Contractor shall provide a Soils Report for this project for Agricultural Suitability. Soils report shall specify what soil amendments to be provided based on this Soil Management Report.

- If a sandy soil is not present in the bottom of the planting hole, several weep holes shall be augured in the bottom of the pit to a depth of 48" and filled with sand.
- Set the plants in center of the pits, in a vertical position so that crown of plants will be level with the finish grade.
- Basins: All plants shall be set in a watering basin which shall be 4'-0" in diameter for trees over 6'-0" tall, and 2'-0" in diameter for trees and shrubs less than 6'-0" tall. This basin shall be 3 to 4 inches deep. The bottom of the basin shall be at surrounding finish grade.
- All vines shall be removed from the stakes, untied, and securely fastened in an approved manner to the wall, fences, or other surface next to which they are planted.
- Plant Tablets - Plant Tablets shall be Agriform 21 gram.

Provide the following rates:

- 1 gallon container plant materials - 1 tablet
- 5 gallon container plant materials - 2 tablets
- 15 gallon container plant materials - 3 tablets
- 24" box container plant materials - 5 tablets

Planting Ground Covers:

- Pits for flats sized plants to be at least 6"x 6"x 6". Ground cover areas shall be moistened prior to planting. No flat plants shall be planted in dry soil.
- Set plants in center of pits so that crown of plants will be level with the finish grade after settled of soil, then backfill and water.
- Flatted plants shall be well rooted with runners at least 4" long but not more than 6" in length.

Sodded turf:

- Cultivate all turf areas to a depth of six (6) inches. Rocks and debris larger than one (1) inch in diameter which are brought to the surface by cultivation shall be removed from the site.
- Areas to be planted in turf shall be finished to smooth to present a neat and uniform grade prior to installation of sod. The turf areas shall be inspected by the Landscape Architect or the owner to determine the suitability for planting prior to sodding.
- All sodded areas shall be thoroughly watered. Turf areas to be kept continuously moist by watering as often as required.
- All sodded areas shall be rolled with a 200 lbs. roller. All depressions in the finish grade of sod areas shall be filled to conform to adjacent grade.
- Any turf areas that do not show prompt catch of turf shall be re-sodded at ten (10) day intervals until an acceptable stand of turf is re assured.

Tree Staking:

- Stake all new trees per tree staking detail. in the prepared hole and stake 18" into solid ground. Plant the tree as close to the stake as possible without growing the roots. Fasten the trees to the upper end of the stake in at least three (3) places using "cinch ties".
- All trees planted in the turf area shall have "Tree Boots", "Arbor Guard", or equal.

Guarantees and Replacements:

- All shrubs, vines, and ground covers shall be guaranteed by the contractor as to growth and health for a period of ninety (90) days after completion of the specified maintenance period, and or final acceptance by the Landscape Architect or the owner.
- All trees shall be guaranteed by the contractor as to growth and health a period of one (1) year after completion of the specified maintenance period, and or final acceptance by the Landscape Architect or the owner.

Maintenance:

- Maintenance period shall be 30 days after completion of installation and acceptance by the Landscape Architect or the owner. At the end of the 30 days period all areas not accepted by the Landscape Architect, or the owner shall be removed and replaced by the contractor at his own expense.
- Maintain all ground cover areas by watering, weeding, cultivating, replanting, and other necessary operations, keep them free from weeds. Fertilize prior to completion of 30 days maintenance period with Gro-Power plus soil conditioner fertilizer at the rate of 25 lbs. per 1,000 sq. ft.

Hutter Designs, Inc.
 Landscape Architects
 2725 Collier Avenue
 San Diego, Ca 92116
 T: (619) 337-4044



CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	LEGAL DESCRIPTION	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR	T.M. NO. 2020-01					A PORTION OF TRACT "B" OF GODBOLD SUBDIVISION	HORIZ: 1"=20'-0"	SHH	SHH	HDI		IRRIGATION + PLANTING SPECIFICATIONS FOR:			
INSPECTOR						COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	VERT: N/A	PLANS PREPARED UNDER THE SUPERVISION OF			BY	SLOPE STREET SUBDIVISION		G-XXX	2023-XX
DATE COMPLETED						ACCORDING TO MAP THEREOF NO. 2303.		RCE NO. -	DATE	PROJECT PLANNER		(T.M. NO. 2020-01)			SHEET 5 OF 5
						A.P.N. 384-232-03		EXP. DATE							

Slope Street Subdivision Project

Santee, California

Tentative Map 2020-1/DR2020-2/AEIS2020-1

Class 32 CEQA Exemption Analysis



I. PROJECT CHARACTERISTICS

- 1. Project Title:**
Slope Street Subdivision
Tentative Map (TM2022-01)
Development Review Permit
(DR2020-2)
- 2. Lead Agency Name and Address:**
City of Santee
Planning & Building Department
10601 Magnolia Avenue
Santee, CA 92071
- 3. Contact Person and Phone Number:**
Christina Rios, Senior Planner
10601 Magnolia Avenue
Santee, CA 92071
(619) 258-4100
crios@cityofsanteeca.gov
- 4. Project Location:**
9463 Slope Street
Santee, CA 92071
Assessor's Parcel Number 384-232-03-00
- 5. Project Sponsor's Name and Address:**
Jon Cloud
New West Investment Group, Inc.
565 North Magnolia Avenue
El Cajon, CA 92020
- 6. Property Owner:**
New West Investment Group, Inc.
565 North Magnolia Avenue
El Cajon, CA 92020
- 7. Existing General Plan Designation:**
Low-Medium Density Residential, R-2
- 8. Existing Zoning:**
Low-Medium Density Residential, R-2

II. EXECUTIVE SUMMARY

The Project Applicant, New West Development, has submitted documents for the proposed Slope Street Subdivision Project (Project) at 9463 Slope Street for Tentative Map (2020-1). The Project site is a 2.46-acre previously occupied lot with a gross site area of 107,158 square feet. The Project site’s designated land use is R-2 Low-Medium Density Residential (2-5 dwelling units/gross acre). The Project involves the construction of twelve single family detached residences, with lot square-footages ranging from 6,009 to 8,437 square feet, and residences with 1,557, 2,322, and 2,338 square foot floor areas. There are 12 lots in total proposed within the scope of the Project. Access to the project site would be provided via Slope Street, and an internal access road and cul-de-sac would provide vehicular access to the residential structures. The internal cul-de-sac, would consist of a 28-foot-wide roadway and sidewalk, along with a curb and gutter. The internal cul-de-sac would have a radius of 38 feet. Table 1 summarizes the characteristics of the project.

The California Environmental Quality Act (CEQA) analysis provided herein evaluates the consistency of the Project with the exemption requirements for a Class 32 Categorical Exemption for infill development projects as set forth in *State CEQA Guidelines* Section 15332. Based on the information and conclusions set forth on the following pages, this CEQA analysis demonstrates the Project’s consistency with the requirements for a Class 32 Categorical Exemption. No additional environmental documentation or analysis is required.

Table 1: Project Development Summary

Description	Amount
Total Lot Area	107,158 sq-ft (2.46 acre)
Total Building Footprint Area	24,240 sq-ft (22.6% average lot coverage)
Total Floor Area	6,009-8,437 sq-ft lot sizes With 1,557, 2,322, and 2,338 sq-ft floor areas
Building Height	23 feet
Number of Units	Twelve (12) single family detached homes
Landscaped Area	12,309 sq-ft (11.5%)

Sq-ft = square feet

III. PROJECT DESCRIPTION

Project Location

The project site, addressed as 9463 Slope Street, is approximately 2.46 acres, located in the City of Santee, California, south of State Route 52 (SR-52), east of State Route 125, (SR-125) and south of Slope Street (Assessor’s Parcel Number 384-232-03-00). Figure 1 shows the project’s regional location and Figure 2 shows the project’s specific location on USGS map. The project site is currently accessed via Slope Street to the north. The western and northern

boundary of the project is adjacent to single-family residential properties, while the eastern boundary is adjacent to commercial development. The southern boundary abuts the City of El Cajon public right-of-way with single-family homes beyond. The site is south of Slope Street, approximately 0.6 mile south of State Route 52 and 1.1 mile south of the San Diego River. The Project includes offsite improvements to connect onsite drainage to an offsite drainage culvert on the southern side of the site located in the City of El Cajon (Figure 4). Elevation in the Project site ranges from approximately 440 feet above mean sea level (AMSL) at the southern end to approximately 405 feet AMSL at the northeastern end.

General Plan and Zoning

The Project site's designated land use is Low-Medium Density Residential and is zoned as Low-Medium Density Residential R-2 (2-5 dwelling units per gross acre). According to the Housing Element, the Low-Medium High Density Residential (R-2) designation is intended for single-family homes in standard subdivision form. Areas developed under this designation should exhibit adequate access to streets of at least collector capacity and be conveniently serviced by neighborhood commercial and recreational facilities.

Proposed Project

The Slope Street Subdivision Project (project) proposes a 12-lot subdivision, consisting of the demolition existing structures, 12 single family residences with attached garages, along with a new cul-de-sac connecting to Slope Street. The lots will range in size from 6,009 square feet to 8,437 square feet, and residences will range from 1,557 to 2,338 square feet. The project will obtain grading and building permits from the City of Santee. The project site, addressed as 9463 Slope Street, is approximately 2.46 acres, located in the City of Santee, California, south of State Route 52 (SR-52), east of State Route 125, (SR-125) and south of Slope Street (Assessor's Parcel Number 384-232-03-00).

The project includes drainage improvements onsite and within a 0.003-acre area of offsite Non-native Vegetation to the south. An existing 48" storm drain pipe discharges from the base of a fill slope into a man-made earthen drainage swale. This drainage swale crosses the property from approximately the center of the south boundary to approximately the center of the east boundary, where it enters a 36" reinforced concrete pipe ("RCP") on an offsite property (APN 384-232-04). The drainage that exits the storm drain pipe at the southern portion of the property will be collected at a proposed headwall into a 48" RCP. Onsite drainage will connect to the offsite improvements that will take place in the City of El Cajon Right-of-Way for Weld Blvd and a City of El Cajon encroachment permit will be required for all work in the Right-of-Way. The onsite drainage will be collected in a curb inlet at the Northeast corner of Slope Street and the proposed internal street and added to the proposed 48" RCP, which will continue behind the sidewalk to the east along Slope Street and connect with an existing curb grate inlet on the northeast side of the intersection of Slope Street and Rhone Road. All of the proposed lots will be graded towards the proposed internal street, and the runoff will be directed to tree wells on each lot. Each lot will have a minimum of one tree well, and the proposed internal street will drain to tree wells within the right-of-way with via sidewalk underdrains. The tree wells are connected to the proposed 48" storm drain system with 4" perforated underdrain pipes, and have been designed to allow a 100-year storm to drain to the street via the sidewalk underdrains.

Access to the project site would be provided via Slope Street, and an internal access road and cul-de-sac would provide vehicular access to the residential structures. The internal cul-de-sac, would consist of a 28-foot-wide roadway and sidewalk, along with a curb and gutter. The internal

cul-de-sac would have a radius of 38 feet.

The project site would be landscaped, as shown on Figure 6. The typical landscaping would include trees, shrubs, and groundcover consisting of various brush and flower types. All landscaped areas would be mulched to a minimum depth of 3 inches with bark mulch, except for groundcover areas, which would be top dressed with mulch. The planting areas would be irrigated with an automatic irrigation system containing a rain-sensing shutoff device, along with a drip and spray irrigation systems. All landscaping within the project site would comply with the requirements of the City's Water Efficient Landscape Ordinance and the landscape and irrigation requirements in Chapter 13.36 of the Santee Municipal Code

The Padre Dam Municipal Water District (PDMWD) would provide water and sewer service to the project site via the existing public water and sewer main along Slope Street. On-site water and sewer connections would be constructed within the internal access road, connecting with the existing sewer main and water main along Slope Street. These utilities would be public and constructed in accordance with PDMWD standards.

Project Construction

Construction of the project would be completed in approximately twelve months and is anticipated to begin in the third quarter of 2024. Construction activities would consist of site preparation, grading, building construction, paving, and finish coatings. The proposed Project would require 3100 cubic yards of excavation, 3100 cubic yards of embankment, and would require no export of material.

Construction of the Project would include the use of dozers, dump trucks, excavators, loaders, pavers, and rollers. Sensitive receptors such as the adjacent residences are located immediately west and north of the Project site, and construction equipment will incorporate noise reduction measures as part of the project design.

Project Conditions

The following Project Conditions would be required of the proposed Project. These measures would be incorporated as Conditions of Approval for the entitlement of the Tentative Map and Development Review Permit, and are typical for projects within the City of Santee. Such measures taken to comply with building codes or to address common and typical concerns for new projects do not preclude CEQA exemptions (*Berkeley Hillside Preservation v. City of Berkeley* (2015) 241 Cal.App.4th 943, 960-961). The following measures are standard conditions for similar development projects entitled in the past by the City of Santee:

Project Condition No. 1 – Air Quality:

The project shall incorporate the following standard air quality measures:

1. The construction contractor shall use a minimum of Tier 2 construction equipment with a Level 3 diesel particulate filter or equivalent for equipment over 50 horsepower.
2. During all grading and site preparation activities, the on-site construction superintendent shall ensure implementation of standard best management practices to reduce the emissions of fugitive dust, including, but not limited to, the following actions:

- a) Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.
 - b) Operate all vehicles on the construction site at speeds of less than 15 miles per hour.
 - c) Cover all stockpiles that will not be utilized within 3 days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a nontoxic chemical stabilizer.
 - d) Fugitive dust should be suppressed to the greatest extent possible with the use of water trucks during site grading.
3. During all grading and site preparation activities, the on-site construction superintendent shall ensure implementation of applicable California Department of Resources Recycling and Recovery (CalRecycle) Sustainable (Green) Building Program Measures, as follows:
- a) Recycle/reuse at least 65 percent of construction materials (including, but not limited to, soil, mulch, vegetation, concrete, lumber, metal, and cardboard).
 - b) Use “green building materials” (e.g., those materials that are rapidly renewable or resource efficient, and recycled and manufactured in an environmentally friendly way) for at least 10 percent of the project, as specified on the CalRecycle website.
4. The project shall exceed current Title 24 of the California Code of Regulations, established by the CEC, regarding energy conservation and green building standards by 10 percent. The project applicant shall incorporate the following in the building plans:
- a) The project shall include the installation of infrastructure necessary for electric vehicle parking at each residence.
 - b) The project shall utilize high-efficiency equipment and fixtures consistent with the 2022 Green Building Code and meeting the Title 24 energy conservation standards.
 - c) The project shall comply with the Santee Water Efficient Landscape Ordinance. The ordinance promotes water conservation and efficiency by imposing various requirements related to evapotranspiration rates, irrigation efficiency, and plant factors.
 - d) The project shall install a rainwater capture device used for outdoor landscaping purposes.
 - e) The project shall plant trees and plants to help increase the rate of carbon sequestration on-site.
 - f) The project shall reduce solid waste disposal through recycling, composting and source reduction of solid waste.
 - g) The project shall use energy-efficient clothes washers, dishwashers, fans, and refrigerators.

- h) The project shall install high-efficiency lighting, as well as low-flow faucets, toilets, and showers.
- i) The project shall use low VOC paints (consistent with SDAPCD Rule 67.0.1).
- j) The project shall not include wood burning stoves or fireplaces.

