

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

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



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

CITY COUNCIL

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

**\*\*\*\*GOVERNOR'S EXECUTIVE ORDER N-29-20\*\*\*\***  
**\*\*RE CORONAVIRUS COVID-19\*\***

**THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT.**

**IN AN EFFORT TO PROTECT PUBLIC HEALTH AND PREVENT THE SPREAD OF COVID-19, THE CITY COUNCIL MEETING ON WEDNESDAY, APRIL 22, 2020, WILL BE CONDUCTED VIA WEBINAR AND TELEPHONICALLY.**

**TO WATCH THE MEETING VIA WEBINAR PLEASE CLICK ON THIS LINK:**  
<https://attendee.gotowebinar.com/register/3864912420784231182>

**TO LISTEN TO THE CITY COUNCIL MEETING TELEPHONICALLY PLEASE CALL:**  
**(619) 678-0714**

**NOTE: A PIN NUMBER WILL BE REQUIRED, PLEASE ENTER 690-558-400#.**

**MEMBERS OF THE PUBLIC WHO WISH TO COMMENT ON MATTERS ON THE CITY COUNCIL AGENDA OR DURING NON-AGENDA PUBLIC COMMENT MAY SUBMIT COMMENTS TO THE CITY CLERK AT [CITYCLERK@CITYOFSANTEECA.GOV](mailto:CITYCLERK@CITYOFSANTEECA.GOV) ON OR BEFORE 5:00 P.M. ON WEDNESDAY, APRIL 22, 2020. PUBLIC COMMENT WILL BE LIMITED TO 300 WORDS AND YOUR COMMENTS WILL BE ENTERED INTO THE OFFICIAL COUNCIL MEETING RECORD. IN THE EVENT THAT THERE ARE TECHNICAL DIFFICULTIES, PLEASE REFER TO THE CITY'S COVID-19 WEBPAGE (<http://cityofsanteeca.gov/our-city/public-notice>) FOR UPDATES BOTH BEFORE AND DURING THE COUNCIL MEETING.**

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**Wednesday April 22, 2020  
6:30 PM**

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

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**Regular City Council Meeting – 6:30 p.m.**

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

**LEGISLATIVE INVOCATION:** World Mission Society Church of God – Manuel Espino Jr.

**PLEDGE OF ALLEGIANCE****CONSENT CALENDAR:**

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

- (1) **Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the April 08, 2020, Regular Meeting. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as presented. (Finance – McDermott)**
- (4) **Approval of the expenditure of \$113,366.21 for March 2020 Legal Services and Related Costs. (Finance – McDermott)**
- (5) **Adoption of a Resolution authorizing the submittal of a grant application to the Federal BUILD (Better Utilizing Investments to Leverage Development) Grant Program for State Route 52 (SR 52) Improvements. (Development Services – Kush)**
- (6) **Adoption of a Resolution initiating proceedings and ordering the preparation of an Engineer's Report for the Fiscal Year 2020-21 Santee Landscape Maintenance District Annual Levy of Assessments. (Finance – McDermott)**
- (7) **Adoption of a Resolution initiating proceedings and ordering the preparation of an Engineer's Report for the Fiscal Year 2020-21 Town Center Landscape Maintenance District Annual Levy of Assessments. (Finance – McDermott)**
- (8) **Adoption of a Resolution initiating proceedings and ordering the preparation of an Engineer's Report for the Fiscal Year 2020-21 Santee Roadway Lighting District Annual Levy of Assessments. (Finance – McDermott)**

- (9) Adoption of a Resolution authorizing application for, and receipt of, a Local Early Action Planning Grant (LEAP) application for Local Government Planning Support Grant Program Funds. (Development Services – Kush)
- (10) Adoption of a Resolution approving the final map for a 128-unit residential condominium subdivision project (TM 2018-1) and authorizing the City Manager to execute the associated Subdivision Improvement Agreement. Location: North of Town Center Parkway and west of Riverview Parkway in the Town Center Specific Plan Area. Applicant: William Lyon Homes, Inc. (Development Services – Kush)
- (11) Direct staff to conduct the biennial review of the Conflict of Interest Code and report back to Council prior to October 1, 2020. (City Clerk – Ortiz)

**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:**

- (12) Public Hearing to review the Draft 2020-2024 Consolidated Plan and Program Year (PY) 2020 Annual Action Plan, and authorize the City Manager to submit the Grant application to the U.S. Department of Housing and Urban Development for PY 2020 Community Development Block Grant funds. (Development Services – Kush)

Recommendation:

1. Conduct and close the Public Hearing; and
2. Approve the 2020-2024 Consolidated Plan and the PY 2020 Annual Action Plan; and
3. Authorize the City Manager to submit the CDBG Grant application to HUD.

- (13) **Public Hearing to introduce an Ordinance adding Chapter 11.50 to Title 11 of the Municipal Code implementing the requirements of AB 1236 to streamline processing of permit applications for electric vehicle charging stations, and determining the Ordinance is not subject to environmental review under the California Environmental Quality Act. (Development Services – Kush)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Find that the Ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Sections 15060, 15303 and 15311; and
3. Introduce the Ordinance for first reading and schedule the Ordinance for a second reading on May 13, 2020; and
4. Authorize staff to file a Notice of Exemption in accordance with CEQA after the second reading.

- (14) **Public Hearing to amend the Consolidated Fee Schedule to add disc golf fees at Mast Park and to update and add certain fire inspection fees. (Finance – McDermott)**

Recommendation:

Conduct and close the Public Hearing; and adopt the Resolution amending the Consolidated Fee Schedule.

**NEW BUSINESS:**

- (15) **Resolution adopting a list of projects funded by Senate Bill 1, the Road Repair and Accountability Act of 2017, for Fiscal Year 2020-21. (Development Services – Kush)**

Recommendation:

Adopt the Resolution for submitting the project list to meet Senate Bill 1 reporting requirements.

- (16) **Resolution approving application of the terms of the Side Letter to unrepresented Battalion Chiefs and approving Limited Pandemic Leave (LPL). (Human Resources – Hardy)**

Recommendation:

Adopt the Resolution.

**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:**

- (17) **CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION**  
(Government Code section 54956.9(d)(2))  
Name of Parties: Lennar and Sky Ranch Homeowners Associations

**ADJOURNMENT:**



Apr 02	SPARC	<b>Cancelled</b>	Civic Center Building 8A
Apr 08	Council Meeting		Council Chamber
Apr 13	Community Oriented Policing Committee	<b>Cancelled</b>	Council Chamber
Apr 22	Council Meeting		Council Chamber
May 07	SPARC		Civic Center Building 8A
May 11	Community Oriented Policing Committee		Council Chamber
May 13	Council Meeting		Council Chamber
May 27	Council Meeting		Council Chamber

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

**For your convenience, a complete Agenda Packet is available for public review at City Hall and on the City's website at [www.CityofSanteeCA.gov](http://www.CityofSanteeCA.gov).**

*The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 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.*

State of California    } County of San Diego    } ss. City of Santee            }	<h3>AFFIDAVIT OF POSTING AGENDA</h3>
I, <u>Annette Ortiz, City Clerk</u> of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with the Brown Act and Santee Resolution 61-2003 on <u>April 17, 2020</u> , at <u>12:00 p.m.</u>	
_____ Signature	04/17/2020 Date

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

**Item 1**

**MEETING DATE**      April 22, 2020

**AGENDA ITEM NO.**

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

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



**SUMMARY**

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

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

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

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION**

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

**ATTACHMENTS**

None

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

**Item 2**

**MEETING DATE**     April 22, 2020

**AGENDA ITEM NO.**

**ITEM TITLE**     APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL  
FOR THE APRIL 08, 2020, REGULAR MEETING.

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

**SUMMARY**

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

**FINANCIAL STATEMENT**     N/A

**CITY ATTORNEY REVIEW**      N/A      Completed

**RECOMMENDATION**

Approve Minutes as presented.