Standard Project Condition No. 2 – Biological Resources:

The following standard biological resource measures shall be implemented with the proposed project:

1. If vegetation disturbance is scheduled to occur during the bird breeding season (between February 1 and August 31), a biologist shall perform a nesting bird survey within the proposed construction area and appropriately sized buffer no more than 72 hours prior to vegetation disturbance. If the planned vegetation disturbance does not occur within 72 hours of the nesting bird survey, then the area will be resurveyed. If nesting birds are found, then the qualified biologist will establish an adequate buffer zone (on a species-by-species, case-by-case basis) in which construction activities would be prohibited until the nest is no longer active. The size of the buffer zone is determined by the biologist based on the amount, intensity, and duration of construction and can be altered based on site conditions. If appropriate, as determined by the biologist, additional monitoring of the nesting birds may be conducted during construction to ensure that nesting activities are not disrupted.
2. Any planting stock to be brought onto the project site for landscaping shall be first inspected to ensure that is free of pest species that could invade natural areas, including but not limited to, Argentine ants (*Linepithema humile*), non-native fire ants (e.g. *Solenopsis invicta*), and other insect pests.

Standard Project Condition No. 3 – Geology/Soils:

1. The Construction Contractor shall ensure that construction of the project complies with the recommendations identified in the project specific geotechnical investigation. Recommendations related to general construction, seismic considerations, earthwork, foundations, building floor slabs, lateral earth pressures, corrosivity, drainage, storm infiltrations, exterior concrete and masonry flatwork and paved areas shall be adhered to during all project design and construction.

Standard Project Condition No. 4 – Noise:

Construction Best Business Practices:

1. Prior to issuance of grading permits, the Planning & Building Director, or designee, shall verify that all construction plans include notes stipulating the following:
 - a) Operations shall conform to the City's noise ordinance standards through the use of smaller equipment or operation time restrictions.
 - b) All equipment shall be equipped with properly maintained mufflers.

- c) Staging areas should be placed as far as possible from sensitive receptors (ideally, staging areas would be located near the southeast corner of the site).
 - d) Place stationary equipment in locations that will have a lesser noise impact on nearby sensitive receptors.
 - e) Turn off equipment when not in use. Limit the use of enunciators or public address systems, except for emergency notifications
 - f) Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured to prevent rattling and banging.
 - g) Schedule work to avoid simultaneous construction activities that both generate high noise levels.
 - h) Minimize the use of backup alarms.
2. All residential units located within 300 feet of the construction site shall be sent a notice regarding the construction schedule. In addition, if work involving ≥ 85 dBAL_{MAX} noise rating equipment is anticipated to occur with more than 10 consecutive workdays, a notice will be provided to all property owners and residents within 300 feet of the site no later than 10 days before the start of said work. A sign legible at a distance of 50 feet shall also be posted at the construction site. All notices and the signs shall indicate the dates and durations of construction activities, as well as provide a telephone number for the “noise disturbance coordinator.”
3. A “noise disturbance coordinator” shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall be required to implement reasonable measures to reduce noise levels.
4. The following shall be incorporated into the project construction plan: “Control of Construction Hours. Construction activities occurring as part of the project shall be subject to the limitations and requirements of Section 5.04.090 of the City Municipal Code which states that construction activities may occur between 7:00 a.m. and 7:00 p.m. Mondays through Saturdays. No construction activities shall be permitted outside of these hours or on Sundays and federal holidays. No construction activity will be permitted outside of these hours except in emergencies.”

Standard Project Condition No. 5 - Runoff/Stormwater:

Construction Best Business Practice:

1. All vehicles, equipment, tools, and supplies shall stay within the limits of the project area.

2. BMP features (e.g., silt fencing, straw wattles, and gravel bags) shall be installed where necessary to prevent off-site sedimentation.

Standard Project Condition No. 6 – Tribal/Archaeological Monitor:

The following standard tribal/archaeological measures shall be implemented with the project:

1. Prior to the start of ground-disturbing activities, the applicant shall retain a qualified archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for archaeology (U.S. Department of the Interior 2012). The applicant shall also retain a Native American monitor of Kumeyaay decent.
2. Prior to start of ground-disturbing activities, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The applicant shall ensure that construction personnel attend the training and sign an attendance acknowledgement form. The applicant shall retain documentation demonstrating attendance.
3. The qualified archaeologist, or an archaeological monitor (working under the direct supervision of the qualified archaeologist), shall observe all initial ground-disturbing activities, including but not limited to brush clearance, vegetation removal, grubbing, grading, and excavation. The qualified archaeologist, in coordination with the applicant and the City, may reduce or discontinue monitoring if it is determined by the qualified archaeologist that the possibility of encountering buried archaeological deposits is low based on observations of soil stratigraphy or other factors. Archaeological monitoring shall be conducted by an archaeologist familiar with the types of archaeological resources that could be encountered within the project site. The archaeological monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of a discovery until the qualified archaeologist has evaluated the discovery and determined appropriate treatment (as prescribed below). The archaeological monitor shall keep daily logs detailing the types of activities and soils observed, and any discoveries. After monitoring has been completed, the qualified archaeologist shall prepare a monitoring report that details the results of monitoring. The report shall be submitted to the City and any Native American groups who request a copy. A copy of the final report shall be filed at the South Coastal Information Center (SCIC).
4. The Native American monitor shall be present for any pre-construction meeting and for all ground-disturbing activities associated with the project. Should any cultural or tribal cultural resources be discovered, no further grading shall occur in the area of the discovery until the City Planner, or designee, with concurrence from the Native American monitor, are satisfied that treatment of the resource has occurred. In the event that a unique archaeological resource or tribal cultural resource is discovered, and in accordance with Public Resources Code Section 21083.2(b)(1), (2), and (4), the resource shall be moved and buried in an open space area identified by the Native American monitor, which will not be subject to further grading activity, erosion, flooding, or any other ground disturbance that has the potential to expose the resource. No identification of the resource shall be made; however, the applicant shall plot the new location of the resource on a map showing latitudinal and longitudinal coordinates and provide that map to the Native American Heritage Commission (NAHC) for inclusion in the Sacred Lands File. Disposition of the resources shall be at the discretion of the City of Santee, but in accordance with the foregoing.

5. In the event of the unanticipated discovery of archaeological materials, all work shall immediately cease in the area (within 100 feet) of the discovery until it can be evaluated by the qualified archaeologist in consultation with the Native American monitor. Construction shall not resume until the qualified archaeologist has conferred with the applicant and the City on the significance of the resource.
6. If it is determined that the discovered archaeological resource constitutes a historical resource or a unique archaeological resource under CEQA, avoidance and preservation in place is the preferred manner of mitigation. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, a Cultural Resources Treatment Plan shall be prepared and implemented by the qualified archaeologist in consultation with the applicant and the City that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource. The qualified archaeologist and the City shall consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resources, beyond those which are scientifically important, are considered.
7. If human remains are encountered, all work shall halt in the vicinity (within 100 feet) of the discovery and the San Diego County Coroner will be contacted in accordance with Public Resources Code (PRC) Section 5097.98 and Health and Safety Code Section 7050.5. The applicant and the City will also be notified. If the County Coroner determines that the remains are Native American, the NAHC will be notified in accordance with Health and Safety Code Section 7050.5, subdivision (c), and PRC Section 5097.98 (as amended by Assembly Bill 2641). The NAHC will designate a Most Likely Descendant (MLD) for the remains per PRC Section 5097.98. The MLD shall complete the inspection of the site within 48 hours of being granted access and shall provide recommendations for the treatment of the remains. Until the landowner has conferred with the MLD, the applicant will ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity, is adequately protected according to generally accepted cultural or archaeological standards or practices.

IV. CLASS 32 CATEGORICAL EXEMPTION ANALYSIS

The following analysis provides substantial evidence to support a conclusion that the Project qualifies for an exemption under *State CEQA Guidelines* Section 15332 as a Class 32 urban infill development and would not have a significant effect on the environment.

Class 32 Categorical Exemption: Class 32 consists of projects characterized as in-fill development meeting the conditions described below:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

Criterion Section 15332(a): General Plan and Zoning Consistency

Yes

No

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

General Plan

The Project site's designated General Plan land use is Low-Medium Density Residential. According to the Housing Element, the Low-Medium Density Residential (R-2) designation is intended for single family home residential development types with a usable pad area at a minimum of 6,009 square feet. The proposed Project is consistent with the Low-Medium Density Residential General Plan land use designation.

Zoning

The Project site is zoned as R-2 Low-Medium Density Residential (2–5) dwelling units per gross acre). The Low-Medium Density Residential (R-2) zone designation is intended for single family home residential development types with a usable pad area at a minimum of 6,009 square feet. The proposed Project complies with the applicable zoning regulations. At an approximate density of 4.5 dwelling units per acre, and close to major community facilities, the proposed Project is consistent with the intent of the R-2 Zone.

The proposed residential Project is consistent with the zoning regulations of the R-2 Zone. The maximum building height in the R-2 zone is 35 feet with a maximum of two stories. The proposed residences have an average height of 24 feet with two stories. The Project meets all

other zoning standards, including setbacks and parking. The setback requirements are 20 feet for the front setback, 10 feet for the side exterior setback, 5 feet for the side interior setback, and 2 feet for the rear setback. The Project includes 20 feet for the front setback, 10 feet for the side exterior setback, 5 feet for the side interior setback, and 15 feet for the rear setback. A total of 12 dwelling units with 2 spaces in each garage will be provided. Landscaping will be provided within these setback areas as required by the City's Zoning Ordinance.

Criterion Section 15332(b): Project Location, Size, and Context

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses
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The Project site is located within the incorporated limits of the City of Santee on an approximately 2.46-acre site and is surrounded by single-family residences and commercial lots developed with urban land uses and paved public streets. Therefore, the Project is consistent with *State CEQA Guidelines* Section 15332(b).

Criterion Section 15332(c): Endangered, Rare, or Threatened Species

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	The project site has no value as habitat for endangered, rare or threatened species.
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The Project site consists of developed and disturbed lands. The project proposes a Tentative Tract Map for the development of twelve two-story single family detached residences, on a 2.46-acre lot. The project site is located in the City of Santee, California, south of State Route 52 (SR-52), east of State Route 125, (SR-125) and south of Slope Street, and is surrounded by single family residences and commercial uses (Figure 3). The project site was previously disturbed and developed with a residence. In June 2022, a biological study of the site was prepared by REC Consultants Inc (Appendix A).

The June 2022 biological study by REC Consultants Inc determined that the project site contains three habitat communities, including 0.87 acre of Developed Land, 1.59 acres of Disturbed Land, and 0.0003 acre of Non-native vegetation (Non-native vegetation is within an offsite improvement area to the south within the city of El Cajon). None of these habitat communities are considered a sensitive vegetation community. No sensitive plant or animal species were observed onsite. All impacts to 0.87 acre of Developed Land, 1.59 acres of Disturbed Land, and 0.0003 acre of Non-native vegetation are not considered significant. No listed species, candidate species, or other sensitive species were found. The potential for use of the site by such species was determined to be low.

The Project site would not serve as a large mammal use, wildlife corridor, or nursery site area because of its isolation within a developed area and the short length and low quality of the eroded drainage channel. In the City of Santee Draft Subarea Plan, no habitat linkages or wildlife corridors are shown over or near the site. Further, the site is not located within the Santee Preserve and Open Space System as identified in the Draft Santee Subarea Plan. Therefore, the proposed project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Due to the isolated nature of the Project site and the surrounding development in all directions, the Project site has no value as a wildlife corridor.

Therefore, the Project is consistent with Section 15332(c) of the *State CEQA Guidelines*, as the Project site has no value as habitat for endangered, rare, or threatened species.

Criterion Section 15332(d): Traffic, Noise, Air Quality, or Water Quality

- Yes** **No**
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The analysis below describes the Project effects for the resource topics in this criterion, organized as follows: traffic, noise, air quality, and water quality. As demonstrated in the following discussions, the Project would not result in significant effects related to traffic, noise, air quality, or water quality and is consistent with Section 15332(d) of the *State CEQA Guidelines*.

Traffic

Access to the project would be provided via Slope Street, a public roadway to the immediate north of the Project site. The City of Santee traffic engineer waived the requirement for Transportation/Traffic Studies due to the small size of the project. However, a CEQA Transportation Analysis for the Slope Street Subdivision was prepared by Bill E. Darnell with Bill Darnell Consulting. The project’s trip generation rates have (below) been estimated using the Santee Trip Generation rates. The City of Santee CEQA Transportation Analysis Screening identifies the project as a small project that generates less than 500 daily vehicle trips per day and is thus screened out from any additional CEQA Transportation Analysis. Table 2 below shows the project will generate 110 daily, 9 AM peak hour trips and 11 PM peak hour trips.

Table 2: Trip Generation

Trip Generation Rates							
Land Use	Daily	AM Peak			PM Peak		
		Total			Total		
Residential	10 Trips/DU	8% Daily			10% Daily		
Project Trip Generation							
Density	Daily	AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
11 Units- Tract Map 2020-01	110	6	3	9	8	3	11
DU= Dwelling Units· ADT- Daily Traffic							

Source: CEQA Transportation Analysis for Slope Street Subdivision, City of Santee Tentative Tract No. 2020-01 located between Slope Street and Weld Street in the City of Santee, January 24, 2024; Appendix P

The City of Santee VMT Guidelines identify seven areas that have been reviewed and analyzed to confirm that additional Transportation Analysis is not required. The table below summarizes the seven project screening criteria which confirms that the project is small and screened out of any additional traffic analysis.

Table 3 CEQA Transportation Analysis Summary of Project Type Screening Criteria and Analysis		
Screening Criteria	Project Analysis	Screening in/out
1. Project is located in a transit accessible area.	The project is not located in a transit accessible area.	Therefore the project is not screened out.
2. Small Project	The project is estimated to generate 110 daily trips, which is less than 500 daily trips which confirms the project is screened out of any additional Transportation Analysis.	Therefore the project is screened out.
3. Project is in VMT Efficient Area	Review of SANDAG Screening Maps identify the project is not in a VMT Efficient Area.	Therefore the project is not screened out.
4. Locally Serving Retail Project	The project is a residential project.	Therefore the project is not screened out.
5. Locally Serving Public Facility or Community Purpose Facility.	The project is a residential project.	Therefore the project is not screened out.
6. Redevelopment Project	The project is a residential project.	Therefore the project is not screened out.
7. Infill Affordable Housing Project.	The project is a residential project, however it is not an affordable housing project.	Therefore the project is not screened out.

Source: CEQA Transportation Analysis for Slope Street Subdivision, City of Santee Tentative Tract No. 2020-01 located between Slope Street and Weld Street in the City of Santee, January 24, 2024; Appendix P

The implementation of the project would not alter or affect existing street and intersection networks or involve an incompatible use. Access to the project site would be provided via Slope Street, and an internal access road and cul-de-sac would provide vehicular access to the residential structures. The internal cul-de-sac would consist of a 28-foot-wide roadway and sidewalk, along with a curb and gutter. Therefore, the project would not increase hazards associated with any new design feature or create an incompatible use, and impacts would be less than significant. The project also would not impact surrounding roadways which would result in impediments to emergency access.

Noise

Operational noise impacts are not expected to generate a substantial permanent increase in ambient noise levels in the vicinity of the project site, as permanent project-related noise impacts would be limited to the operation of small HVAC units servicing each residence on the site. Considering a typical 3-ton HVAC unit with a sound power level of 74 dBA, the worst-case noise exposure would potentially result at the west property line, where a unit placed at the rear of a residence would be approximately 22 feet away from the property line. The noise impact in this location would be approximately 47 dBA with a single unit operating continuously. When combined with the minimum nighttime ambient noise level of 51 dBA measured on site, using the principles of decibel addition, the cumulative ambient noise level would increase by approximately 1 dB. As this increase in noise levels falls below the 3 dB threshold of significance, the impact of permanent project-related noise sources would be less than significant.

Temporary noise impacts would consist of construction activity on the site. According to the City of Santee Municipal Code, Section 5.04.090, construction activity is prohibited between the hours of 7 p.m. and 7 a.m. and on Sundays or legal holidays. During permissible hours of operation, there is no average noise level limit at off-site property lines. A generally accepted construction noise limit, and that employed by the County of San Diego and the City of San Diego, is an average noise level of 75 dBA at any occupied residential property line.

Construction noise data has been input into a CadnaA noise model to assess noise impacts at off-site residential receivers. Please refer to the table below for anticipated on-site construction equipment during each stage of activity, anticipated construction equipment noise levels, and anticipated duty cycles for each piece of construction equipment. Construction noise levels were calculated at property lines of surrounding sensitive receptors to the north and west. Any other potentially noise-sensitive receivers are located at a greater distance from construction activity and would be exposed to lesser noise impacts due to distance attenuation and shielding provided by intervening structures.

In order to evaluate construction noise impacts as grading and utility work is performed on different areas of the site, the site was divided into four quadrants consisting of three lots each on the two west quadrants and the northeast quadrant, and two lots in the southeast quadrant. For grading and utilities, construction noise sources were evaluated in the northwest quadrant to evaluate worst-case noise impacts to the surrounding sensitive receptors to the north and west as equipment moves around this area. Activity in any other quadrant would have similar or lesser noise impacts at surrounding receivers such that results of this analysis would be considered representative of construction noise exposure.

Paving noise impacts were evaluated considering equipment moving around the proposed street area in the center of the site, while building construction noise sources were evaluated assuming construction equipment located at the center of Lot 11, which would also show worst-case noise impacts at properties to the north and west. In all stages, noise calculations consider typical duty cycles of equipment to account for periods of activity and inactivity on the site.

Noise levels for each stage of construction are shown in Table 4 below:

Table 4: Average Construction Noise Levels

Activity Stage	Equipment	Receiver	Noise Limit (dBA L _{EQ})	Average Construction Noise Level (dBA L _{EQ})
Grading/ Utilities	Dozer, Dump Truck, Excavator, Loader	R1 (North)	75	67
		R2 (West)	75	75
Paving	Paver, Roller	R1 (North)	75	58
		R2 (West)	75	61
Building Construction	Forklift x 2, Skip Loader	R1 (North)	75	66
		R2 (West)	75	75

Source: Acoustical Analysis Report for Slope Street Subdivision prepared by Eilar Associates, Inc. (February 1, 2023; Appendix H

As shown above, construction noise levels are expected to meet the generally accepted construction noise limit of 75 dBA at all sensitive receptors with equipment in worst-case locations. These calculations are considered to be a conservative estimate of noise impacts, as they consider simultaneous equipment operation in locations nearest to sensitive property lines. Noise impacts over the course of the construction of the site are not expected to exceed these average levels that are generally considered acceptable for temporary noise impacts, and therefore, the temporary increase in ambient noise levels at off-site receivers is not considered substantial. This noise impact is considered to be less than significant. The project may also experience some noise impacts from the adjacent commercial properties to the east; however, aircraft noise would still be expected to be the dominant source of average daily noise at the project site. As aircraft noise would be the dominant source of daily noise exposure, any noise control features required to mitigate aircraft noise on the interior of the homes in compliance with the California Building Code standards will be sufficient for the reduction of daily noise exposure from all other ambient sources. Control of noise impacts generated at the industrial properties to the east would be the responsibility of the users of the industrial properties themselves, which are located within the jurisdiction of the City of El Cajon and therefore must adhere to noise regulations and limits defined within the City of El Cajon Municipal Code.

Construction related noises would be required to meet City noise standards as set forth in Chapter 5.04 of the Santee Municipal Code with standard conditions of approval (Standard Project Condition No. 4, detailed above). Therefore, the construction noise would be less than significant. Approval of the project would not result in any significant effects relating to noise.

The proposed grading phase of construction is expected to generate the highest vibration levels of the three stages, as it includes the use of a large bulldozer. According to the Federal Transit Administration Transit Noise and Vibration Assessment Manual, a large bulldozer generates a peak particle velocity (PPV) of approximately 0.089 inches/second at a distance of 25 feet from equipment. The evaluation of an impact's significance can be determined by reviewing both the likelihood of annoyance to individuals as well as the potential for damage to existing structures. According to the Caltrans Transportation and Construction Vibration Guidance Manual, the

appropriate threshold for damage to modern residential structures is a PPV of 0.5 inches/second. Annoyance is assessed based on levels of perception, with a PPV of 0.01 being considered “barely perceptible,” 0.04 inches/second as “distinctly perceptible,” 0.1 inches/second as “strongly perceptible,” and 0.4 inches/second as “severe.”

It is estimated that the nearest location a bulldozer would operate to occupied residences would be approximately 20 feet from the nearest residential structure to the west. At this distance, the PPV would be approximately 0.124 inches/second. This level of vibration falls below the building damage PPV criteria of 0.5 inches/second. The impact falls between the “strongly perceptible” and “severe” PPV criteria for annoyance; however, vibration would be reduced to “distinctly perceptible” levels by the time the bulldozer is located at a distance of 45 feet from receivers, and “barely perceptible” at 100 feet from receivers. As construction vibration is not anticipated to cause damage to off-site buildings and is only strongly perceptible for a short period of time when work is performed on the western portion of the project site, temporary construction vibration impacts would not be excessive. As discussed above, the project will also comply with Standard Project Condition No. 4 and there would not be significant vibration effects.

The proposed project is located within the Gillespie Field noise contours and is expected to be exposed to approximately 64 CNEL. According to the Gillespie Field ALUCP, single-family residential uses are considered to be conditionally compatible in areas with noise levels up to 65 CNEL, in that the building structure must be capable of attenuating noise levels at the interior of the residence to 45 CNEL or less. The project will implement conditions of approval from the ALUCP (Appendix M), as well as comply with Standard Project Condition No. 4. Accordingly the project would not expose people to excessive noise levels and would not result in noise impacts.

Air Quality

The following analysis is based on the project-specific CalEEMod Air Quality Screening Assessment (Appendix N). The Project site is in the San Diego Air Basin (Basin). Air quality in the Basin is under the guidelines of the San Diego Air Pollution Control District (SDAPCD).

Construction of the project would be completed in approximately twelve months and is anticipated to begin in the third quarter of 2024. Construction activities would consist of site preparation, grading, building construction, paving, and finish coatings. The proposed Project would require 3100 cubic yards of excavation, 3100 cubic yards of embankment, and would require no export of material.

Both State and federal governments have established health-based ambient air quality standards (AAQS) for six criteria air pollutants: carbon monoxide (CO), ozone (O₃), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), lead (Pb), and suspended particulate matter (PM). In addition, the State has set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety. Long-term exposure to elevated levels of criteria pollutants may result in adverse health effects. However, emission thresholds established by an air quality district are used to manage total regional emissions within an air basin based on

the air basin’s attainment status for criteria pollutants.

Consistency with Applicable Air Quality Plan. The SDAPCD is responsible for developing and implementing the clean air plans for attainment and maintenance of the AAQS in the SDAPCD, specifically, the State Implementation Plan (SIP) and the Regional Air Quality Strategy (RAQS). The SIP and RAQS rely on information from the California Air Resources Board (CARB) and the San Diego Association of Governments (SANDAG), including mobile and area source emissions, as well as information regarding projected growth in the County as a whole and the cities in the County, to project future emissions and determine the strategies necessary for the reduction of emissions through regulatory controls. Projects that propose development that is consistent with the growth anticipated by the General Plans would be consistent with the RAQS.

Implementation of the proposed Project would result in an increase in twelve (12) residential units and is designated as Low-Medium Density Residential in the City’s General Plan, and R-2 zoning (2-5 dwelling units/gross acre). R-2 zoning allows the construction of twelve single family detached residences, with lot square-footages ranging in size from 6,009 square feet to 8,437 square feet, and residences with 1,557, 2,322, and 2,338 sq-ft floor areas. The proposed Project is consistent with the General Plan and zoning designations. Because the proposed Project activities and associated vehicle trips are anticipated in local air quality plans, the proposed Project would be consistent at a regional level with the underlying growth forecasts in the RAQS and SIP.

Table 5: SDAPCD Air Quality Significance Thresholds

Pollutant	Total Emissions (Pounds per Day)
Respirable Particulate Matter (PM ₁₀ / PM _{2.5})	100 and 55
Nitrogen Oxide (NO _x)	250
Sulfur Oxide (SO _x)	250
Carbon Monoxide (CO)	550
Reactive Organic Gases (ROG)	75

TM 2022-01 12-Unit Single Family Development Air Quality Screening Assessment prepared by Ldn Consulting, Inc. (January 12, 2024; Appendix N)

Construction Emissions. During construction, short-term degradation of air quality may occur due to the release of particulate matter (PM) emissions (e.g., fugitive dust) generated by excavating, grading, hauling, and paving activities. Emissions from construction equipment are also anticipated and would include CO, nitrogen oxides (NO_x), volatile organic compounds (VOCs), directly emitted PM_{2.5} (particulates less than 2.5 microns in size) and PM₁₀ (particulates less than 10 microns in size), and toxic air contaminants (TACs), such as diesel particulate matter (DPM).

Construction-related effects on air quality from the proposed Project would be greatest during grading, due to construction activity on unpaved surfaces. Water or other soil stabilizers can be used to control dust at least twice daily, resulting in emissions reductions of 50 percent or more. The SDAPCD has established Rule 55, Fugitive Dust Control, which would require the Applicant

to implement measures that would reduce the amount of PM generated during the construction period. In addition to dust related PM10 emissions, heavy trucks and construction equipment powered by gasoline and diesel engines would generate CO, SO2, NOX, VOCs, and some soot particulate (PM2.5 and PM10) in exhaust emissions.

Construction emissions were estimated for the Project using CalEEMod and are summarized in Table 6. As shown in Table 6, construction emissions associated with the Project would not exceed the SDAPCD thresholds for VOCs, NOX, CO, SOX, PM2.5, and PM10.

Table 6: Expected Daily Construction Emissions Summary (Pounds/Day)

Year	ROG	NO _x	CO	SO ₂	PM ₁₀ (Dust)	PM ₁₀ (Exhaust)	PM ₁₀ (Total)	PM _{2.5} (Dust)	PM _{2.5} (Exhaust)	PM _{2.5} (Total)
Max Emissions During Construction (lb/day)	14.8	15.9	16.7	0.03	0.74	7.17	7.91	0.68	3.44	4.13
SDAPCD Thresholds (lb/day)	75	250	550	250	-	-	100	-	-	55
Significant?	No	No	No	No	-	-	No	-	-	No
Expected Construction emissions are based upon CalEEMod 2022.1 modeling assumptions for equipment and durations listed in Table 2 above.										

Source: TM 2022-01 12-Unit Single Family Development Air Quality Screening Assessment prepared by Ldn Consulting, Inc. (January 12, 2024; Appendix N)

Therefore, construction of the proposed Project would not result in a cumulatively considerable increase of any criteria pollutant for which the Project region is in nonattainment under an applicable federal or State AAQS.

Operational Emissions. During the long-term operation of the project, pollutant emissions would be caused by mobile sources, stationary sources, and energy sources. Mobile sources include emissions from vehicles travelling to and from the homes by residents, and delivery vehicles. Stationary sources of air quality pollutants include residential solid waste, landscaping equipment, and architectural coatings. Energy sources of air pollutants include electricity usage typically associated with a residential development.

The Air Quality Screening Assessment analyzed project operation emissions during the first full year of project operations (year 2024). Table 7 displays the expected Operational Air Quality Emissions.

Table 7: Expected Operational Air Quality Emissions

	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Operational Emissions (Lb/Day)	19.4	0.79	26.6	0.05	3.79	3.29
City Thresholds (lb/day)	57	250	550	250	100	55
Exceeds Either Threshold	No	No	No	No	No	No
Daily pollutant generation assumes trip distances and defaults within CalEEMod						

Source: TM 2022-01 12-Unit Single Family Development Air Quality Screening Assessment prepared by Ldn Consulting, Inc. (January 12, 2024; Appendix N)

As displayed in Table 7, based on findings of the air quality modeling, proposed operational activities would not generate daily air emissions in excess of the screening level significance thresholds set forth by the SDAPCD. The proposed Project is not expected to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

Sensitive Receptors. Because construction would be short-term, construction emissions would be well less than applicable thresholds (see Table 6), and BMPs would be implemented as part of Standard Project Condition No. 1, project construction would not expose sensitive receptors to substantial pollutant concentration, and impacts would be less than significant. Once operational, the project would not be a significant source of toxic air contaminants. The project would not include any stationary sources of emissions. Trips by individuals traveling to and from the project site would result largely from use of passenger vehicles, and given the project only generates 110 daily trips, impacts are less than significant.

Odors. During construction, the use of fuels, including diesel, would generate some nuisance odors. However, these odors generated during construction would be temporary, intermittent, disperse quickly, and would not affect a substantial number of people. The project does not include heavy industrial or agricultural uses that are typically associated with objectionable odors. Therefore, the project would not generate odors adversely affecting a substantial number of people, and impacts would be less than significant.

Water Quality

The following analysis relies on the Storm Water Quality Management Plan (SWQMP) (Appendix F) and the Hydrology Report (Appendix G) prepared for the proposed Project.

Construction Water Quality Impacts. During construction, appropriate BMPs such as silt fencing and straw waddles, will be utilized onsite. The proposed site design/structural BMPs includes drainage that exits the storm drain pipe at the southern portion of the property and will be collected at a proposed headwall into a 48” reinforced concrete pipe (RCP). The onsite drainage will be collected in a curb inlet at the Northeast corner of Slope Street and the proposed internal street and added to the proposed 48” RCP, which will continue behind the sidewalk to the east along Slope Street and connect with an existing curb grate inlet on the northeast side of the intersection of Slope Street and Rhone Road. All of the proposed lots will be graded towards the proposed internal street, and the runoff will be directed to tree wells on each lot. Each lot will have a minimum of one tree well, and the proposed internal street will

drain to tree wells within the right-of-way with via sidewalk underdrains. The tree wells are connected to the proposed 48" storm drain system with 4" perforated underdrain pipes, and have been designed to allow the 100 year storm to drain to the street via the sidewalk underdrains.

Operational Water Quality Impacts. Per the Storm Water Quality Management Plan (Appendix F), the BMP selection process has been developed in accordance with the standards presented in section 5.1 of the BMP Design Manual. Harvest and re-use are considered impractical for use on the project site due to the low water usage of the residential lots. Full infiltration is considered infeasible due to the entire site consisting of Type D soils with high runoff rates and low infiltration rates. Partial infiltration is considered feasible due to lack of geotechnical hazards. Tree wells have been selected to provide storm water pollutant control and hydromodification flow control for the entire project, via Design Capture Volume (DCV) reduction factors. The site has 12 separate home lots, each draining toward the street "A", which will each be a Drainage Management Areas (DMA). The proposed Street "A" will be divided into 9 DMAs. The DMA are not self-mitigating, De minimis, or self-retaining. The DMAs will each flow to a tree well. The tree wells will serve as pollutant control and flow control for hydromodification, per tree well DCV credits. See calculations. Each tree well will have a 48" amended soil layer. The DMAs for Street "A" will have structural soil below the sidewalk. Structural soil is a two-part system comprised of a rigid stone "lattice" that meets engineering requirements for load-bearing and uncompacted soil that supports plant root growth and biofiltration. The tree wells will direct overflow to Street "A".

With incorporation of the storm water treatment methods, potential surface water pollutants generated on-site would be collected and filtered. Thus, site design/structural BMPs would preclude discharge of contaminated surface water and a less than significant impact would occur. Furthermore, the project would incorporate construction and post-construction BMPs in compliance with the City's Storm Water Management and Discharge Control Ordinance (Chapter 13.42). Examples of BMPs being used during the construction phase would include fiber rolls, street sweeping, and storm drain inlet protection.

Thus, operational impacts associated with water quality standards would be less than significant and the project would not result in any significant effects relating to water quality.