**ATTACHMENT**

Regular Meeting Minutes

- April 08, 2020



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

**DRAFT**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:56 p.m.

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

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

**INVOCATION** Reverend Christian DeMent was unavailable; Mayor Minto mentioned a few short sentiments for everyone during this difficult time.

**PLEDGE OF ALLEGIANCE** was led by Mayor Minto.

**CONSENT CALENDAR:**

The City Clerk announced that a speaker slip was submitted for Item 3.

- (1) **Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the March 25, 2020, Regular Meeting. (City Clerk – Ortiz)**
- (3) **Item pulled for discussion.**
- (4) **Authorization of the sole source purchase of electronic narcotics storage vaults from Thomas EMS in an amount of \$30,924.25. (Fire – Garlow)**
- (5) **Acceptance and appropriation of Fiscal Year (FY) 2019 Urban Area Security Initiative (UASI) Grant training funds for UASI training backfill overtime reimbursement in an amount of \$7,708.00. (Fire – Garlow)**
- (6) **Adoption of a Resolution increasing the City Manager’s authorization to approve purchases of medical supplies from Bound Tree Medical, LLC for Fiscal Year (FY) 2019-20 for an amount not to exceed \$160,021.00. (Fire – Garlow) (Reso 024-2020)**
- (7) **Adoption of a Resolution approving the City of Santee Federal Emergency and Federal Grant Procurement Procedures. (Finance – McDermott) (Reso 025-2020)**

- (8) **Adoption of a Resolution designating authorized agents for seeking federal and state disaster financial assistance – California Office of Emergency Services (CalOES). (Finance – McDermott) (Reso 026-2020)**

**ACTION:** Council Member McNelis moved approval of the Consent Calendar.

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

Item Pulled from Consent Calendar:

- (3) **Approval of Payment of Demands as presented. (Finance – McDermott)**

**PUBLIC SPEAKER:**

- Michael Ranson

**ACTION:** Vice Mayor Koval moved approval of Item 3.

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

**NON-AGENDA PUBLIC COMMENT: (15 minutes)**

- (A) Daniel Bickford expressed concerns with the current Term Limits initiative and the way it is written.
- (B) Patrick Bunch expressed concerns with the Term Limits initiative; stated he supports the Santee Term Limits Committee put forth by Daniel Bickford.
- (C) Robin Andrew stated he supports the Santee Term Limits Committee.
- (D) Justin Schlaefli stated he supports reasonable term limits similar to the State of California; expressed concerns with the Term Limits initiative.
- (E) Cameron Mehta expressed concerns with the protective measures in place to protect the public from infectious diseases; he also stated he would like Pups & Pets to be shut down.

**CONTINUED BUSINESS:**

- (9) **Urgency Ordinance enacting a temporary moratorium on evictions due to nonpayment of rent by residential and commercial tenants impacted by the Novel Coronavirus (COVID-19) and setting forth the facts constituting such urgency. (City Manager – Best) (Ord 575)**

The City Manager provided a brief report and responded to Council questions.

Mayor Minto clarified that the language of the order addresses payment options to assist both the tenant and the landlord.

Council Member McNelis stated there are already protections in place in the State of California for residential tenants; expressed concerns with the protections allotted for small businesses; he stated forgiving all rents it not reasonable or fair; he supports the protections being in place until the end of the month and only if the protections apply to landlords, small businesses and residents.

Vice Mayor Koval inquired whether the 30 % reduction in business is cumulative or annual, to which the City Manager responded the 30 % is based on year over year, for example, comparing April 2019 to April 2020.

The City Attorney responded that the language is very specific to COVID-19 and there would need to be documentation.

Council Member Houlahan stated he supports protecting the small businesses in Santee and the extension on the moratorium.

Vice Mayor Koval inquired how revenue will be compared year over year for a business that did not exist in the previous year, to which the City Manager responded that the protections are in place if the business can show the loss in revenue resulted from COVID-19.

**ACTION:** Council Member Houlahan moved approval of staff recommendation.

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

### **NEW BUSINESS:**

- (10) **Authorize the Second Amendment to the contract with Countywide Mechanical Systems, Incorporated for HVAC Maintenance and Repairs Services. (Community Services – Maertz)**

The Director of Community Services presented the report and responded to Council questions.

**ACTION:** Council Member Hall moved approval of staff recommendation.

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

(11) **Resolution authorizing the Third Amendment to the Professional Services Agreement with Granicus, LLC for website development, hosting, and maintenance services. (Community Services – Maertz)**  
**(Reso 027-2020)**

The Director of Community Services presented the report and responded to Council questions.

The Finance Director clarified the cost.

Council Member McNelis expressed concerns with the cost and using the same company for another three years when they did not produce the desired results in the last contract.

Council Member Hall concurred with Council Member McNelis; stated the website needs much improvement.

Council Member Houlahan stated he was also not pleased with the product, but would support staff recommendation due to the current needs of the City.

Vice Mayor Koval stated the City's expectations are high, she would like to have those expectations met by the contract prior to extending it.

Mayor Minto inquired whether there is a way out of the contract if the company does not produce the desired results, to which the City Attorney responded in the affirmative; he stated that staff needs to be clear about the expectations.

Vice Mayor Koval stated everything needs to be laid out in the contract.

Council Member McNelis stated he is not ready to go forward unless the standards are met this calendar year.

Mayor Minto inquired when the new changes would be in place with a new website, to which the Director of Community Services responded three to six months.

Council Member McNelis stated the website should contain a lot of perks that other websites have that are now considered standard.

**ACTION:** Council Member Houlahan moved approval of staff recommendation.

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

**NON-AGENDA PUBLIC COMMENT: (Continued)**

- (A) Lance Wilson urged the City to shut down Pups & Pets.
- (B) Levi Braska urged the City to shut down Pups & Pets.

- (C) Liz Jacobelly urged the City to shut down Pups & Pets.
- (D) Melanie Ross urged the City to shut down Pups & Pets.
- (E) Michele Wolther urged the City to shut down Pups & Pets.
- (F) Rudy Reyes stated more assistance is needed for people affected by COVID-19.
- (G) Samson Osborn stated he supports the Santee Term Limits Committee and suggested the City follow the State of California Term Limits.
- (H) Michael Ranson expressed gratitude for City staff, the Mayor and Council for their response during the COVID-19 crisis.

### **CITY COUNCIL REPORTS:**

Mayor Minto commended staff for their hard work on the Emergency Operations Center (EOC) during the COVID-19 pandemic.

Vice Mayor Koval stated our City does not qualify for a lot of assistance due to certain factors.