Criterion Section 15332(e): Utilities and Public Services

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site can be adequately served by all required utilities and public services.

The project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities that would cause significant environmental effects. Existing water and sewer facilities are available through existing infrastructure adjacent to the site. Improvements would be restricted to extension of pipelines onto the project site, and all impacts associated with proposed improvements have been considered within this environmental document. Furthermore, the PDMWD has indicated in Public Facility Availability Forms that facilities for water and sewer are available to serve the project (Appendix I). No new water or wastewater facilities are required to serve the project, and impacts would be less than

significant.

Other utilities such as natural gas and power services are available through existing infrastructure adjacent to the site. No new facilities are required to serve the project, and impacts would be less than significant. Therefore, the Project site can be adequately served by all required utilities pursuant to Section 15332(e) of the *State CEQA Guidelines*.

The Project would be served by the Santee Fire Department (SFD), which maintains two fire stations: one located at 8950 Cottonwood Avenue (Fire Station 4) and the other at 9130 Carlton Oaks Drive Avenue (Fire Station 5). The project site is located approximately 1.2 roadway miles from the nearest fire station on Cottonwood Avenue. The City's Fire Department response time goal is to provide an average maximum initial response time of no more than six minutes, with an average maximum response time of no more than ten minutes for supporting paramedic transport units 90 percent of the time. Based on a review of the project by the Santee Fire Department, existing fire services are available to serve the project and no new facilities would be needed.

Police protection for the project area is provided by the Santee Substation of the San Diego County Sheriff's Department located at 8811 Cuyamaca Street. Services provided by the San Diego County Sheriff's Department is under a contractual agreement with the city of Santee. Appropriate staffing levels for law enforcement personnel are evaluated at every contract renewal to ensure there is enough staffing within the department to serve the community.

The project would provide 12 residential units that would likely serve families with school-aged children. As such, the project is expected to generate a new student population, of which the Santee School District or Grossmont Union High School District would be required to accommodate. The Project is served through the Santee School District for elementary and middle school students. Pride Academy School for elementary and middle school students is located approximately 0.4 mile northwest of the Project. Grossmont Unified School District provides high school services. West Hills High School is located approximately two miles northwest of the Project.

The project would not adversely affect existing City Park facilities or create the need for new park facilities because the project would be required to pay park-in-lieu fees in lieu of actual public park construction. Park-in-lieu fees can only be used for providing public park facilities. The nearest City Park facility to the project site is Deputy Ken Collier Playground located at 9206 Via De Cristina, Santee, CA 92071, approximately 3 miles northwest of the project site. Pursuant to Government Code Section 65995 et seq., the project proponent would be required to pay applicable school fees before a construction permit is issued.

V. EXCEPTIONS TO CATEGORICAL EXEMPTIONS

Under the Class 32 Categorical Exemption Overview, even if a project is ordinarily exempt under any of the potential categorical exemptions, *State CEQA Guidelines* Section 15300.2 provides specific instances where exceptions to otherwise applicable exemptions apply. The following section addresses whether any of the exceptions to the CEQA exemption apply to the Project, consistent with *State CEQA Guidelines* Section 15300.2.

Criterion 15300.2(a): Location

Yes **No**

- Is there an exception to the exemption for the project due to its location in a particularly sensitive environment, such that the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies?

This exception applies only to CEQA exemptions under Classes 3, 4, 5, 6, or 11. Since the Project qualifies as a Class 32 urban infill exemption, this criterion is not applicable and is provided here for information purposes only. There are no environmental resources of hazardous or critical concern that are designated, precisely mapped, or officially adopted in the vicinity of the Project site, or that could be adversely affected by the Project. Therefore, exception under *State CEQA Guidelines* Section 15300.2(a) does not apply to the Project.

Criterion 15300.2(b): Cumulative Impact

Yes **No**

- Is there an exception to the exemption for the project due to significant cumulative impacts of successive projects of the same type and in the same place, overtime?

As demonstrated under Criterion Section 15332(a), General Plan and Zoning Consistency, the Project is consistent with the development density allowed under the General Plan and zoning for the Project site. Successive projects of the same type (residential uses) and in the same place are unlikely to occur over time after the proposed residential lots are constructed. Therefore, the exception under *State CEQA Guidelines* Section 15300.2(b) does not apply to the Project.

Criterion 15300.2(c): Significant Effect

Yes **No**

- Is there an exception to the exemption for the project because there is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances?

There are no known unusual circumstances applicable to the Project or its site that may result in a significant effect on the environment. The Project site's designated land use is Low-Medium Density Residential and is zoned as Low-Medium Density Residential R-2 (2-5 dwelling units per gross acre). According to the Housing Element, the Low-Medium High Density Residential (R-2) designation is intended for single-family homes in standard subdivision form. The project is a proposed single-family residential use consistent with the site's land use designation and zone. Therefore, an exception to the exemption under *State CEQA Guidelines* Section 15300.2(c) does not apply to the Project.

Criterion 15300.2(d): Scenic Highway

Yes **No**

- Is there an exception to the exemption for the project because project may result in damage to scenic resources including but not limited to, trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway?

The California Department of Transportation (Caltrans) Scenic Highway Program does not identify any State-designated scenic highways near the Project site. The nearest officially designated State Scenic Highway is a 3.5-mile-long portion of State Route 52, which begins where the freeway extends north past Mast Boulevard into Mission Trails Regional Park, approximately 3 miles northwest of the Project site.

The proposed Project would not degrade views or damage scenic resources including trees, rock outcroppings, or historic buildings within a highway officially designated as a State Scenic Highway. Therefore, an exception to the exemption under *State CEQA Guidelines* Section 15300.2(d) does not apply to the Project.

Criterion 15300.2(e): Hazardous Waste Sites

Yes **No**

- Is there an exception to the exemption for the project because the project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code?

The Project site is not on any list (Appendix E) of hazardous material sites compiled pursuant to Government Code Section 65962.5 and therefore is not subject to the Hazardous Waste Sites Exception (Section 15300.2(e)).

Criterion 15300.2(f): Historical Resources

Yes **No**

- Is there an exception to the exemption for the project because the project may cause a substantial adverse change in the significance of a historical resource?

As defined in Section 15064.5 of the State CEQA Guidelines, the site does not contain any known historical resources. The project site is currently vacant but supports non-historic old structures and was fully developed in the past. Due to the site being previously graded and classified as developed land, there is low potential for historical or cultural resources on the site. Therefore, the proposed project would not create a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the State CEQA Guidelines. Therefore, an exception to the exemption under *State CEQA Guidelines* Section 15300.2(f) does not apply to the Project.

List of Appendices

- A. Biological Resources Letter Report for the Slope Street Subdivision Project, REC Consultants, Inc, June 2022
- B. Sustainable Santee Action Plan Project Consistency Checklist, December 2019
- C. Building Energy Analysis Report, Diane Mendoza, March 2021
- D. Report of Geotechnical Investigation Slope Street Subdivision Project, Christian Wheeler Engineering, June, 2020, Report amended December 2022
- E. Phase I Environmental Site Assessment (ESA), Royal Environmental Services, INC., August, 2020
- F. Storm Water Quality Management Plan (SWQMP) For Slope Street Subdivision, Koerner Engineering, August 2023
- G. Hydrology and Hydraulic Calculations for Slope Street Subdivision, Koerner Engineering, June 27, 2023, updated February 19, 2024
- H. Acoustical Analysis Report for Slope Street Subdivision, Eilar Associates, Inc., March 19, 2021, revised February 1, 2023
- I. Public Service Availability Forms from the Padre Dam Municipal Water District, February, 2024
- J. Federal Aviation Administration Determination of No Hazard, December 27, 2023
- K. Airport Land Use Commission Consistency Determination September 7, 2021
- L. Archaeological Constraints Analysis and Record Search for the Slope Street Subdivision Project, Laguna Mountain Environmental Inc., February 28, 2022
- M. Determination of No Hazard to Air Navigation, Aeronautical Study No : 2020-AWP-9600-OE, Federal Aviation Administration, September 02, 2020.
- N. TM 2022-01 12-Unit Single Family Development Air Quality Screening Assessment. January 12, 2024.
- O. Air Quality CalEEMod Assessment
- P. CEQA Transportation Analysis for Slope Street Subdivision, City of Santee Tentative Tract No. 2020-01 located between Slope Street and Weld Street in the City of Santee, January 24, 2024.

Appendices are available for review on the City's website: <https://www.cityofsantee.ca.gov/government/planning-and-building/active-projects-and-environmental-documents-for-public-review>

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING A TENTATIVE MAP (TM2020-1) FOR A 13-LOT RESIDENTIAL
SUBDIVISION WITH 12 SINGLE-FAMILY HOMES ON A 2.46-ACRE PROPERTY
LOCATED AT 9463 SLOPE STREET IN THE LOW-MEDIUM DENSITY
RESIDENTIAL (R-2) ZONE**

APPLICANT: NEW WEST INVESTMENT, INC.

RELATED CASE FILES: DR2020-2

WHEREAS, on February 7, 2024, New West Investment submitted a complete application for Tentative Map (TM2020-1) and Development Review Permit (DR2020-2) for a 13 lot subdivision and the development of 12 detached, single-family dwelling units and one bioretention basin on a 2.46-acre property located at 9463 Slope Street, (APN 384-232-03-00) in the Low-Medium Density Residential (R-2) Land Use Designation and R-2 Zoning Classification; and

WHEREAS, based on the environmental assessment, the City, as lead agency under the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. has determined the project is located in an urbanized area on property less than five acres, has no habitat value, would not result in any significant effects to traffic, noise, air quality, or water quality, and can be served by all required utilities and public services; and

WHEREAS, the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning classification and regulations; and

WHEREAS, the site can be adequately served by all required utilities and public services; and

WHEREAS, the development site is located within Airport Influence Area 1 of Gillespie Field and does require review by the San Diego Airport Land Use Commission; and

WHEREAS, the proposed project is located within Airport Influence Area 1 of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). On September 7, 2021 the Federal Aviation Administration (FAA) determined that the project, as designed, presents no hazard to air navigation; and

WHEREAS, the project furthers Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price; and

WHEREAS, the subject development proposes twelve residential units to the, which aids in meeting the State-mandated Regional Housing Needs Allocation for the City of Santee as outlined in the Housing Element of the General Plan; and

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WHEREAS, two replacement units are proposed of equal or greater size to permit the demolition of two existing units; and

WHEREAS, the residential development will not result in the displacement of any persons as one unit has been vacant for over five years and the other unit's tenant provided a notice of intent to vacate on January 18, 2024, separate from the project approval; and

WHEREAS, the subject 2.46-acre site is not on the Housing Element Sites Inventory and the project proposes a net gain of ten residences for above-moderate incomes that would be added to the City's housing stock; and

WHEREAS, the project is subject to the payment of development impact fees based on the project's residential use classification and number of units; and

WHEREAS, development impact fees ensure that new development will not burden the existing service population with the cost of facilities required to adequately support new development; and

WHEREAS, new development requires the construction of capital improvements, including, without limitation, drainage improvements, traffic improvements, traffic signals, public park facilities, community facilities and other public improvements, public services and community amenities; and

WHEREAS, the purpose of the development impact fees imposed on the subject project is to provide a funding source from the Project to fund related capital improvements that serve the project, specifically drainage improvements, traffic improvements and traffic signals; and

WHEREAS, it is in the interest of the public's health, safety and welfare for the project to pay the costs of constructing these public facilities that are reasonably related to the impacts of the project; and

WHEREAS, a reasonable relationship exists between the use of the development impact fees and the project as capital improvements funded by these fees are expected to provide a citywide network of parks, public facilities, drainage and traffic-related facilities beneficial to the project; and

WHEREAS, the project's facilities need, specifically the need for parks, public facilities, drainage, traffic and traffic signal facilities, is based on the project's residential classification and on the demand generated by the project for those facilities and the project's corresponding fair share contribution toward funding of said needed facilities; and

WHEREAS, the development impact fees established for the project are based on

RESOLUTION NO.

the number of residential units to ensure a reasonable proportionality between the project and the cost of the facilities attributable to the project; and

WHEREAS, the subject project is not subject to Measure N as the project is not a General Plan amendment, Planned Development Area, or new Specific Planning Area, nor would it increase the residential density permitted by law, make changes to the General Plan Residential Land Use categories that would intensify use, make changes to the land use designation of any parcel in a manner that intensifies use, nor make changes to slope criteria, minimum parcel sizes, or lot averaging provisions of the General Plan that would permit increased density or intensity of use; and

WHEREAS, the Planning and Building Director scheduled TM2020-1 and DR2020-2 for public hearing on April 10, 2024; and

WHEREAS, on April 10, 2024, the City Council held a duly advertised public hearing on TM2020-1 and DR2020-2; and

WHEREAS, the City Council considered the Staff Report, the CEQA Exemption, 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: On April 10, 2024, the City Council approved filing a CEQA Exemption and determined that the project site has no value as habitat for endangered, rare, or threatened species and it will not result in significant effects to traffic, noise, air quality, or water quality. No further environmental review is required for the City to adopt this Resolution.

SECTION 2: The findings in accordance with the State Subdivision Map Act (Government Code Section 66410 et. seq.) are made as follows:

- A. TM2020-1 as conditioned, is consistent with all Elements of the Santee General Plan because the site is zoned R-2 and has an R-2 land use designation. This designation allows a residential density of two to five dwelling units per gross acre. The project proposes 4.88 dwelling units per gross acre, which falls within this density range. The proposed development is compatible with existing residential development in the area, which consists of single-family residences on lots of comparable sizes.
- B. The design and improvements of the proposed development are consistent with all Elements of the Santee General Plan as well as City Ordinances because all necessary services and facilities are, or will be, available to serve this subdivision.
 1. On-site drainage improvements will be provided as well as drainage fees

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totaling \$ 39,721 paid for any increase in surface water run-off; and

2. The project will be served by public roads improved to City standards; and
 3. Payment of Traffic Impact and Traffic Signal fees totaling \$55,209.00 will be provided as required; and
 4. Payment of an in-lieu cash deposit of \$116,760.00 toward the future construction of parks to mitigate the impact on City parks will be provided; and
 5. Payment of Public Facilities Fees of \$96,996.00 for improvements to public facilities will be provided; and
 6. Payment of Regional Transportation Congestion Improvement Program (RTCIP) of \$32,903.64 to help with regional congestion reduction programs will be provided.
- C. The site is physically suitable for density and type of development because the use is compatible with the adjacent single-family residential development, access is provided to the site, and utilities are available to serve the development.
- D. The discharge of sewage waste from the subdivision into the Padre Dam Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board specified by the Health and Safety Code Section 5411.
- E. The design of the subdivision or the type of improvements will not cause serious public health problems since the project will be connected to a public sewer system.
- F. Neither the design of the subdivision nor the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no habitat or endangered wildlife species currently exist on the development footprint of the site.
- G. The design of the subdivision or the type of improvements do not conflict with easements acquired by the public at large, for access through, or use of property with the proposed subdivision as defined under Government Code Section 66474. Sheet four of the Tentative Map identifies existing easements which do not conflict with the design or improvements of the subdivision.
- H. The design of the subdivision has provided, to the extent feasible, for future passive or natural heating or cooling opportunities as defined under Section 66473.1 of the State Subdivision Map Act due to the orientation of the proposed lots and homes.

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- I. The effects of the subdivision on the housing need for the San Diego region have been considered and balanced against the public service needs of the City of Santee residents and available fiscal and environmental resources. The project proposes the addition of ten residential units to the City's housing stock.

SECTION 3: TM2020-1 is hereby approved subject to the following conditions:

- A. Prior to approval of the final map, unless other timing is indicated, the subdivider shall complete the following or have plans submitted and approved, agreements executed and securities posted:
 1. The applicant shall obtain approval of DR2020-2 (Planning)
 2. Minor and Major Revisions to the Tentative Map shall be reviewed by the Engineering Department for substantial conformance and approved by the City Engineer, unless, in the City Engineer's judgement, a Major Revision should be reviewed by City Council. (Planning)
 3. The applicant shall include provisions in their design contract with their design consultants that following acceptance by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies as the City may deem appropriate. An acknowledgement of this requirement from the design consultant shall be included on all construction drawings at the time of plan submittal. (Engineering)
 4. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from Record of Survey (ROS) 11252. All plans, exclusive of the map and building plans, shall be prepared at an engineering scale of 1" = 20' unless otherwise approved by the project engineer. (Engineering)
 5. Plans are to be prepared in digital format using computer aided drafting (CAD), unless otherwise approved by the Director of Engineering. In addition to providing one hard copy and a digital submittal of the plans the applicant shall submit a copy of the plans in a digital .DXF file format at the time of its approval or as requested by the Director of Engineering. The digital file shall be based on accurate coordinate geometry calculations. The digital file for the final map shall specifically include each of the following items in a separate layer:
 - a. Lot boundaries.
 - b. Lot numbers.
 - c. Subdivision boundary.

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- d. Right-of-way.
 - e. Street centerlines, and
 - f. Approved street names. (Engineering)
6. Obtain the basis of bearings for the Final Map from ROS 11252 and install street survey monumentation (SDRSD M-10) in accordance with San Diego Regional Standards and County mapping standards. All other monumentation shall be in accordance with the Santee Municipal Code (SMC) and shall be to the satisfaction of the Director of Engineering. (Engineering)
7. **Final Map** – The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:

Please include the following with the first submittal:

- a. Final Map
- b. Current preliminary title reports (dated within six months of submittal date).
- c. All documents listed in the preliminary title report.
- d. All reference maps used to prepare the final map.
- e. Closure calculations for the map.
- f. Resolution of Approval approving the project.

In addition to the above electronic submittal requirements, one hard copy of the full-sized final map shall be provided to the project engineer. Map check fees shall be paid in accordance with the City Fee Schedule. The amount due will be determined by staff after the initial intake. To begin the review process, fees must be paid in full.

The signature submittal of the final map mylars shall be by appointment only. Contact the project engineer to schedule a time for this final submittal.

Please include the following with the last submittal:

- a. A copy of the map in AutoCAD format for incorporation into the City GIS data base.
 - b. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.
 - c. Copies of certified return receipts for all signature omission letters.
 - d. Subdivision Map Guarantee. (Engineering)
8. Starting with the first plan check submittal, all plan sets including the Final Map shall be submitted concurrently to Padre Dam Municipal Water District

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for review and approval. The City does not coordinate the review process with Padre Dam, this is the responsibility of the design engineer and the landscape architect. Failure to properly coordinate this review may result in delay of issuance of permits required for construction. It is incumbent upon the applicant to oversee the plan submittals of their design consultants. (Engineering)

9. The applicant shall gain approval from the City of El Cajon and obtain signatures on the City of Santee mylars for grading and improvement plans. In addition, the appropriate water district shall agree to the abandonment of the existing 12" asbestos cement water pipe and provide to the City of Santee copies of all agreements and securities prior to plan grading approval. (Engineering)
10. Street Improvement Plans shall be submitted to the Engineering Department via the City of Santee Permitting and Licensing Portal for review and acceptance prior to issuance of a building permit. Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way, the applicant shall have plans accepted, agreements executed, securities posted and an Encroachment Permit issued. All improvements shall be installed in accordance with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development:
 - a. Construct Slope Street to local street standards (36' curb to curb/60' right-of-way). Show curb, gutter, sidewalks, street lighting, fire hydrants, drainage facilities, and pedestrian ramps at curbs.
 - b. Construct Ella Way to have 36 feet of pavement and 47 feet of right-of-way with a 5-foot-wide sidewalk on both sides. Show curb, gutter, sidewalks, street lighting, fire hydrants and pedestrian ramps at curbs. Show a 4.5 feet wide public utility easement behind the entire sidewalk for an overall width of 56 feet.
 - c. Construct off-site drainage improvements south of the project site located in the City of El Cajon. Drainage improvements to include a proposed concrete brow ditch, cleanout, catch basin, and a 48" reinforced concrete pipe (RCP) as required to address the existing drainage flowing onto the site. Work shall be approved by the City of El Cajon.
 - d. Install a 48" RCP storm drain pipe which connects to the off-site drainage improvement located to the south within the City of El Cajon. Install 48" RCP storm drainpipe through the project site on Ella Way and connecting to the proposed curb inlets on Slope Street, and eventually to the existing storm drain on Rhone Road.

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- e. Install a Type I catch basin per San Diego Regional Standard Drawing (SDRSD) D-29 at the cross gutter on Slope Street and Ella Way. The catch basin shall be connected to the 48" RCP storm drain on Ella Way and the proposed inlets on Slope Street.
- f. Install two curb inlets on Slope Street, one east and one west of Ella Way. Full trash capture devices shall be installed at both public inlets. Refer to the storm water requirements specified here within.
- g. Construct two Type A pedestrian ramps at the intersection of Slope Street and Ella Way per the SDRSD G-27.
- h. Slope Street and Rhone Road are under the Pavement Moratorium (SMC Section 8.04.020). Trench cut on Slope Street shall be restored to half street width and full street width on Rhone Road to the satisfaction of the Director of Engineering. Repair or replace failed or inadequate pavement and sidewalk adjacent to the site on Slope Street and Rhone Road to the satisfaction of the Director of Engineering.
- i. Install two residential street lights on Ella Way in accordance with City of Santee standards.
- j. Street improvement plans shall be one hundred percent (**100%**) complete at the time of plan check submittal, be prepared in accordance with City guidelines and the requirements set forth herein, and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:
 - 1) 100% complete improvement plans.
 - 2) Estimate for the cost of construction.
 - 3) Resolution of Approval approving the project.

In addition to the above electronic submittal requirements, one hard copy of the full-sized improvement plans shall be provided to the project engineer. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule. The amount due will be determined by staff after the initial intake. To begin the review process, fees must be paid in full. (Engineering)

- 11. Rough Grading Plans may be submitted to the Engineering Department and accepted prior to map recordation. The following conditions shall apply to

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acceptance of the Grading Plans and issuance of a Grading Permit:

- a. Project landscape and irrigation plans for all slope planting on all slopes over three feet in height shall be included in the grading plan set and shall be prepared at the same scale as the grading plans 1" = 20'. Design shall include a temporary high line for irrigation to permit slope planting to occur immediately following grading until such time as individual meters are installed to permit connection of the irrigation to the home owner's meter.
- b. Project improvement plans shall be completed to the satisfaction of the Director of Engineering and ready for approval prior to issuance of a grading permit. Plans shall be prepared at a scale of 1" = 20'.
- c. Project plot plans shall be completed and approved prior to issuance of any building permits or start of construction of the street improvements.
- d. Obtain a grading permit and complete rough grading in accordance with City standards prior to the issuance of any building permits.
- e. All recommended measures identified in the approved geotechnical and soil investigation shall be incorporated into the project design and construction.
- f. The grading plans shall be prepared at a scale of 1" = 20'. Plans shall include a note that requires immediate planting of all slopes within sixty days following installation of water mains to serve the project. Slope planting shall be fully established prior to occupancy of any unit.
- g. Excess soil generated from grading operations shall be hauled to a legal dumping site as approved by the Director of Engineering.
- h. Retaining walls shall be constructed per the SDRSD or other adequately designed details by a qualified civil or structural engineer.
- i. Fall protection shall be installed around the perimeter of the biofiltration basin.
- j. Grading plans shall be one hundred percent complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not

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limited to the following:

- 1) 100% complete Grading, landscape, and irrigation plans.
- 2) A completed grading permit application.
- 3) Estimate for the cost of construction.
- 4) Drainage Study specified here within.
- 5) Geotechnical Study specified here within.
- 6) Storm Water Quality Management Plan specified here within.
- 7) Operation & Maintenance (O&M) plan specified here within.
- 8) Storm Water Pollution Prevention Plan specified here within.
- 9) Letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.
- 10) Letters of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
- 11) Resolution of Approval approving the project.

In addition to the above electronic submittal requirements, one hard copy of the above-mentioned full-sized plans, documents and reports shall be provided to the project engineer. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule. The amount due will be determined by staff after the initial intake. To begin the review process, fees must be paid in full. (Engineering)

12. The applicant shall notify all contractors, subcontractors and material suppliers that the following work schedule restrictions apply to this project:
 - a. No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm.
 - b. No work is permitted on Sundays or City Holidays.
 - c. No deliveries, including equipment drop off and pick-up, shall be made to the project except between the hours of 8:00 am and 6:00 pm, Monday through Saturday, excluding City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are excluded.
 - d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, a reduction of permissible work hours may be imposed by the Director of Engineering. (Engineering)

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In addition to the above the applicant shall erect one or more signs stating the work hour restrictions. Signs shall be installed as may be required, in the vicinity of the project construction trailer if a job site trailer is used, or at such other locations as may be deemed appropriate by the Engineering Department. The sign shall be a minimum of 24" x 36" and shall be weather proofed. The sign content shall be provided by the Engineering Department. (Engineering)

13. Trench work when required within City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. Trench plates or temporary pavement placement shall be installed at the end of each work day. Advance warning signs on lighted barricades notifying the public of trench plates and or uneven pavement shall be placed and maintained until permanent pavement repairs are made. The maximum length of time including weekends and holidays that trench plates may remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed. (Engineering)
14. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any street lights required for the development, pay the necessary street light energizing and temporary operating costs. (Engineering)
15. A grading permit to allow early subdivision grading in accordance with SMC Section 11.40.155 of the Grading Ordinance may be obtained following approval of the tentative map. (Engineering)
16. Provide a drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.
 - a. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands, and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards, including analysis of the 10-year, 50-year and 100-year frequency storms, and be based on full development of upstream areas.

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- b. The drainage study shall compute rainfall runoff characteristics from the project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the 10-year, 50-year and 100-year frequency six-hour storm during critical hydrologic conditions for soil and vegetative cover. Storm events shall be developed using isopluvial maps and in accordance with the San Diego County Hydrology Manual. (Engineering)
17. Provide a Storm Water Quality Management Plan (SWQMP) prepared and in accordance with the City of Santee Storm Water Ordinance and in accordance with the City of Santee Best Management Practices (BMP) Design Manual dated February 2016. The SWQMP must include BMPs to address water quality and hydromodification. An Operation and Maintenance Plan describing maintenance requirements and costs for BMP maintenance and provision of maintenance verification shall be provided.

The SWQMP shall include the following:

- a. Develop and implement appropriate BMPs to ensure that the project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source Control, and Structural Treatment Control shall be implemented in accordance with the approved SWQMP.
- b. The project design shall incorporate Low Impact Development (LID) and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Parking areas shall be designed to drain to landscape areas. Private roads shall be designed to drain to vegetated swales or landscaped areas.
- c. The site shall comply with full trash capture requirements by providing completely enclosed trash and recycling enclosures, and fitting all storm drain inlets with a State certified grate/screen or trash rack. Said devices must be designed to capture debris of 5 mm or greater, while preventing flooding potential. In addition, any adjacent public storm drain inlet structure to which the site discharges must also be retrofitted with trash capture devices. The device which shall be used for public inlets is the ADS FlexStorm Connector Pipe Screen system or approved equal.
- d. All inlets must be labeled with concrete stamp or equivalent - stating, "No Dumping - Drains to River". If work is performed on a public inlet, the public inlet must be labeled with the following standard specification: Public storm drain inlet markers shall be 4" diameter,

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stainless steel, natural embossed, inlet marker as manufactured by Almetek Industries or approved equal. Marker shall contain/state “No Dumping” with “Fish w/ Wave” symbol and “Drains to Waterways” legend. Marker shall contain 2” long x 1/4” diameter threaded rod and shall be installed flush and wet-set in top of inlet, centered on width of inlet opening.

- e. Down spouts and heating, ventilation and air conditioning systems are not permitted to be connected to any storm drain conveyance system. All non-storm water discharges must either drain to landscaped areas, or be plumbed to the sewer.
 - f. Fire suppression systems must be designed to be able to discharge to a sewer clean out for all maintenance and testing activities, or otherwise captured and contained on-site.
 - g. California native/drought-tolerant plants shall be used to the maximum extent feasible to minimize the need for irrigation. Where irrigation is necessary, then the system shall be designed and installed to prevent overspray or irrigation runoff during normal operations and during a break in the line.
 - h. The final project submittal shall include a standalone O&M Plan in accordance with the City of Santee BMP Design Manual.
 - i. Brow ditches and onsite storm water facilities shall be privately maintained by the development’s Homeowners Association (HOA). (Engineering)
18. Minimum best management practices for storm water and water quality will be incorporated into the development’s Covenant, Condition and Restriction, also known as CC&Rs, via reference to the project’s SWQMP. (Engineering)
19. Construction Site Storm Water Compliance
- a. Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, WQ 2022-0057-DWQ) prior to start of construction. This project disturbs one or more acres of soil or disturbs less than one acre but is part of a larger common plan of development that in total disturbs one or more acres. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.
 - b. Submit a copy of the draft project specific Storm Water Pollution

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Prevention Plan (SWPPP) to the City for review and approval. The Construction SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The Construction SWPPP must list BMP's the applicant will use to protect storm water runoff and the placement of those BMP's. Section XIV of the Construction General Permit describes the SWPPP requirements. (Engineering)

20. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of building permit. (Engineering)
21. Prior to Occupancy:
 - a. Provide two print copies and a digital copy of both the final approved Storm Water Quality Management Plan and the Operation and Maintenance Plan.
 - b. Submit a print and digital copy of the BMP Certification package. The BMP certification package includes but is not limited to: 'wet' signed and stamped certification form(s), all BMP related product receipts and materials delivery receipts, an inspection and installation log sheet, and photographs to document each stage of BMP installation. (Engineering)
22. Provide a geotechnical study prepared in accordance with the requirements of the Santee General Plan. The study will be subject to independent third party review to be paid for by the applicant. The applicant shall place a cash deposit with the Engineering Department in an amount satisfactory to the Director of Engineering to cover the cost of the review. All recommended measures identified in the approved study shall be incorporated into the project design. The Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be accessed from the City's website.
 - a. The geotechnical report shall analyze any proposed infiltration techniques (trenches, basins, dry wells, permeable pavements with underground reservoir for infiltration) for any potential adverse geotechnical concerns. Geotechnical conditions such as: slope stability, expansive soils, compressible soils, seepage, groundwater depth, and loss of foundation or pavement subgrade strength should be addressed, and mitigation measures provided. (Engineering)

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23. The applicant shall make the following conveyances on the final map:
 - a. Relinquish vehicular right of access to Slope Street for Lots 1 and 12.
 - b. Dedicate to the City of Santee a visibility clearance easement at all street intersections in accordance with Section 13.10.050 of the Zoning Ordinance.
 - c. Dedicate to the City of Santee right-of-way along Slope Street adjacent to the site such that the ultimate right-of-way width to centerline is 30 feet.
 - d. Dedicate to the City of Santee right-of-way for Ella Way as a public street such that the ultimate right-of-way width is 47 feet.
 - e. Dedicate to the City of Santee, a 20-foot-wide public drainage, and public flowage easement over Lot 7.
 - f. Grant to the public, a 4.5-foot-wide public utility easement behind the entire proposed sidewalk along Ella Way.
 - g. Create a separate parcel for the proposed water quality basin north of lot 1.
 - h. Dedicate private drainage easements for the biofiltration basin and the brow ditch along the west perimeter to be maintained by the HOA. (Engineering)
24. The applicant shall grant an avigation easement over the property to the County of San Diego, as owner of Gillespie Field. (Engineering)
25. The applicant shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted. (Engineering)
26. In addition, the applicant shall underground any existing overhead facilities on-site and underground any overhead facilities adjacent to the project to the satisfaction of the Director of Engineering. Adjacent facilities are defined as existing overhead facilities in the abutting half street and may include extension of the undergrounding to either side of the project to the nearest existing utility pole. (Engineering)
27. Provide certification to the Director of Engineering that sewer and water can be provided to the site and that financial arrangements have been made to

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provide said services. If private sewer or water mains are allowed to serve the project, then a building permit for these facilities will be required and they shall be maintained by a homeowner's association. (Engineering)

28. The applicant shall comply with all applicable sections of the SMC, Land Development Manual and Public Works Standards of the City of Santee. (Engineering)

SECTION 4: The applicant shall defend, indemnify, and hold harmless the City of Santee 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 Tentative Map, or any action relating to or arising out of its approval.