Council Member Houlahan thanked the citizens of Santee for sheltering in place to assist with stopping the spread of COVID-19; stated he is making wellness phone calls to people for mental health during this pandemic and encouraged others to make wellness calls to others; urged the public to wear a face covering to protect everyone.

Council Member McNelis clarified the order is a stay at home order; urged the public to understand that forbearance is not forgiveness and the money will still be owed on a mortgage.

Council Member Hall urged the public to help the food bank.

Mayor Minto stated the Firefighters Association has made food deliveries to two mobile home parks and would accept donations; he is trying to find out which companies in the City are hiring to assist people out of work.

### **CITY MANAGER REPORTS:**

None.

### **CITY ATTORNEY REPORTS:**

None.

### **CLOSED SESSION:**

- (12) **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
(Government Code section 54956.9(d)(1))  
Name of case: Santee Trolley Square 991, LLP v. City of Santee et al.  
Case Number: 37-2020-00007895-CU-WM-CTL

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

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

Name of case: Preserve Wild Santee, Climate Action Campaign, and Center for Biological Diversity v. City of Santee et al.

Case Number: 37-2020-00007331-CU-TT-CLT

**(14) CONFERENCE WITH LABOR NEGOTIATORS**

(Government Code Section 54957.6)

City Designated Representative: City Manager

Employee Organization: Santee Firefighters Association

**(15) CONFERENCE WITH LABOR NEGOTIATORS**

(Government Code Section 54957.6)

City Designated Representative: City Manager

Employee Organization: All unrepresented employees (except the City Manager)

Council Members recessed at 8:36 p.m. and convened in Closed Session at 8:50 p.m.

Council Members reconvened in Open Session at 9:49 p.m. with all members present, Mayor Minto stated for Item 12, 13 and 15 direction was given to staff; Item 15 will come back in the form of a Resolution for Council to consider at a future meeting; Item 14, the Council authorized the City Manager to enter into a side agreement.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 9:52 p.m.

Prepared By/Date Approved:

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Annette Ortiz, CMC, City Clerk

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

**Item 3**

**MEETING DATE** April 22, 2020

**AGENDA ITEM NO.**

**ITEM TITLE** PAYMENT OF DEMANDS

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

**SUMMARY**

A listing of checks that have been disbursed since the last Council meeting is submitted herewith for approval by the City Council.

**FINANCIAL STATEMENT** *tm*

Adequate budgeted funds are available for the payment of demands per the attached listing.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *MSB*

Approval of the payment of demands as presented.

**ATTACHMENTS (Listed Below)**

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

Payment of Demands  
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
03/26/2020	Accounts Payable	\$ 250,000.00
03/27/2020	Accounts Payable	15,682.89
04/01/2020	Retiree Health	5,385.00
04/01/2020	Accounts Payable	222,933.81
04/08/2020	Accounts Payable	36,881.81
04/09/2020	Payroll	352,891.22
04/09/2020	Accounts Payable	<u>243,439.69</u>
	TOTAL	<u>\$1,127,214.42</u>

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

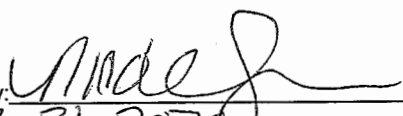


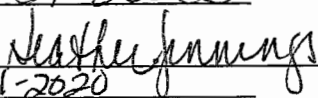
\_\_\_\_\_  
Tim K. McDermott, Director of Finance



Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
740	3/26/2020	13051 CALPERS - CERBT	7933227073-001		OPEB TRUST CONTRIBUTION	250,000.00	
						Total :	250,000.00
1 Vouchers for bank code : ubgen						Bank total :	250,000.00
1 Vouchers in this report						Total vouchers :	250,000.00

Prepared by:   
Date: 3-31-2020

Approved by:   
Date: 3-31-2020

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
742	3/27/2020	10482 TRISTAR RISK MANAGEMENT	109539		WORKERS COMPENSATION	15,682.89
<b>Total :</b>						<b>15,682.89</b>

1 Vouchers for bank code : ubgen

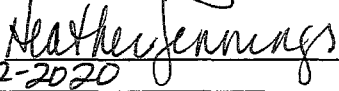
**Bank total : 15,682.89**

1 Vouchers in this report

**Total vouchers : 15,682.89**

Prepared by: 

Date: 4-1-2020

Approved by: 

Date: 4-2-2020

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124058	4/1/2020	10003 A & B SAW & LAWNMOWER SHOP	28941	52687	SMALL TOOL PARTS & REPAIRS	103.66
					<b>Total :</b>	<b>103.66</b>
124059	4/1/2020	13321 ALPHA PROJECT FOR THE	0007827-IN	52886	HOMELESS CAMP CLEAN UP	1,101.36
					<b>Total :</b>	<b>1,101.36</b>
124060	4/1/2020	13599 ASHMAN, CORRINE	2003946.001		CLASS CANCELLATION	13.00
					<b>Total :</b>	<b>13.00</b>
124061	4/1/2020	10412 AT&T	0000014504650		TELEPHONE	634.89
					<b>Total :</b>	<b>634.89</b>
124062	4/1/2020	10412 AT&T	301053963		MAST PARK	80.25
					<b>Total :</b>	<b>80.25</b>
124063	4/1/2020	10023 BUILDERS FENCE COMPANY INC	1786774 1789651	52688 52688	FENCING MATERIALS & SUPPLIES FENCING MATERIALS	126.71 142.59
					<b>Total :</b>	<b>269.30</b>
124064	4/1/2020	13588 CALANDRA, DANIELA	2003875.001		PARK RESERVATION CANCELLATIC	80.00
					<b>Total :</b>	<b>80.00</b>
124065	4/1/2020	10031 CDW GOVERNMENT LLC	XBR8308	52909	MICROSOFT SQL SERVER SOFTW/	5,140.38
					<b>Total :</b>	<b>5,140.38</b>
124066	4/1/2020	12349 CHOICE LOCKSMITHING	021920MP	52901	MAST PARK DEADBOLT REPLACEM	1,725.27
					<b>Total :</b>	<b>1,725.27</b>
124067	4/1/2020	10333 COX COMMUNICATIONS	063453006 112256001		9534 VIA ZAPADOR 9130 CARLTON OAKS DR	46.41 90.00
					<b>Total :</b>	<b>136.41</b>
124068	4/1/2020	11457 D'ALESIO INC	22684	52883	IDENTIFICATION SUPPLIES	519.31
					<b>Total :</b>	<b>519.31</b>
124069	4/1/2020	13600 DELORENZO, DENISE	2003945.001		CLASS CANCELLATION	70.24