SECTION 5: The terms and conditions of the TM2020-1 approval shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Tentative Map and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 6: The approval of the TM2020-1 expires on April 10, 2027, at 5:00 p.m. The Final Map or Maps conforming to this conditionally approved Tentative Map shall be filed with the City Council in time so that City Council may approve the Final Map or Maps before this approval expires unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Planning and Building Director the authority to extend the expiration date of this approval pursuant to SMC Section 12.08.080 and 12.08.090, when a request for an extension is filed 90 days prior to the original expiration date.

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 April 10, 2024.

SECTION 8: The City of Santee hereby notifies the applicant that State Law (SB1535) authorizes the County Clerk to collect a documentary handling fee for the processing of CEQA documents. In order to comply with State Law, the applicant should remit to the City of Santee Planning & Building Department, within two (2) working days of the date of this approval a certified check payable to the "San Diego County Clerk" in the amount of \$ 50.00. The City of Santee shall file the Notice of Exemption with the San Diego County Clerk upon receipt of the certified check. Failure to remit the required fee in full within the time specified above will result in a delay of the start of the thirty-five (35) day statute of limitations on court challenges to the approval under CEQA.

SECTION 9: 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.

RESOLUTION NO.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 10th day of April 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CITY CLERK

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING A DEVELOPMENT REVIEW PERMIT (DR2020-2) FOR A 13-LOT
RESIDENTIAL SUBDIVISION WITH 12 SINGLE-FAMILY HOMES ON A 2.46-ACRE
PROPERTY LOCATED AT 9463 SLOPE STREET IN THE LOW-MEDIUM DENSITY
RESIDENTIAL (R-2) ZONE**

APPLICANT: NEW WEST INVESTMENT, INC.

RELATED CASE FILES: TM2020-1

WHEREAS, on February 7, 2024, New West Investment submitted a complete application for Development Review Permit (DR2020-2) and Tentative Map (TM2020-1) for a thirteen-lot subdivision and the development of twelve detached, single-family dwelling units and one bioretention basin on a 2.46-acre property located at 9463 Slope Street, (APN 384-232-03-00) in the Low-Medium Density Residential (R2) Land Use Designation and R-2 Zoning Classification; and

WHEREAS, based on the environmental assessment, the City, as lead agency under the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. has determined the project is located in an urbanized area on property less than five acres, has no habitat value, would not result in any significant effects to traffic, noise, air quality, or water quality, and can be served by all required utilities and public services; and

WHEREAS, the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning classification and regulations; and

WHEREAS, the site can be adequately served by all required utilities and public services; and

WHEREAS, the development site is located within Airport Influence Area 1 of Gillespie Field and does require review by the San Diego Airport Land Use Commission; and

WHEREAS, the proposed project is located within Airport Influence Area 1 of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). On September 7, 2021 the Federal Aviation Administration (FAA) determined that the project, as designed, presents no hazard to air navigation; and

WHEREAS, the project furthers Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price; and

WHEREAS, the subject development proposes twelve residential units to the, which aids in meeting the State-mandated Regional Housing Needs Allocation for the City of Santee as outlined in the Housing Element of the General Plan; and

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WHEREAS, two replacement units are proposed of equal or greater size to permit the demolition of two existing units; and

WHEREAS, the residential development will not result in the displacement of any persons as one unit has been vacant for over five years and the other unit's tenant provided a notice of intent to vacate on January 18, 2024, separate from the project approval; and

WHEREAS, the subject 2.46-acre site is not on the Housing Element Sites Inventory and the project proposes a net gain of ten residences for above-moderate incomes that would be added to the City's housing stock; and

WHEREAS, the Planning and Building Director scheduled TM2020-1 and DR2020-2 for public hearing on April 10, 2024; and

WHEREAS, on April 10, 2024, the City Council held a duly advertised public hearing on TM2020-1 and DR2020-2; and

WHEREAS, the City Council considered the Staff Report, the CEQA Exemption, 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: On April 10, 2024, the City Council approved filing a CEQA Exemption and determined that the project site has no value as habitat for endangered, rare, or threatened species and it will not result in significant effects to traffic, noise, air quality, or water quality. No further environmental review is required for the City to adopt this Resolution.

SECTION 2: The findings in accordance with Chapter 13.10 "Residential Districts" of the Santee Municipal Code (SMC) for a Development Review Permit (Section 13.08.080) are made as follows:

- A. That the proposed project, as conditioned, meets the purpose and design criteria prescribed in the SMC because all development standards are met, including density, lot size and dimensions, landscaping, and building setbacks. The project design is consistent with the requirements of the Fire Code, and all proposed improvements will meet the Public Works standards of the City. The project proposes 4.88 dwelling units per gross acre, which is within the allowed density range of two to five dwelling units per acre within the R-2 zone. The proposed development is compatible with the existing single-family residential development in the area and is compatible with Development Review criteria contained in Section 13.08.070 of the Municipal Code. The proposed units would be consistent with the maximum height allowed in the R-2 zone, which is 35 feet or two stories. Each house would provide a two-car garage which meets the requirements for new, detached single-family dwellings.

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- B. That the proposed development conforms to the Santee General Plan. The proposed detached residential units are permitted within the R-2 land use designation and R-2 zoning classification of the subject site and public services and facilities will be available to serve the development. The project is consistent with the Objective 5.0 of the Housing Element, which encourages a wide range of housing by location, type of unit, and price. Policy 8.1 of the Mobility Element requires incorporation of separated sidewalks to help develop a safe and convenient pedestrian system, and the project will construct sidewalks along both sides of Ella Way, the proposed public road. The project also is consistent with the Noise Element Objectives 1.0 and 2.0. The City's Noise Element in the General Plan identifies noise levels up to 65 Day-Night Average Sound Level (Ldn) as normally acceptable for single-family uses. Based upon Noise Element Figure 7-2, "Future Noise Levels", the subject site would not be exposed to noise levels exceeding 65Ldn.

SECTION 3: DR2020-2 is hereby approved subject to the following conditions:

- A. Prior to issuance of any permit, the applicant shall complete the following to the satisfaction of the applicable Department:
1. The applicant shall obtain approval of TM2020-1.
 2. Following project approval, the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project's conditions of approval, timing of design and construction, and implementation of the project conditions. The meeting shall be scheduled prior to any plan submittals. The applicant should include their project design team including the project architect, their design engineer, and their landscape architect. (Planning)
 3. All construction shall be in substantial conformance with the project plans approved on April 10, 2024 and as amended by this Decision. (All Departments)
 4. Any revisions to the Development Review Permit, such as changes to the building elevations, site design, or landscape design shall be approved by the Planning & Building Director. (Planning)
 5. The applicant shall comply with all applicable requirements of the SMC, Land Development Manual, and Public Works Standards of the City of Santee. (All Departments)
 6. The applicant shall obtain building permits, as necessary, for the proposed work in compliance with all applicable SMC sections, Uniform Building Code, California Building Code, Uniform Plumbing Code, National Electric Code, Uniform Mechanical Code, Public Works Standards of the City of Santee, and all requirements of the Fire Department. (All Departments)

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7. The project shall be compliance with the adopted California Building Standards Code at the time of building permit application and shall be subject to expirations for plan review per SMC Section 11.04.030 (Building)
 8. All building permits shall expire per the California Building Code (CBC) Section 105. (Building)
 9. Prior to issuance of grading permits, the Planning & Building Director, or designee, shall verify that all construction plans include notes stipulating the following:
 - a. Operations shall conform to the City's noise ordinance standards through the use of smaller equipment or operation time restrictions.
 - b. All equipment shall be equipped with properly maintained mufflers.
 - c. Staging areas should be placed as far as possible from sensitive receptors (ideally, staging areas would be located near the southeast corner of the site).
 - d. Place stationary equipment in locations that will have a lesser noise impact on nearby sensitive receptors.
 - e. Turn off equipment when not in use. Limit the use of enunciators or public address systems, except for emergency notifications
 - f. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured to prevent rattling and banging.
 - g. Schedule work to avoid simultaneous construction activities that both generate high noise levels.
 - h. Minimize the use of backup alarms. (Planning)
- B. Prior to issuance of a Building Permit, the applicant shall complete the following to the satisfaction of the applicable Department:
1. All dwellings must be shown to fit within the developable area of each lot and shall not project in a setback area beyond what is allowed in the SMC. (Planning)
 2. The garage for each dwelling unit shall have a minimum, unobstructed area of at least 20 feet by 20 feet in accordance with SMC Section 13.24.030(B)(1)(d). (Planning)
 3. Each garage shall install a 40-amp electrical service and minimum AC Level 2 electrical vehicle charging station in accordance with SMC Section 13.24.040(E)(1). (Planning)
 4. Submit a final landscape plan that meets the requirements of the City's

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Water Efficient Landscape Ordinance (Chapter 13.36 SMC). (Planning)

5. The project shall exceed current Title 24 of the California Code of Regulations, established by the California Energy Commission, regarding energy conservation and green building standards by 10 percent. The project applicant shall incorporate the following in the building plans:
 - a. The project shall include the installation of infrastructure necessary for electric vehicle parking at each residence.
 - b. The project shall utilize high-efficiency equipment and fixtures consistent with the 2022 Green Building Code and meeting the Title 24 energy conservation standards.
 - c. The project shall comply with the Santee Water Efficient Landscape Ordinance. The ordinance promotes water conservation and efficiency by imposing various requirements related to evapotranspiration rates, irrigation efficiency, and plant factors.
 - d. The project shall install a rainwater capture device used for outdoor landscaping purposes.
 - e. The project shall plant trees and plants to help increase the rate of carbon sequestration on-site.
 - f. The project shall reduce solid waste disposal through recycling, composting and source reduction of solid waste.
 - g. The project shall use energy-efficient clothes washers, dishwashers, fans, and refrigerators.
 - h. The project shall install high-efficiency lighting, as well as low-flow faucets, toilets, and showers.
 - i. The project shall use low volatile organic compound paints (consistent with San Diego Air Pollution Control District Rule 67.0.1).
 - j. The project shall not include wood burning stoves or fireplaces. (Planning)
6. The following shall be incorporated into the project construction plan: "Control of Construction Hours. Construction activities occurring as part of the project shall be subject to the limitations and requirements of Section 5.04.090 of the City Municipal Code which states that construction activities may occur between 7:00 a.m. and 7:00 p.m. Mondays through Saturdays. No construction activities shall be permitted outside of these hours or on Sundays and federal holidays. No construction activity will be permitted outside of these hours except in emergencies." (Planning)
7. A solar permit must be submitted and approved showing a system with a generating capacity of at least 1.5 watts of energy per square foot of building area. (Building)

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- 8. Applicant shall obtain final map approval and record the final map. Once recorded, the applicant shall within thirty days of recordation, provide one mylar copy of the recorded map to the Engineering Department together with a digital copy of the map to the City for their permanent record. The prints and mylar shall be in accordance with City standards in effect at the time of recordation. (Engineering)
- 9. Plot Plans shall be submitted to the Engineering Department and be completed and accepted prior to issuance of any building permits or start of construction of the street improvements. The plans shall be prepared at a scale of 1" = 20'. Plan format and content shall comply with Engineering Department standards. (Engineering)
- 10. Following issuance of a grading permit the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide three originals of a rough grading report, which shall include a compaction report prepared by the geotechnical engineer, and a certification by the project civil engineer that all property corners, slopes, retaining walls, drainage devices and building pads are in conformance with the approved grading plans. (Engineering)
- 11. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees are estimated to be as follows:

1.	Drainage	\$ 39,721.00	or	\$ 3,611.00 / unit
2.	Traffic	\$ 50,039.00	or	\$ 4,549.00 / unit
3.	Traffic Signal	\$ 5,170.00	or	\$ 470.00 / unit
4.	Park-in-Lieu	\$ 116,760.00	or	\$ 9,730.00 / unit
5.	Public Facilities.	\$ 96,996.00	or	\$ 8,083.00 / unit
6.	(RTCIP)* Fee	\$ 32,903.64	or	\$ 2,741.97 / unit

*Regional Transportation Congestion Improvement Program

Impact fee amounts shall be calculated in accordance with current fee ordinances in effect at the time of issuance of the building permit. Fees shall be adjusted on an annual basis in accordance with the Municipal Code.

Note: Fee Credits for the single existing single-family residences may be applied provided the applicant obtains demolition permits prior to removal. Fee Credits of the existing single-family residence will only be applied to Drainage, Traffic and Traffic Signal. No credit will be applied towards Park-in-Lieu, Public Facilities, or RTCIP Fee for existing development. (Engineering)

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12. The homes are required to be constructed with an approved automatic fire sprinkler system installed by a licensed fire sprinkler contractor. Separate plans for each structure are required to be submitted to the Fire Department for approval prior to installation. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation. (Fire)
 13. Additional hydrants may be required. The exact location of any required hydrants will be determined by the Fire Department prior to installation. Hydrants shall have two, 2 1/2" ports and one, 4" port, with a minimum fire flow of 1500 gallons per minute for 1 hour. The maximum distance from any point on the street frontage to a hydrant shall be 250', and the average spacing between hydrants shall not exceed 500' per table C105.1 of the 2013 California Fire Code. Hydrants shall be of all bronze construction, painted "fire hydrant yellow" and be installed per Padre Dam Water District requirements. All underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed and approved prior to the delivery of construction materials. (Fire)
- C. Prior to any grading or site preparation activities, the applicant shall complete the following conditions to the satisfaction of the applicable Department:
1. Prior to the start of ground-disturbing activities, the applicant shall retain a qualified archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for archaeology (U.S. Department of the Interior 2012). The applicant shall also retain a Native American monitor of Kumeyaay descent. (Planning)
 2. Prior to the start of ground-disturbing activities, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The applicant shall ensure that construction personnel attend the training and sign an attendance acknowledgement form. The applicant shall retain documentation demonstrating attendance. (Planning)
- D. During any grading, site preparation or construction activities, the applicant shall complete the following conditions to the satisfaction of the applicable Department:
1. If vegetation disturbance is scheduled to occur during the bird breeding season (between February 1 and August 31), a biologist shall perform a nesting bird survey within the proposed construction area and appropriately sized buffer no more than 72 hours prior to vegetation disturbance. If the planned vegetation disturbance does not occur within 72 hours of the

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nesting bird survey, then the area will be resurveyed. If nesting birds are found, then the qualified biologist will establish an adequate buffer zone (on a species-by-species, case-by-case basis) in which construction activities would be prohibited until the nest is no longer active. The size of the buffer zone is determined by the biologist based on the amount, intensity, and duration of construction and can be altered based on site conditions. If appropriate, as determined by the biologist, additional monitoring of the nesting birds may be conducted during construction to ensure that nesting activities are not disrupted. (Planning)

2. The qualified archaeologist, or an archaeological monitor (working under the direct supervision of the qualified archaeologist), shall observe all initial ground-disturbing activities, including but not limited to brush clearance, vegetation removal, grubbing, grading, and excavation. The qualified archaeologist, in coordination with the applicant and the City, may reduce or discontinue monitoring if it is determined by the qualified archaeologist that the possibility of encountering buried archaeological deposits is low based on observations of soil stratigraphy or other factors. Archaeological monitoring shall be conducted by an archaeologist familiar with the types of archaeological resources that could be encountered within the project site. The archaeological monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of a discovery until the qualified archaeologist has evaluated the discovery and determined appropriate treatment (as prescribed below). The archaeological monitor shall keep daily logs detailing the types of activities and soils observed, and any discoveries. After monitoring has been completed, the qualified archaeologist shall prepare a monitoring report that details the results of monitoring. The report shall be submitted to the City and any Native American groups who request a copy. A copy of the final report shall be filed at the South Coastal Information Center (SCIC). (Planning)
3. The Native American monitor shall be present for any pre-construction meeting and for all ground-disturbing activities associated with the project. Should any cultural or tribal cultural resources be discovered, no further grading shall occur in the area of the discovery until the Planning & Building Director or designee, with concurrence from the Native American monitor, are satisfied that treatment of the resource has occurred. In the event that a unique archaeological resource or tribal cultural resource is discovered, and in accordance with Public Resources Code Section 21083.2(b)(1), (2), and (4), the resource shall be moved and buried in an open space area identified by the Native American monitor, which will not be subject to further grading activity, erosion, flooding, or any other ground disturbance that has the potential to expose the resource. No identification of the resource shall be made; however, the applicant shall plot the new location of the resource on a map showing latitudinal and longitudinal coordinates and provide that map to the Native American Heritage Commission (NAHC) for inclusion in

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the Sacred Lands File. Disposition of the resources shall be at the discretion of the City of Santee, but in accordance with the foregoing. (Planning)

4. In the event of the unanticipated discovery of archaeological materials, all work shall immediately cease in the area (within 100 feet) of the discovery until it can be evaluated by the qualified archaeologist in consultation with the Native American monitor. Construction shall not resume until the qualified archaeologist has conferred with the applicant and the City on the significance of the resource. (Planning)
5. If it is determined that the discovered archaeological resource constitutes a historical resource or a unique archaeological resource, avoidance and preservation in place is preferred. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible option available, a Cultural Resources Treatment Plan shall be prepared and implemented by the qualified archaeologist in consultation with the applicant and the City that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource. The qualified archaeologist and the City shall consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resources, beyond those which are scientifically important, are considered. (Planning)
6. If human remains are encountered, all work shall halt in the vicinity (within 100 feet) of the discovery and the San Diego County Coroner will be contacted in accordance with Public Resources Code (PRC) Section 5097.98 and Health and Safety Code Section 7050.5. The applicant and the City will also be notified. If the County Coroner determines that the remains are Native American, the NAHC will be notified in accordance with Health and Safety Code Section 7050.5, subdivision (c), and PRC Section 5097.98 (as amended by Assembly Bill 2641). The NAHC will designate a Most Likely Descendant (MLD) for the remains per PRC Section 5097.98. The MLD shall complete the inspection of the site within 48 hours of being granted access and shall provide recommendations for the treatment of the remains. Until the landowner has conferred with the MLD, the applicant will ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity, is adequately protected according to generally accepted cultural or archaeological standards or practices. (Planning)
7. The construction contractor shall use a minimum of Tier 2 construction equipment with a Level 3 diesel particulate filter or equivalent for equipment over 50 horsepower. (Planning)

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8. During all grading and site preparation activities, the on-site construction superintendent shall ensure implementation of standard best management practices to reduce the emissions of fugitive dust, including, but not limited to, the following actions:
 - a. Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.
 - b. Operate all vehicles on the construction site at speeds of less than 15 miles per hour.
 - c. Cover all stockpiles that will not be utilized within 3 days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a nontoxic chemical stabilizer.
 - d. Fugitive dust should be suppressed to the greatest extent possible with the use of water trucks during site grading. (Planning)
9. During all grading and site preparation activities, the on-site construction superintendent shall ensure implementation of applicable California Department of Resources Recycling and Recovery (CalRecycle) Sustainable (Green) Building Program Measures, as follows:
 - a. Recycle/reuse at least 65 percent of construction materials (including, but not limited to, soil, mulch, vegetation, concrete, lumber, metal, and cardboard).
 - b. Use “green building materials” (e.g., those materials that are rapidly renewable or resource efficient, and recycled and manufactured in an environmentally friendly way) for at least 10 percent of the project, as specified on the CalRecycle website. (Planning)
10. All residential units located within 300 feet of the construction site shall be sent a notice regarding the construction schedule. In addition, if work involving ≥ 85 dBALMAX noise rating equipment is anticipated to occur with more than 10 consecutive workdays, a notice will be provided to all property owners and residents within 300 feet of the site no later than 10 days before the start of said work. A sign legible at a distance of 50 feet shall also be posted at the construction site. All notices and the signs shall indicate the dates and durations of construction activities, as well as provide a telephone number for the “noise disturbance coordinator.” (Planning)
11. A noise disturbance coordinator shall be established. The noise disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler) and

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shall be required to implement reasonable measures to reduce noise levels.
(Planning)

12. All vehicles, equipment, tools, and supplies shall stay within the limits of the project area. (Planning)
 13. BMP features (e.g., silt fencing, straw wattles, and gravel bags) shall be installed where necessary to prevent off-site sedimentation. (Planning)
 14. The Construction Contractor shall ensure that construction of the project complies with the recommendations identified in the project specific geotechnical investigation. Recommendations related to general construction, seismic considerations, earthwork, foundations, building floor slabs, lateral earth pressures, corrosivity, drainage, storm infiltrations, exterior concrete and masonry flatwork and paved areas shall be adhered to during all project design and construction. (Engineering)
- E. Prior to occupancy, the applicant shall complete the following conditions to the satisfaction of the applicable Department:
1. The project shall comply with SMC Chapters 9.02 and 9.04 that pertain to solid waste management and demolition and construction debris recycling. (Planning)
 2. In conformance with San Diego Air Pollution Control District's (SDAPCD) Rule 67.0.1, Architectural Coatings, the project shall use low volatile organic compound paints. (Planning)
 3. Any planting stock to be brought onto the project site for landscaping shall be first inspected to ensure that is free of pest species that could invade natural areas, including but not limited to, Argentine ants (*Linepithema humile*), non-native fire ants (e.g. *Solenopsis invicta*), and other insect pests. (Planning)
 4. A bond, equal to the cost of full landscape installation, shall be required and shall not be released for a minimum of one year until said landscaping is demonstrated to be fully viable. (Planning)
 5. At the time of request for transfer the applicant consents to participate in an election process to ensure the timely annexation of the property to the District. The applicant, while majority property owner, shall vote affirmatively on the question of the property's annexation to the District and subsequent property assessment. (Engineering)
 6. Complete construction of all improvements shown on the approved plans to the satisfaction of the Director of Engineering. (Engineering)

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7. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers. (Engineering)
8. Address numbers shall be placed near the front door of each unit visible from the street. Numbers shall be block style, 4" in height minimum, black in color (or other approved color), in contrast with their background. (Fire)

SECTION 4: The applicant shall defend, indemnify, and hold harmless the City of Santee 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 5: The terms and conditions of DR2020-2 shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to DR2020-2 and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies, and districts.

SECTION 6: DR2020-2 expires on April 10, 2027 at 5:00 p.m. unless prior to that date a Final Map has been recorded pursuant to TM2020-1, or unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Planning and Building Director the authority to extend the expiration date of this approval pursuant to SMC Section 13.04.090.B, when a request for an extension is filed 60 days prior to the original expiration date.

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 April 10, 2024.

SECTION 8:

The City of Santee hereby notifies the applicant that State Law (SB1535) authorizes the County Clerk to collect a documentary handling fee for the processing of CEQA documents. In order to comply with State Law, the applicant should remit to the City of Santee Planning & Building Department, within two (2) working days of the date of this approval a certified check payable to the "San Diego County Clerk" in the amount of \$ 50.00. The City of Santee shall file the Notice of Exemption with the San Diego County Clerk upon receipt of the certified check. Failure to remit the required fee in full within the time specified above will result in a delay of the start of the thirty-five (35) day statute of limitations on court challenges to the approval under CEQA.

Section 9: 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 Development Review Permit or any violation of the Municipal Code that includes the City's Storm Water Ordinance, the City has the right to

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issue administrative citations containing an assessment of civil fines for each violation and collect administrative fines for violations.

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 10th day of April 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

MEETING DATE April 10, 2024

ITEM TITLE PUBLIC HEARING ON AND RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ADOPTING THE *TRANSNET* LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2025 THROUGH 2029, AMENDING THE CAPITAL IMPROVEMENT PROGRAM BUDGET AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DIRECTOR/DEPARTMENT Carl Schmitz, Engineering *SM FOR:*

SUMMARY

The SANDAG Board of Directors adopted the 2023 Regional Transportation Improvement Plan (RTIP) on September 23, 2022 that covers five fiscal years (FY 2023 through 2027). The biennial update to the RTIP; a multi-year program of proposed major transportation projects, including the *TransNet* Program of Projects (POP) covering the five-year period from Fiscal Year 2025 through Fiscal Year 2029 is scheduled for SANDAG Board adoption on September 27, 2024. Pursuant to the *TransNet* Ordinance, agencies are required to submit projects that cover the next five fiscal years.

The attached Resolution requests City Council approve the list of projects including the following *TransNet* Local Street Improvement Program (LSI) projects:

- Pavement Repair and Rehabilitation (SNT04)
- Pavement Roadway Maintenance (SNT22)
- Regional Arterial Management System (SNT20)

On February 14, 2024 City Staff was notified by SANDAG that the revenue forecasts for FY 2025 *Transnet* funding increased, however, FY 2026 to 2028 revenue estimates have slightly decreased. The City is required to adopt and amend the Local Street Improvements (LSI) program to reflect the changed revenue estimates. Staff has updated the POP for the 2025 RTIP to reflect the updated revenue forecast for *TransNet* LSI through fiscal year 2029 as provided by SANDAG and to align the RTIP with the City's Capital Improvement Program.

Under the *TransNet* Extension Ordinance each jurisdiction must hold a public hearing when adopting projects or budgets using *TransNet* LSI funding that have regional significance consistent with the long-range regional transportation plan. Exhibit A - Table 1, of the Resolution reflects the funding changes through FY 2029. Street recommendations within the Pavement Repair and Rehabilitation (SNT04) and Pavement Roadway Maintenance (SNT22) projects remain consistent with the current Pavement Management report.

ENVIRONMENTAL REVIEW

The proposed funding changes are not a “project” as defined by the California Environmental Quality Act (“CEQA”) because it involves the creation of a government funding mechanism or fiscal activity of government and does not commit the City to a specific project. Further, the proposed funding changes do not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment (State CEQA Guidelines § 15378). Compliance with the CEQA for individual projects would be required prior to construction authorization.

FINANCIAL STATEMENT *MS*

Estimated available *TransNet* funding for the recommended (LSI) projects over the next five (5) years is as follows:

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
<i>TransNet</i> LSI	\$1,251,000	\$1,270,000	\$1,287,000	\$1,336,000	\$1,379,000

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

1. Conduct the public hearing; and
2. Adopt the resolution adopting the *TransNet* Local Street Improvement Program of Projects for Fiscal Years 2025 through 2029 and amending the adopted Capital Improvement Program budget.

ATTACHMENTS

Resolution with Attachment Exhibit A – Table 1

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
ADOPTING THE *TRANSNET* LOCAL STREET IMPROVEMENT PROGRAM OF
PROJECTS FOR FISCAL YEARS 2025 THROUGH 2029 AND FINDING THE ACTION
IS NOT A PROJECT SUBJECT TO THE CALIFORNIA QUALITY ACT (“CEQA”)**

WHEREAS, on November 4, 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (*TransNet* Extension Ordinance), which has been amended from time to time in accordance with the applicable amendment requirements; and

WHEREAS, the *TransNet* Extension Ordinance provides that SANDAG, acting as the Regional Transportation Commission, shall approve on a biennial basis a multi-year program of projects submitted by local jurisdictions identifying those transportation projects eligible to use transportation sales tax (*TransNet*) funds; and

WHEREAS, the City of Santee was provided with an estimate of annual *TransNet* local street improvement revenues for fiscal years 2025 through 2029; and

WHEREAS, the City of Santee has held a noticed public hearing with an agenda item that clearly identified the proposed list of projects prior to approval of the projects by its authorized legislative body in accordance with Section 5(A) of the *TransNet* Extension Ordinance and Rule 7 of SANDAG Board Policy No. 31;

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

SECTION 1. That pursuant to Section 2(C)(1) of the *TransNet* Extension Ordinance, the City of Santee certifies that no more than 30 percent of its cumulative revenues shall be spent on local street and road maintenance-related projects, or that its expenditures are consistent with the most recent *TransNet* Extension Ordinance requirements adopted by SANDAG.

SECTION 2. That pursuant to Section 4(E)(3) of the *TransNet* Extension Ordinance, the City of Santee certifies that all new projects, or major reconstruction projects, funded by *TransNet* revenues shall accommodate travel by pedestrians and bicyclists, and that any exception to this requirement permitted under the Ordinance and proposed shall be clearly noticed as part of the City of Santee’s public hearing process.

SECTION 3. That pursuant to Section 8 of the *TransNet* Extension Ordinance, the City of Santee certifies that the required minimum annual level of local discretionary funds to be expended for street and road purposes will be met throughout the 5-year period consistent with the most recent Maintenance of Effort Requirements adopted by SANDAG.

SECTION 4. That pursuant to Section 9A of the *TransNet* Extension Ordinance, the City of Santee certifies that it will exact \$2,875.06 plus all applicable annual increases, from the private sector for each newly constructed residential housing unit in that

jurisdiction (unless exempted under the *TransNet* Extension Ordinance,) and shall contribute such exactions to the Regional Transportation Congestion Improvement Program (RTCIP).

SECTION 5. That pursuant to Section 13 of the *TransNet* Extension Ordinance, the City of Santee certifies that it has established a separate Transportation Improvement Account for *TransNet* revenues with interest earned expended only for those purposes for which the funds were allocated.

SECTION 6. That pursuant to Section 18 of the *TransNet* Extension Ordinance, the City of Santee certifies that each project of \$250,000 or more will be clearly designated during construction with *TransNet* project funding identification signs.

SECTION 7. That the City of Santee does hereby certify that all other applicable provisions of the *TransNet* Extension Ordinance and SANDAG Board Policy No. 31 have been met.