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124069	4/1/2020	13600 13600 DELORENZO, DENISE	(Continued)			<b>Total : 70.24</b>
124070	4/1/2020	13044 FIELDTURF USA, INC	664279	52870	SYNTHETIC TURF REPAIR	1,803.14
						<b>Total : 1,803.14</b>
124071	4/1/2020	13586 GREGORY, KRISTEN	2003865.001 2003944.001		PARK RENTAL REFUND CLASS CANCELLATION	82.00 22.25
						<b>Total : 104.25</b>
124072	4/1/2020	11196 HD SUPPLY FACILITIES	9179844343 9180241367	52596 52596	STATION SUPPLIES STATION SUPPLIES	576.70 534.12
						<b>Total : 1,110.82</b>
124073	4/1/2020	13603 HEWES, ABBY	2004006.001		CLASS CANCELLATION	75.00
						<b>Total : 75.00</b>
124074	4/1/2020	10246 HUDSON SAFETY T LITE RENTALS	00073286	52696	TRAFFIC SIGNS	103.92
						<b>Total : 103.92</b>
124075	4/1/2020	11724 ICF JONES & STOKES INC	0145639	50991	MSCP SUBAREA PLAN	12,582.50
						<b>Total : 12,582.50</b>
124076	4/1/2020	13601 IKARD, JACKIE	2004004.001		CLASS CANCELLATION	4.25
						<b>Total : 4.25</b>
124077	4/1/2020	13605 JORDAN, JENNIFER	2004008.001		CLASS CANCELLATION	9.80
						<b>Total : 9.80</b>
124078	4/1/2020	13589 LARSEN, NINA	2003878.001		PARK RESERVATION CANCELLATION	114.00
						<b>Total : 114.00</b>
124079	4/1/2020	13591 MCCLANAHAN, SHYLA	2003898.001		PARK RESERVATION CANCELLATION	40.00
						<b>Total : 40.00</b>
124080	4/1/2020	10079 MEDICO PROFESSIONAL	20193403 20193405	52763 52763	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	20.02 8.16
						<b>Total : 28.18</b>

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124081	4/1/2020	10458 MIRACLE RECREATION EQUIPMENT	821543	52858	PLAYGROUND EQUIPMENT	131.23
<b>Total :</b>						<b>131.23</b>
124082	4/1/2020	13369 NATIONWIDE MEDICAL	1056449	52658	EMS SUPPLIES	99.00
<b>Total :</b>						<b>99.00</b>
124083	4/1/2020	13056 PACIFIC SWEEPING	151485	52664	STREET SWEEPING SVCS	15,839.98
<b>Total :</b>						<b>15,839.98</b>
124084	4/1/2020	10150 PROBUILD	04-0261272	52904	WEST HILLS PARK REPAIR	109.25
<b>Total :</b>						<b>109.25</b>
124085	4/1/2020	10221 QUALITY CODE PUBLISHING LLC	2020-84	52784	MUNICIPAL CODE SERVICES	2,401.15
<b>Total :</b>						<b>2,401.15</b>
124086	4/1/2020	10095 RASA	5366	52677	MAP CHECK	460.00
<b>Total :</b>						<b>460.00</b>
124087	4/1/2020	13587 READ, PATTI ANN	2003857.001		CPR CLASS CANCELLATION	45.00
<b>Total :</b>						<b>45.00</b>
124088	4/1/2020	12994 RINCON CONSULTANTS, INC	19849	52099	FANITA RANCH - AB 52 ASSISTANC	3,071.25
<b>Total :</b>						<b>3,071.25</b>
124089	4/1/2020	13602 ROJAS, KOURTNEY	2004005.001		CLASS CANCELLATION	33.37
<b>Total :</b>						<b>33.37</b>
124090	4/1/2020	10097 ROMAINE ELECTRIC CORPORATION	12-048250-1	52654	VEHICLE REPAIR PART	307.20
<b>Total :</b>						<b>307.20</b>
124091	4/1/2020	10407 SAN DIEGO GAS & ELECTRIC	0422 970 321 8 2237 358 004 2 3422 380 562 8 4394 020 550 9 7990 068 577 7 8509 742 169 4		STREET LIGHTS TRAFFIC SIGNALS ROW / MEDIANS LMD PARKS CITY HALL GROUP BILL	32,167.06 4,836.53 211.22 3,026.53 15,982.97 7,560.91
<b>Total :</b>						<b>63,785.22</b>

Bank code : ubgen


Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124092	4/1/2020	10768 SANTEE SCHOOL DISTRICT	8559	52675	JOINT USE FIELDS - RIO SECO	475.05
<b>Total :</b>						<b>475.05</b>
124093	4/1/2020	13171 SC COMMERCIAL, LLC	0769644-IN 0770942-IN	52644 52644	DELIVERED BULK FUEL DELIVERED BULK FUEL	247.62 310.37
<b>Total :</b>						<b>557.99</b>
124094	4/1/2020	13554 SC FUELS	0222393	52889	FLEET CARD FUELING	1,219.27
<b>Total :</b>						<b>1,219.27</b>
124095	4/1/2020	10585 SHARP REES-STEALY MEDICAL	341261338		ANNUAL PHYSICAL	43.00
<b>Total :</b>						<b>43.00</b>
124096	4/1/2020	13162 SOCAL PPE	2316	52668	TURNOUT MAINTENANCE	188.50
<b>Total :</b>						<b>188.50</b>
124097	4/1/2020	10217 STAPLES ADVANTAGE	3440427706 3441660645 3441839417 3441953680 3442078447	52703 52926 52926 52672 52672	OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES	188.87 26.93 26.63 49.95 11.84
<b>Total :</b>						<b>304.22</b>
124098	4/1/2020	10119 STEVEN SMITH LANDSCAPE INC	43617 43715 43716 43717 43746 43747	52788 52665 52788 52789 52665 52665	A2 LANDSCAPE SERVICES A1 LANDSCAPE SERVICES A2 LANDSCAPE SERVICES A3 LANDSCAPE SERVICES A1 LANDSCAPE SERVICES A1 LANDSCAPE SERVICES	714.00 35,678.27 18,341.00 11,740.52 8,287.00 9,885.33
<b>Total :</b>						<b>84,646.12</b>
124099	4/1/2020	10121 SUPERIOR READY MIX LP	109962	52678	ASPHALT MATERIALS & SUPPLIES	379.97
<b>Total :</b>						<b>379.97</b>
124100	4/1/2020	13451 TELEFLEX FUNDING LLC	9502309173	52795	EMS SUPPLIES	3,103.07
<b>Total :</b>						<b>3,103.07</b>
124101	4/1/2020	13604 ULLYOTT, CHRISTOPHER	2004007.001		CLASS CANCELLATION	75.00

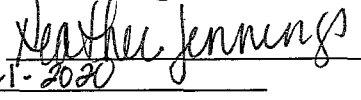
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124101	4/1/2020	13604 13604 ULLYOTT, CHRISTOPHER	(Continued)			<b>Total : 75.00</b>
124102	4/1/2020	10550 UNIFORMS PLUS INC	52087	52632	CLASS B UNIFORMS	911.57
						<b>Total : 911.57</b>
124103	4/1/2020	10555 UNITIS CONTRACTOR SUPPLIES	173010	52927	PERMA PATCH	5,333.63
						<b>Total : 5,333.63</b>
124104	4/1/2020	11194 USAFACT INC	20831 22942 31437		BACKGROUND CHECK BACKGROUND CHECK BACKGROUND CHECK	18.52 18.52 18.52
						<b>Total : 55.56</b>
124105	4/1/2020	13590 VALADEZ, BRANDY	2003899.001		PARK RESERVATION CANCELLATIC	20.00
						<b>Total : 20.00</b>
124106	4/1/2020	10136 WEST COAST ARBORISTS INC	158040 158267 158547	52663 52663 52663	URBAN FORESTRY MGMNT SVCS URBAN FORESTRY MGMNT SVCS URBAN FORESTRY MGMNT	240.00 2,100.00 8,660.00
						<b>Total : 11,000.00</b>
124107	4/1/2020	10139 ZAP MANUFACTURING INC	3456	52707	SIGN RECYCLING & REPLACEMEN	487.38
						<b>Total : 487.38</b>
124108	4/1/2020	12510 ZERO WASTE USA	330170	52924	DOG WASTE STATIONS	581.72
						<b>Total : 581.72</b>
124109	4/1/2020	10522 ZUMAR INDUSTRIES INC	87549	52709	SIGNS & SUPPLIES	1,419.18
						<b>Total : 1,419.18</b>
<b>52 Vouchers for bank code : ubgen</b>						<b>Bank total : 222,933.81</b>
<b>52 Vouchers in this report</b>						<b>Total vouchers : 222,933.81</b>

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: 4-1-2020

Approved by:   
Date: 4-1-2020



Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124110	4/8/2020	13456 AGRICULTURAL PEST CONTROL	529276	52790	PEST CONTROL SERVICES	595.00
					<b>Total :</b>	<b>595.00</b>
124111	4/8/2020	13608 BARNHILL, NICOLE	2004017.001		REFUND OF PARK RESERVATION	56.00
					<b>Total :</b>	<b>56.00</b>
124112	4/8/2020	13609 BEWAK, ANDRA	2004016.001		PARK PERMIT CANCELLATION	90.00
					<b>Total :</b>	<b>90.00</b>
124113	4/8/2020	13292 BORDER TIRE	8010094	52871	TIRES	2,635.70
			8010298	52871	TIRES	962.10
			8010349	52871	TIRES	102.98
					<b>Total :</b>	<b>3,700.78</b>
124114	4/8/2020	10021 BOUND TREE MEDICAL LLC	83548332	52673	EMS SUPPLIES	26.25
			83550239	52673	EMS SUPPLIES	1,115.96
			83550240	52673	EMS SUPPLIES	104.50
			83550241	52673	EMS SUPPLIES	624.50
			83552248	52673	EMS SUPPLIES	4,175.40
					<b>Total :</b>	<b>6,046.61</b>
124115	4/8/2020	13610 BURNS, SHANNON	2004018.001		PARK PERMIT CANCELLATION	154.00
					<b>Total :</b>	<b>154.00</b>
124116	4/8/2020	10668 CALIFORNIA BUILDING STANDARDS	JAN-MAR 2020		SB1473 JAN - MARCH 2020	211.50
					<b>Total :</b>	<b>211.50</b>
124117	4/8/2020	10569 CHARLENE'S DANCE N CHEER	324		INSTRUCTOR PAYMENT	4,470.39
					<b>Total :</b>	<b>4,470.39</b>
124118	4/8/2020	13612 CLOTT, NICOLE	2004015.001		PARK PERMIT CANCELLATION	80.00
					<b>Total :</b>	<b>80.00</b>
124119	4/8/2020	10333 COX COMMUNICATIONS	038997401		10601 MAGNOLIA AVE 8	104.86
					<b>Total :</b>	<b>104.86</b>
124120	4/8/2020	10142 CSA SAN DIEGO COUNTY	613	52830	CDBG SUBRECIPIENT	1,261.75

Voucher List  
CITY OF SANTEE

Bank code : ubgen


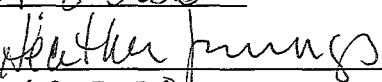
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124120	4/8/2020	10142 10142 CSA SAN DIEGO COUNTY	(Continued)			Total : 1,261.75
124121	4/8/2020	10433 DEPARTMENT OF CONSERVATION	JAN-MAR 2020		SMIP JAN - MARCH 2020	507.01 Total : 507.01
124122	4/8/2020	12483 DISCOUNT SIGNS AND BANNERS	5322	52586	REFLECTIVE ID DECALS	18.10 Total : 18.10
124123	4/8/2020	12593 ELLISON WILSON ADVOCACY, LLC	2020-04-10	52650	LEGISLATIVE ADVOCACY SERVICE	1,500.00 Total : 1,500.00
124124	4/8/2020	13613 FOSTER, JENNIFER	2004023.001		PARK PERMIT CANCELLATION	149.00 Total : 149.00
124125	4/8/2020	13614 GARNER, HANNA	2004026.001		PARK PERMIT RESERVATION	60.00 Total : 60.00
124126	4/8/2020	13597 GCR MARKETING NETWORK	01		DEMOGRAPHICS APP LICENSING/I	600.00 Total : 600.00
124127	4/8/2020	12638 GEORGE HILLS COMPANY, INC.	INV1017464	52747	LIABILITY CLAIMS ADMIN	1,488.18 Total : 1,488.18
124128	4/8/2020	10066 GLOBALSTAR USA LLC	1000000011070109		SATELLITE PHONE SERVICE	90.25 Total : 90.25
124129	4/8/2020	10120 KEARNY PEARSON FORD	1572894	52601	VEHICLE REPAIR PARTS	360.33 Total : 360.33
124130	4/8/2020	10204 LIFE ASSIST INC	984206	52603	EMS SUPPLIES	442.50 Total : 442.50
124131	4/8/2020	13615 LOBENSTEIN, CARLY	2004020.001		PARK PERMIT CANCELLATION	90.00 Total : 90.00
124132	4/8/2020	10079 MEDICO PROFESSIONAL	20197144 20197146	52763 52763	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	20.02 8.16 Total : 28.18

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124133	4/8/2020	13617 MEYER, LINDSAY	2004027.001		PARK PERMIT RESERVATION	40.00
					<b>Total :</b>	<b>40.00</b>
124134	4/8/2020	13618 MURRAY, JENNIFER	2004022.001		PARK PERMIT RESERVATION	80.00
					<b>Total :</b>	<b>80.00</b>
124135	4/8/2020	13369 NATIONWIDE MEDICAL	1056450	52658	EMS SUPPLIES	193.09
			1056577	52658	EMS SUPPLIES	187.49
					<b>Total :</b>	<b>380.58</b>
124136	4/8/2020	10308 O'REILLY AUTO PARTS	2968-330237	52611	VEHICLE REPAIR PARTS	29.71
					<b>Total :</b>	<b>29.71</b>
124137	4/8/2020	11888 PENSKE FORD	10294223	52616	VEHICLE REPAIR PARTS	359.16
			10294267	52616	VEHICLE REPAIR PARTS	7.92
					<b>Total :</b>	<b>367.08</b>
124138	4/8/2020	10770 PREHOSPITAL EMS GROSSMONT	03122020		FF/PM ACLS CERT EXAM	740.00
			03262020		PM FIELD CARE AUDITS	5,496.60
					<b>Total :</b>	<b>6,236.60</b>
124139	4/8/2020	13621 ROLON, STEFANIE	2004025.001		PARK PERMIT CANCELLATION	149.00
					<b>Total :</b>	<b>149.00</b>
124140	4/8/2020	13607 SANTEE PEDIATRIC DENTISTRY	4680		SPRING EGGSTRAVAGANZA	1,800.00
					<b>Total :</b>	<b>1,800.00</b>
124141	4/8/2020	13171 SC COMMERCIAL, LLC	0771760-IN	52644	DELIVERED FUEL	309.97
					<b>Total :</b>	<b>309.97</b>
124142	4/8/2020	13619 SHIPMAN, ERIC	2004024.001		PARK PERMIT RESERVATION	64.00
					<b>Total :</b>	<b>64.00</b>
124143	4/8/2020	10314 SOUTH COAST EMERGENCY VEHICLE	498121-REV	52647	VEHICLE REPAIR	1,393.50
					<b>Total :</b>	<b>1,393.50</b>
124144	4/8/2020	10217 STAPLES ADVANTAGE	3442877139	52926	OFFICE SUPPLIES	56.75

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124144	4/8/2020	10217 STAPLES ADVANTAGE	(Continued)			<b>Total : 56.75</b>
124145	4/8/2020	13620 STERN, JASON	2004021.001		PARK PERMIT CANCELLATION	80.00
					<b>Total :</b>	<b>80.00</b>
124146	4/8/2020	10119 STEVEN SMITH LANDSCAPE INC	43752	52789	A3 LANDSCAPE SERVICES	180.00
			43753	52788	A2 LANDSCAPE SERVICES	1,200.00
					<b>Total :</b>	<b>1,380.00</b>
124147	4/8/2020	10250 THE EAST COUNTY	00094501		INVITATION TO BID	854.00
			00094866	52851	FY19/20 AS-NEEDED PUBLICATION	360.50
					<b>Total :</b>	<b>1,214.50</b>
124148	4/8/2020	10165 TRAD AM ENTERPRISES INC	0320SRP		INSTRUCTOR PAYMENT	553.92
					<b>Total :</b>	<b>553.92</b>
124149	4/8/2020	10318 ZOLL MEDICAL CORPORATION	3038094	52655	EMS SUPPLIES	641.76
					<b>Total :</b>	<b>641.76</b>
<b>40 Vouchers for bank code : ubgen</b>						<b>Bank total : 36,881.81</b>
<b>40 Vouchers in this report</b>						<b>Total vouchers : 36,881.81</b>

Prepared by:   
 Date: 4-8-2020  
 Approved by:   
 Date: 4-8-2020

Bank code : ubgen

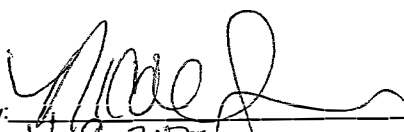
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124150	4/9/2020	12903 AMERICAN FIDELITY ASSURANCE CO	2065537		FLEXIBLE SPENDING ACCOUNT	2,894.23
					<b>Total :</b>	<b>2,894.23</b>
124151	4/9/2020	12903 AMERICAN FIDELITY ASSURANCE CO	2065833		FLEXIBLE SPENDING ACCOUNT	204.16
					<b>Total :</b>	<b>204.16</b>
124152	4/9/2020	10208 ANTHEM EAP	78531		EMPLOYEE ASSISTANCE PROGRAI	288.60
					<b>Total :</b>	<b>288.60</b>
124153	4/9/2020	10334 CHLIC	2627655		HEALTH/DENTAL INSURANCE	203,898.61
					<b>Total :</b>	<b>203,898.61</b>
124154	4/9/2020	10785 RELIANCE STANDARD LIFE	April 2020		VOLUNTARY LIFE INSURANCE	648.58
					<b>Total :</b>	<b>648.58</b>
124155	4/9/2020	10424 SANTEE FIREFIGHTERS	PPE 04/01/20		DUES/PEC/BENEVOLENT/BC EXP	2,915.99
					<b>Total :</b>	<b>2,915.99</b>
124156	4/9/2020	10776 STATE OF CALIFORNIA	PPE 04/01/20		WITHHOLDING ORDER	308.30
					<b>Total :</b>	<b>308.30</b>
124157	4/9/2020	10001 US BANK	PPE 04/01/20		PARS RETIREMENT	618.82
					<b>Total :</b>	<b>618.82</b>
124158	4/9/2020	10959 VANTAGE TRANSFER AGENT/457	PPE 04/01/20		ICMA - 457	27,681.92
					<b>Total :</b>	<b>27,681.92</b>
124159	4/9/2020	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 04/01/20		RETIREMENT HSA	3,980.48
					<b>Total :</b>	<b>3,980.48</b>
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<b>10 Vouchers in this report</b>						<b>Total vouchers : 243,439.69</b>

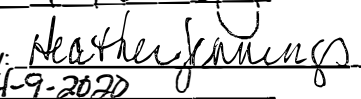
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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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Prepared by:   
Date: 4-9-2020

Approved by:   
Date: 4-9-2020

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

**Item 4**

**MEETING DATE** April 22, 2020

**AGENDA ITEM NO.**

**ITEM TITLE**      **APPROVAL OF THE EXPENDITURE OF \$113,366.21 FOR MARCH 2020  
LEGAL SERVICES AND RELATED COSTS**

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

**SUMMARY**

Legal services invoices proposed for payment for the month of March 2020 total \$113,366.21 as follows:

1) General Retainer Services	\$ 14,440.86
2) Labor & Employment	326.20
3) Litigation & Claims	24,843.46
4) Special Projects - General Fund	27,743.93
5) Third-Party Reimbursable Projects	46,011.76
Total	<u>\$ 113,366.21</u>

**FINANCIAL STATEMENT** *TM*

	AMOUNT	BALANCE
General Fund:		
Adopted Budget	\$ 572,120.00	
Revised Budget	\$ 743,120.00	
Prior Expenditures	(444,816.94)	
Current Request	(67,354.45)	\$ 230,948.61
Other Funds (excluding applicant initiated items):		
Adopted Budget	\$ 26,400.00	
Revised Budget	\$ 26,400.00	
Prior Expenditures	(3,355.20)	
Current Request	-	\$ 23,044.80

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *MDB*

Approve the expenditure of \$113,366.21 for March 2020 legal services and related costs.

**ATTACHMENT (Listed Below)**

Legal Services Billing Summary

**LEGAL SERVICES BILLING SUMMARY**  
**FY 2019-20**

<u>Category</u>	<u>Adopted Budget</u>	<u>Revised Budget</u>	<u>Previously Spent Year to Date</u>	<u>Available Balance</u>	<u>Current Request Mo/Yr</u>	<u>Amount</u>
<b>General Fund:</b>						
General / Retainer	\$ 186,120.00	\$ 192,120.00	\$ 126,336.88	\$ 65,783.12	Mar-20	\$ 14,440.86
Labor & Employment	60,000.00	60,000.00	32,039.36	27,960.64	Mar-20	326.20
Litigation & Claims	70,000.00	170,000.00	39,657.17	130,342.83	Mar-20	24,843.46
Special Projects	<u>256,000.00</u>	<u>321,000.00</u>	<u>246,783.53</u>	<u>74,216.47</u>	Mar-20	<u>27,743.93</u>
Total	<u>\$ 572,120.00</u>	<u>\$ 743,120.00</u>	<u>\$ 444,816.94</u>	<u>\$ 298,303.06</u>		<u>\$ 67,354.45</u>
<b>Other City Funds:</b>						
Highway 52 Coalition	\$ 21,400.00	\$ 21,400.00	\$ 2,073.70	\$ 19,326.30		\$ -
MHFP Commission	<u>5,000.00</u>	<u>5,000.00</u>	<u>1,281.50</u>	<u>3,718.50</u>		<u>-</u>
Total	<u>\$ 26,400.00</u>	<u>\$ 26,400.00</u>	<u>\$ 3,355.20</u>	<u>\$ 23,044.80</u>		<u>\$ -</u>
<b>Third-Party Reimbursable:</b>						
Sky Ranch	n/a	n/a	\$ 6,723.89	n/a	Mar-20	\$ 904.00
Lantern Crest	n/a	n/a	8,416.80	n/a		-
Parcel 4 Hotel	n/a	n/a	18,088.59	n/a	Mar-20	116.50
Weston	n/a	n/a	11,398.77	n/a		-
MSCP - Subarea Plan	n/a	n/a	8,227.80	n/a	Mar-20	6,094.70
Home Fed Project	n/a	n/a	151,028.58	n/a	Mar-20	38,546.96
Village Run Homes	n/a	n/a	-	n/a	Mar-20	60.00
Prospect Estates II	n/a	n/a	3,856.86	n/a		-
River Village	n/a	n/a	512.00	n/a		-
Carribean Way TM/DR Permit	n/a	n/a	60.00	n/a		-
Sharp Medical Office Building	n/a	n/a	210.00	n/a		-
Cornerstone/Wm. Lyon Homes	n/a	n/a	2,705.00	n/a		-
8711 Atlas View	n/a	n/a	1,213.40	n/a		-
Parkside	n/a	n/a	5,444.44	n/a		-
Woodsprings Suites	n/a	n/a	4,874.04	n/a		-
Hillside Meadows Mitigation	n/a	n/a	5,304.82	n/a	Mar-20	289.60
Carlton Oaks Redevelopment	n/a	n/a	2,896.00	n/a		-
Graves Commercial Center	n/a	n/a	4,307.80	n/a		-
Palazzo Villas	n/a	n/a	<u>558.60</u>	n/a		<u>-</u>
Total			<u>\$ 235,827.39</u>			<u>\$ 46,011.76</u>



**LEGAL SERVICES BILLING SUMMARY**  
**FY 2019-20**

**Total Previously Spent to Date**  
**FY 2019-20**

<b>General Fund</b>	<b>\$ 444,816.94</b>
<b>Other City Funds</b>	<b>3,355.20</b>
<b>Applicant Deposits</b>	<b><u>235,827.39</u></b>
<b>Total</b>	<b><u><u>\$ 683,999.53</u></u></b>

**Total Proposed for Payment**

<b>General Fund</b>	<b>\$ 67,354.45</b>
<b>Other City Funds</b>	<b>-</b>
<b>Applicant Deposits</b>	<b><u>46,011.76</u></b>
<b>Total</b>	<b><u><u>\$ 113,366.21</u></u></b>

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

Item 5

**MEETING DATE** April 22, 2020

**AGENDA ITEM NO.**

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE FEDERAL BUILD (BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT) GRANT PROGRAM FOR STATE ROUTE 52 (SR 52) IMPROVEMENTS


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

**SUMMARY** This item requests City Council to authorize the submittal of a grant application to the federal BUILD (Better Utilizing Investments to Leverage Development) grant program for State Route 52 (SR 52) improvements. Last June the City submitted a similar BUILD application, and has strengthened the current application with additional supporting documentation. The BUILD transportation grant provides needed infrastructure investment to better connect rural and urban communities around our nation. The federal Consolidated Appropriations Act, 2020 appropriated \$1 billion to be awarded by the US Department of Transportation ("DOT") for National Infrastructure Investments. This appropriation stems from the program funded and implemented pursuant to the American Recovery and Reinvestment Act of 2009.

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 BUILD 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 Santo Road, relocating a 4.6-mile long Class I Bike Path from the north side of the freeway to the south side, adding an eastbound auxiliary lane from I-15 to Santo Road, restriping eastbound SR-52 from 2 lanes to 3 lanes from Mast Boulevard to just east of the San Diego River Bridge, restriping westbound SR-52 from 2 lanes to 3 lanes from Mission Gorge Road to Mast Boulevard, and widening the westbound on-ramp from Mast Boulevard to two lanes.

This item requests City Council to authorize the Director of Development Services to sign and submit the application as the official representative for the City of Santee as required by the US Department of Transportation.

**ENVIRONMENTAL REVIEW** This action is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378. Phase 1 improvements would be subject to separate environmental review.

**FINANCIAL STATEMENT**  The estimated cost of Phase 1 improvements is \$50.5 million. The subject application seeks \$25 million. Local and state funds in the amount of \$12 million have been programmed in SANDAG's Regional Transportation Improvement Program. A non-federal match of approximately \$13.5 million would be required and sought from other local and state sources.

**CITY ATTORNEY REVIEW**     N/A     Completed

**RECOMMENDATION**  Adopt the attached Resolution authorizing the Director of Development Services to submit a BUILD grant application for Phase I of SR 52 improvements.

**ATTACHMENT**  
Resolution

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE FEDERAL  
BUILD (BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT)  
GRANT PROGRAM FOR STATE ROUTE 52 (SR 52) IMPROVEMENTS**

**WHEREAS**, State Route 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 improvements to SR 52 would not happen until 2035, with the remaining improvements to be completed by 2050; 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 work funded by a private developer for Phase I improvements to SR 52; and

**WHEREAS**, additional funds are needed to complete the Phase I improvements;  
and

**WHEREAS**, the federal BUILD grant program is currently accepting applications;  
and

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

**WHEREAS**, the total estimated cost of SR 52 Phase I improvements is \$50.5 million; and

**WHEREAS**, the BUILD grant program requires that the governing body of the “applicant agency” designate the official representative who will sign and submit the application.

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

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

The Director of Development Services is authorized to prepare a BUILD grant application for Phase I of SR 52 improvements in the amount of \$25 million and to sign and submit the application as the official representative of the City.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 22<sup>nd</sup> day of April, 2020, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CMC, CITY CLERK**

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

**Item 6**

**MEETING DATE**      April 22, 2020

**AGENDA ITEM NO.**

**ITEM TITLE**      **RESOLUTION INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR THE FY 2020-21 SANTEE LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS**

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

**SUMMARY**      Santee Landscape Maintenance District ("SLMD") is a City-wide district and is comprised of 18 zones, ten of which are assessed and maintained by the City. A combination of contract maintenance and City forces maintain the zones. Maps depicting each zone and the areas of maintenance are attached.

The City Council is required to take three distinct steps in order to proceed with the annual levy of assessments. First, the City Council must formally initiate the proceedings and direct the preparation of an engineer's report, analyzing existing and proposed improvement to the District. Second, the City Council must take formal action to either approve or modify and approve the proposed engineer's report, formally declare its intention to provide for the annual levy of assessments and provide notice of a public hearing. Finally, the City Council must hold the public hearing and provide for the annual levy of assessments.

This item takes the necessary first step in the process by initiating proceedings and ordering the preparation of an engineer's report. The second step of approving the proposed engineer's report, declaring the intention to levy assessments and providing notice of a public hearing is scheduled to occur at the June 10, 2020 City Council meeting. The final step of holding the public hearing and providing for the annual levy of assessments is scheduled to occur at the July 22, 2020 City Council meeting. *TKM*

**FINANCIAL STATEMENT**      Staff costs for the preparation of the engineer's report are included in the FY 2019-20 adopted budget.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *MAB*      Adopt the resolution to initiate proceedings and order the preparation of an engineer's report.

**ATTACHMENTS (Listed Below)**

- 1) Resolution Initiating Proceedings and Ordering the Preparation of an Engineer's Report for the FY 2020-21 SLMD Annual Levy of Assessments

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN  
ENGINEER'S REPORT FOR THE FY 2020-21 SANTEE LANDSCAPE  
MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS**

**WHEREAS**, the City Council of the City of Santee desires to initiate proceedings for the annual levy of assessments for a landscape district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as: **SANTEE LANDSCAPE MAINTENANCE DISTRICT** ("District"); and

**WHEREAS**, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2020; and

**WHEREAS**, there has been submitted to this City Council for its consideration at this time, diagrams, copies of which are attached hereto and by this reference incorporated herein, showing the boundaries of the areas of assessment for the above referenced fiscal year, said diagrams showing and further describing in general the improvements proposed to be maintained in said District, said description being sufficient to identify the areas proposed to be assessed for said maintenance thereof; and

**WHEREAS**, there are no proposed new improvements or any substantial changes in existing improvements; and

**WHEREAS**, the Law requires a written report, consisting of: plans and specifications of the area of the improvements to be maintained; an estimate of the costs for maintaining the improvements, including incidental expenses in connection therewith; a diagram of the areas proposed to be assessed; and a parcel-by-parcel listing of the assessments of the estimated costs for maintaining the improvements in proportion to the special benefits to be conferred on such parcels.

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

**SECTION 1.** That the above recitals are all true and correct.

**SECTION 2.** That diagrams, entitled **SANTEE LANDSCAPE MAINTENANCE DISTRICT** as submitted to this City Council, showing the boundaries of the proposed areas to be assessed and showing the improvements to be maintained, are hereby approved, and copies thereof shall be on file in the City Clerk's Office and open to public inspection. The proposed parcels and properties within said areas are those to be assessed to pay certain costs and expenses for said maintenance.

**SECTION 3.** That the maintenance work within the area proposed to be assessed shall be

**RESOLUTION NO.**

the maintenance or servicing, or both, of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof in accordance with the Law.

**SECTION 4.** There are no proposed new improvements or any substantial changes to existing improvements.

**SECTION 5.** That the Director of Finance is hereby ordered to cause to be prepared and to file with this City Council, the Report relating to said annual assessment and levy in accordance with the Law.

**SECTION 6.** That upon completion, said Report shall be filed with the City Clerk, who shall then provide all notices required by law regarding the intent to approve assessments and hold a public hearing and submit the report to this City Council for its consideration pursuant to sections 22623 and 22624 of the Streets and Highways Code.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 22<sup>nd</sup> day of April, 2020, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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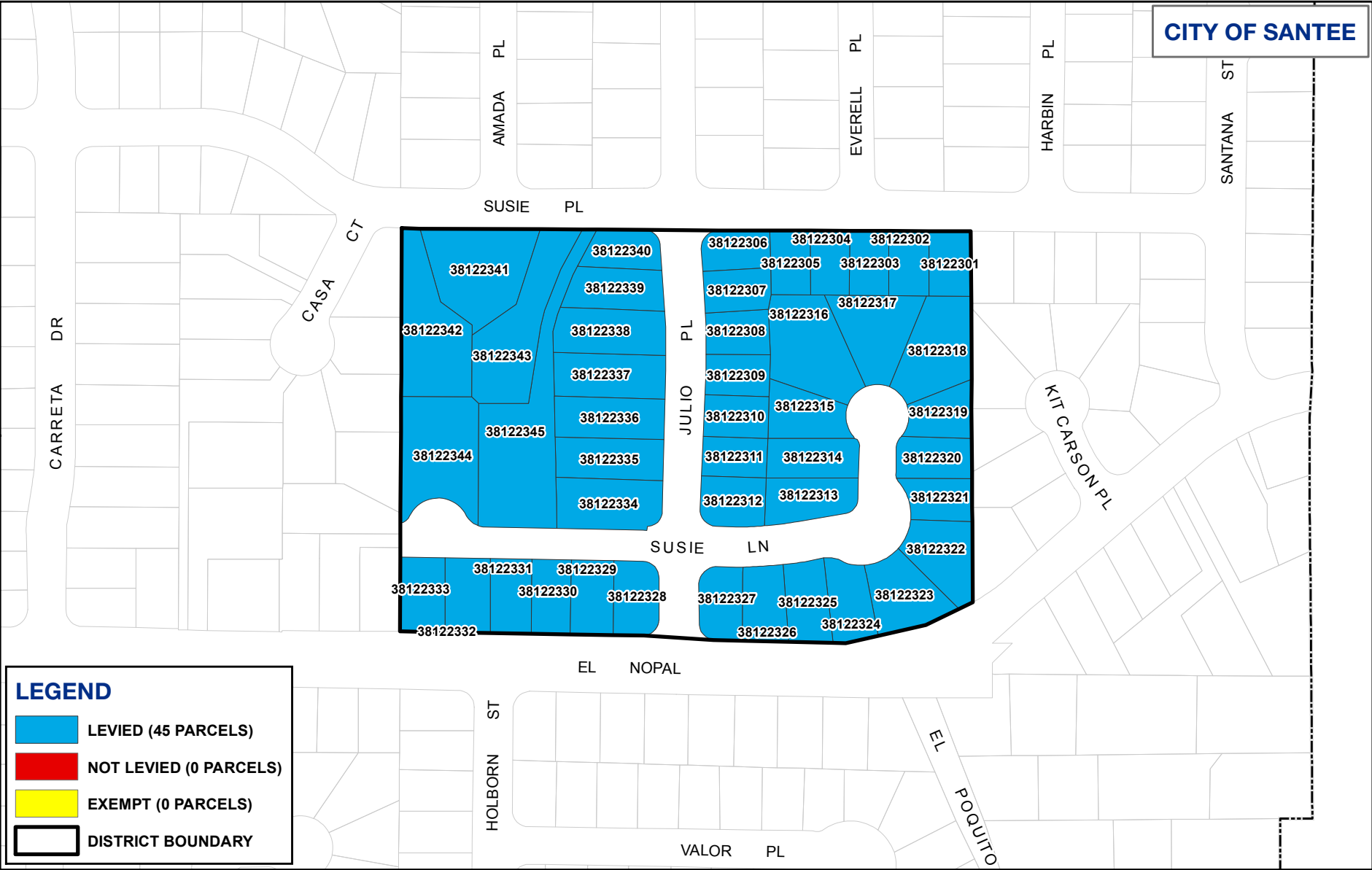
**JOHN W. MINTO, MAYOR**

**ATTEST:**

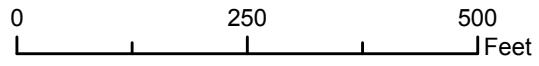
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**ANNETTE ORTIZ, CMC, CITY CLERK**

EXHIBITS A-J: Vicinity Map (Diagrams)