BE IT FURTHER RESOLVED that the City of Santee agrees to indemnify, hold harmless, and defend SANDAG, the San Diego County Regional Transportation Commission, and all officers and employees thereof against all causes of action or claims related to City of Santee's *TransNet* funded projects.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 10th day of April 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Attachment: Exhibit A – Table 1

EXHIBIT A - Table 1
2025 Regional Transportation Improvement Program
San Diego Region (in \$000s)

Santee, City of

MPO ID: SNT04		ADOPTION: 25-00									
Project Title:	Pavement Repair and Rehabilitation								<i>TransNet - LSI: CR</i>		
Project Description:	Multiple locations as recommended by Pavement Management Analysis report and as provided on attached street lists. - Reconstruction and rehabilitation in the form of removal and replacement of existing pavement sections 2 inches minimum, 1.5 inch minimum overlay, pedestrian ramps, sidewalk improvements, and drainage improvements as part of the rehabilitation improvements.										
Change Notes:	Capacity Status: NCI Exempt Category: Safety - Pavement resurfacing and/or rehabilitation										
Est Total Cost: \$39,875											
	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
<i>TransNet - Bond</i>	\$9,855	\$9,856							\$343		\$9,512
<i>TransNet - L</i>	\$7,729	\$7,729									\$7,729
<i>TransNet - LSI</i>	\$7,046	\$2,508	\$871	\$884	\$896	\$930	\$956		\$679		\$6,367
<i>TransNet - LSI (Cash)</i>	\$1	\$1									\$1
<i>TransNet - LSI Carry Over</i>	\$4,457	\$4,457							\$219		\$4,238
Local Funds	\$10,787	\$5,842	\$949	\$1,899	\$699	\$699	\$699		\$15		\$10,772
TOTAL	\$39,875	\$30,393	\$1,820	\$2,783	\$1,595	\$1,629	\$1,655		\$1,256		\$38,619

MPO ID: SNT20		ADOPTION: 25-00									
Project Title:	Regional Arterial Management System								<i>TransNet - LSI: CR</i>		
Project Description:	This will be implemented on all citywide traffic signals through the RAMS program - The project gives the ability to coordinate signal plan development across jurisdictional boundaries with a common time source and a common platform to build an integrated corridor management system; this will include software maintenance, hardware maintenance, and communication infrastructure through the Regional Arterial Management System (RAMS). <i>TransNet - LSI</i> RAMS of \$7 is programmed through FY 2022										
Change Notes:	Capacity Status: NCI Exempt Category: Other - Intersection signalization projects										
Est Total Cost: \$104											
	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
<i>TransNet - LSI</i>	\$104	\$81	\$7	\$7	\$7				\$104		
TOTAL	\$104	\$81	\$7	\$7	\$7				\$104		

* Pending final SANDAG approval

EXHIBIT A - Table 1
2025 Regional Transportation Improvement Program
San Diego Region (in \$000s)

Santee, City of

MPO ID: SNT22		ADOPTION: 25-00									
Project Title:	Pavement Roadway Maintenance									TransNet - LSI: Maint	
Project Description:	Various locations as recommended in Santee's Pavement Management Analysis Report and provided on the project street list. - Maintenance repair in the form of crack filling, grind and patch failed areas followed by Cape seal or Slurry seal of the street.										
Change Notes:											
Capacity Status: NCI		Exempt Category: Safety - Pavement resurfacing and/or rehabilitation									
Est Total Cost: \$14,130											
	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
TransNet - LSI	\$5,145	\$3,201	\$373	\$379	\$384	\$399	\$410		\$436		\$4,709
TransNet - LSI Carry Over	\$1,802	\$1,802							\$78		\$1,724
Local Funds	\$7,183	\$3,438	\$949	\$699	\$699	\$699	\$699		\$9		\$7,174
TOTAL	\$14,130	\$8,441	\$1,322	\$1,078	\$1,083	\$1,098	\$1,109		\$523		\$13,607

MPO ID: SNT23		ADOPTION: 25-00									
Project Title:	Traffic Signal and Communication Upgrade; CIP 2013-54									RAS (T2-11)	
Project Description:	Magnolia Avenue, Mission Gorge Road, Cuyamaca Street, Mast Boulevard, and Town Center Parkway - Citywide improvements to existing traffic signals, communication systems, video detection cameras and other improvements pursuant to the recommendations of the City's Transportation Improvement Master Plan; includes upgrading the existing obsolete signal traffic controllers and installation of traffic signal inter-connection cabling in order to conform to the San Diego Regional Standards thereby improving signal operations.										
Change Notes:											
Capacity Status: NCI		Exempt Category: Other - Traffic signal synchronization projects									
Est Total Cost: \$8,486											
	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
Local Funds	\$4,842	\$3,010	\$1,831						\$125		\$4,717
Local RTCIP	\$3,644	\$2,476	\$18	\$550	\$600				\$595		\$3,049
TOTAL	\$8,486	\$5,486	\$1,849	\$550	\$600				\$720		\$7,766

MPO ID: SNT30		ADOPTION: 25-00									
Project Title:	Smart Traffic Signals									RAS (T2-11)	
Project Description:	All signalized major arterial roadways in the City of Santee including Mission Gorge Road - Install smart traffic signals on major arterial roadways in the City of Santee.										
Change Notes:											
Capacity Status: NCI		Exempt Category: Other - Traffic signal synchronization projects									
Est Total Cost: \$1,564											
	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
Local RTCIP	\$1,564		\$614			\$950			\$50		\$1,514
TOTAL	\$1,564		\$614			\$950			\$50		\$1,514

* Pending final SANDAG approval

EXHIBIT A - Table 1
2025 Regional Transportation Improvement Program
San Diego Region (in \$000s)

Santee, City of

MPO ID: SNT31			ADOPTION: 25-00								
Project Title:	Santee Town Center Specific Plan (part of Lump Sum V10)										
Project Description:	The project area is identified as the Santee Town Center Smart Growth Area (ST-1) in the Smart Growth Concept Map, within the Santee Town Center Specific Plan Area - The proposed project involves updating the goals, policies, and objectives of the General Plan, the Town Center Specific Plan, and the Arts and Entertainment District Overlay to promote and encourage new development including commercial, housing, and mixed-use development. In addition, the project involves expanding the geographic boundary of the Art and Entertainment District Overlay and amending the land use matrix to allow entertainment-oriented uses to provide unique local experiences, attract tourism, and promote economic revitalization. The project area positioning along the San Diego River and the Trolley Station increases the potential to create a focal point that provides a mixed-use activity center with residential, commercial, open space, and entertainment oriented uses. This grant would provide additional resources by supplementing the planning effort to update the 1986 Town Center Specific Plan which will encourage new investment and housing in the City of Santee.										
Change Notes:	Capacity Status: NCI Exempt Category: Other - Engineering studies										
Est Total Cost: \$800											
	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
<i>TransNet</i> - SGIP	\$400	\$400							\$400		
Local Funds	\$400	\$350	\$50						\$400		
TOTAL	\$800	\$750	\$50						\$800		

MPO ID: SNT32			ADOPTION: 25-00								
Project Title:	Cuyamaca Street Right Turn Lanes at Mission Gorge Road										
Project Description:	Intersection at Cuyamaca Street and Mission Gorge Road - Acquire right-of-way and widen northbound Cuyamaca Street to provide a dedicated right turn lane onto Mission Gorge Road traveling east bound. Project will install ADA compliant pedestrian ramps at all 4 corners of the Cuyamaca Street/Mission Gorge Road intersection to improve pedestrian crossings.										
Change Notes:	Capacity Status: NCI Exempt Category: All Projects - Changes in vertical and horizontal alignment										
Est Total Cost: \$1,255											
	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
Local Funds	\$135	\$45	\$90						\$90		\$45
Local RTCIP	\$1,120		\$1,120								\$1,120
TOTAL	\$1,255	\$45	\$1,210						\$90		\$1,165

* Pending final SANDAG approval

EXHIBIT A - Table 1
2025 Regional Transportation Improvement Program
San Diego Region (in \$000s)

Santee, City of

MPO ID: SNT34		ADOPTION: 25-00									
Project Title:	Broadband Infrastructure Improvements										
Project Description:	Mission Gorge Road - This project will provide the infrastructure needed for the final step in the City's disaster recover plan, which is the implementation of a redundant, off-site location to continue operations should City Hall become unusable. In addition fiber optic communication cables will be installed to connect existing traffic signals on Mast Boulevard, Magnolia Avenue and Mission Gorge Road. The project will provide a secured, wired fiber optic connection from City Hall to the City's Public Works Operations Center with the required bandwidth needed to operate an offsite "satellite City Hall" to serve the community and provide connections to Fire Station No. 4, Fire Station No. 5 and the future Community Center.										
Change Notes:	Capacity Status: NCI Exempt Category: Safety - Non signalization traffic control and operating										
Est Total Cost: \$1,232											
	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
Local Funds	\$1,069	\$60	\$1,009						\$60		\$1,009
Local RTCIP	\$163		\$163								\$163
TOTAL	\$1,232	\$60	\$1,172						\$60		\$1,172

* Pending final SANDAG approval

EXHIBIT A - Table 1
2025 Regional Transportation Improvement Program
San Diego Region (in \$000s)

RTIP Fund Types

Local Funding	
Local Funds AC	Local Funds - Advanced Construction; mechanism to advance local funds to be reimbursed at a later fiscal year with federal/state funds
RTCIP	Regional Transportation Congestion Improvement Program
<i>TransNet-L</i>	Prop. A Local Transportation Sales Tax - Local Streets & Roads
<i>TransNet-LSI</i>	Prop. A Extension Local Transportation Sales Tax - Local System Improvements
<i>TransNet-LSI Carry Over</i>	TransNet - LSI funds previously programmed but not requested/paid in year of allocation
<i>TransNet-LSI (Cash)</i>	TransNet - LSI funds which agencies have received payment, but have not spent
<i>TransNet-SGIP</i>	Prop. A Extension Local Transportation Sales Tax - Regional Smart Growth Incentive Program

MEETING DATE April 10, 2024

ITEM TITLE RESOLUTION APPROVING THE EXTENSION OF THE ADDITIONAL 12-HOURS BLS AMBULANCE TRIAL THROUGH THE END OF FISCAL YEAR 23/24 UTILIZING PART-TIME EMERGENCY MEDICAL TECHNICIANS, AND APPROVING THE APPROPRIATION OF \$13,000 FROM THE EMERGENCY MEDICAL SERVICES UNRESTRICTED FUND BALANCE TO THE EMERGENCY MEDICAL SERVICES DIVISION OF THE CITY OF SANTEE FIRE DEPARTMENT'S FY 2023-24 OPERATING BUDGET

DIRECTOR/DEPARTMENT Justin Matsushita, Fire Chief 

SUMMARY

On January 1, 2023, the Santee-Lakeside Emergency Medical Services Authority (SLEMSA) assumed operational and administrative control of prehospital ambulance delivery services in place of the now-dissolved County Service Area 69 (CSA 69). Throughout 2023, service changes were made to better serve the citizens residing in the SLEMSA service area. These changes included the hiring of a full-time Nurse Coordinator in March, the addition of a 12-hour Basic Life Support (BLS) transport ambulance staffed by the Lakeside Fire Protection District (LFPD) in May, and the addition of a 12-hour BLS transport ambulance staffed by the Santee Fire Department (SFD) in June. Additionally, the medical aid response plans for the SLEMSA service area were modified in August to dispatch a SLEMSA BLS ambulance when available in place of an Advanced Life Support (ALS) ambulance for Alpha and Omega level calls.

On January 10, 2024, the Santee City Council authorized the funding to implement an additional 12-hour BLS transport ambulance for a (4) four-month trial, and the funding to hire an additional four (4) part-time Emergency Medical Technicians (EMTs). The total cost for the trial period would be shared between SFD and LFPD. Although the trial is still ongoing, and the final overall impact is still to be determined, the additional BLS transport ambulance has resulted in operational improvements and enhanced service levels for the SLEMSA.

Staff is seeking funding authorization to continue the operation of the additional 12-hour BLS ambulance trial through the end of fiscal year 2023-24. The personnel cost to staff this additional 12-hour BLS ambulance from May 16, 2024, through June 30, 2024, will be split evenly between SFD and the LFPD. The City of Santee's share of the total cost for this is \$13,000.00. All funding for this trial program will be funded through SLEMSA budget accounts.

Based upon the positive improvements to fire department operations, and enhanced service throughout the SLEMSA, SFD and LFPD will be jointly seeking the continuation of the funding for this additional unit in the next fiscal year. SFD and LFPD have agreed to continue with the current staffing model for the additional BLS transport ambulance, which includes the use of part-time EMTs provided by both agencies. Appropriation requests beyond June 30, 2024, will be presented in the upcoming FY 24/25 budget.

ENVIRONMENTAL REVIEW

The continuation of the 12-hour BLS transport ambulance trial is not a “project” under the California Environmental Quality Act (CEQA), as it involves an administrative activity of government as well as the establishment of a fiscal activity that will not result in a significant effect on the environment. (State CEQA Guidelines § 15378).

FINANCIAL STATEMENT *HS*

Funding in the amount of \$13,000.00 will be appropriated to the Emergency Medical Services Division of the City of Santee Fire Department’s FY 2023-24 Operating Budget from the Emergency Medical Services Unrestricted Fund Balance.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MDSB*

Adopt the Resolution approving of the following items and finding that the action is not a project subject to CEQA:

- Extend the trial of the additional 12-hour BLS ambulance through the end of FY 2023-24; and
- Approve the appropriation of \$13,000.00 to the Emergency Medical Services Division of the City of Santee Fire Department’s FY 2023-24 Operating Budget from the Emergency Medical Services Fund reserves.

ATTACHMENT(S)

- EMT 12-Hour Trial Program Extension Resolution

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, APPROVING THE EXTENSION OF THE ADDITIONAL 12-HOUR BLS AMBULANCE TRIAL THROUGH THE END OF FISCAL YEAR 2023-24 UTILIZING PART-TIME EMERGENCY MEDICAL TECHNICIANS, AND APPROVING THE APPROPRIATION OF \$13,000 FROM THE EMERGENCY MEDICAL SERVICES FUND RESERVE TO THE EMERGENCY MEDICAL SERVICES DIVISION OF THE CITY OF SANTEE FIRE DEPARTMENT'S FY 2023-24 OPERATING BUDGET

WHEREAS, on January 1, 2023, the Santee-Lakeside Emergency Medical Services Authority (SLEMSA) assumed operational and administrative control of prehospital ambulance delivery services in place of the now-dissolved County Service Area 69 (CSA 69); and

WHEREAS, throughout 2023, service changes were made to better serve the citizens residing within the SLEMSA service area. Changes included the addition of a 12-hour Basic Life Support (BLS) transport ambulance staffed by the Lakeside Fire Protection District (LFPD) in May 2023, and the addition of a 12-hour BLS transport ambulance staffed by the Santee Fire Department (SFD) in June 2023. The medical aid response plans for SLEMSA service area were modified in August 2023 to dispatch a SLEMSA BLS ambulance when available in place of an Advanced Life Support (ALS) ambulance for Alpha and Omega level calls; and

WHEREAS, the service changes were implemented to reduce the Unit Hour Utilization (UHU) of the (4) four existing SLEMSA Advanced Life Support (ALS) ambulances and reduced the reliance on outside mutual aid ambulances to transport patients from within the SLEMSA service area, however the UHU for Medic 4 (M4) remains at a cautionary level per the Community Risk and Long-Range Master Plan report that was presented to the Santee City Council on March 22, 2023; and

WHEREAS, a (4) four-month implementation of an additional 12-hour BLS transport unit for the SLEMSA service area in conjunction with the LFPD was approved to monitor the UHU of all SLEMSA ambulances, the reliance on mutual aid ambulances into the SLEMSA service area, and the response time compliance for ambulances dispatched to medical aid calls to determine the most effective staffing model; and

WHEREAS, Santee is operating an additional 12-hour BLS transport ambulance trial from January 15, 2024, through May 15, 2024, staffed by part-time Emergency Medical Technicians (EMTs); and

WHEREAS, the initial two months of the trial have demonstrated the need for the additional 12-hour BLS ambulance; and

WHEREAS, Staff is seeking authorization to continue the additional 12-hour BLS ambulance trial through the end of the fiscal year 23/24; and

WHEREAS, the personnel cost to Staff this 12-hour BLS ambulance will be split evenly with the LFPD, and the City of Santee's share of the staffing cost for the trial extension through the end of the fiscal year 23/24 is \$13,000. All funding for this trial program will be funded through SLEMSA budget accounts.

RESOLUTION NO. _____

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

1. Approves the continuation of the additional 12-hour BLS ambulance trial from May 16, 2024, through June 30, 2024; and

2. Authorizes the appropriation of \$13,000 from the Emergency Medical Services Fund reserves to the Emergency Medical Services Division of the City of Santee Fire Department's FY 2023-24 Operating Budget.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 10th day of April 2024, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK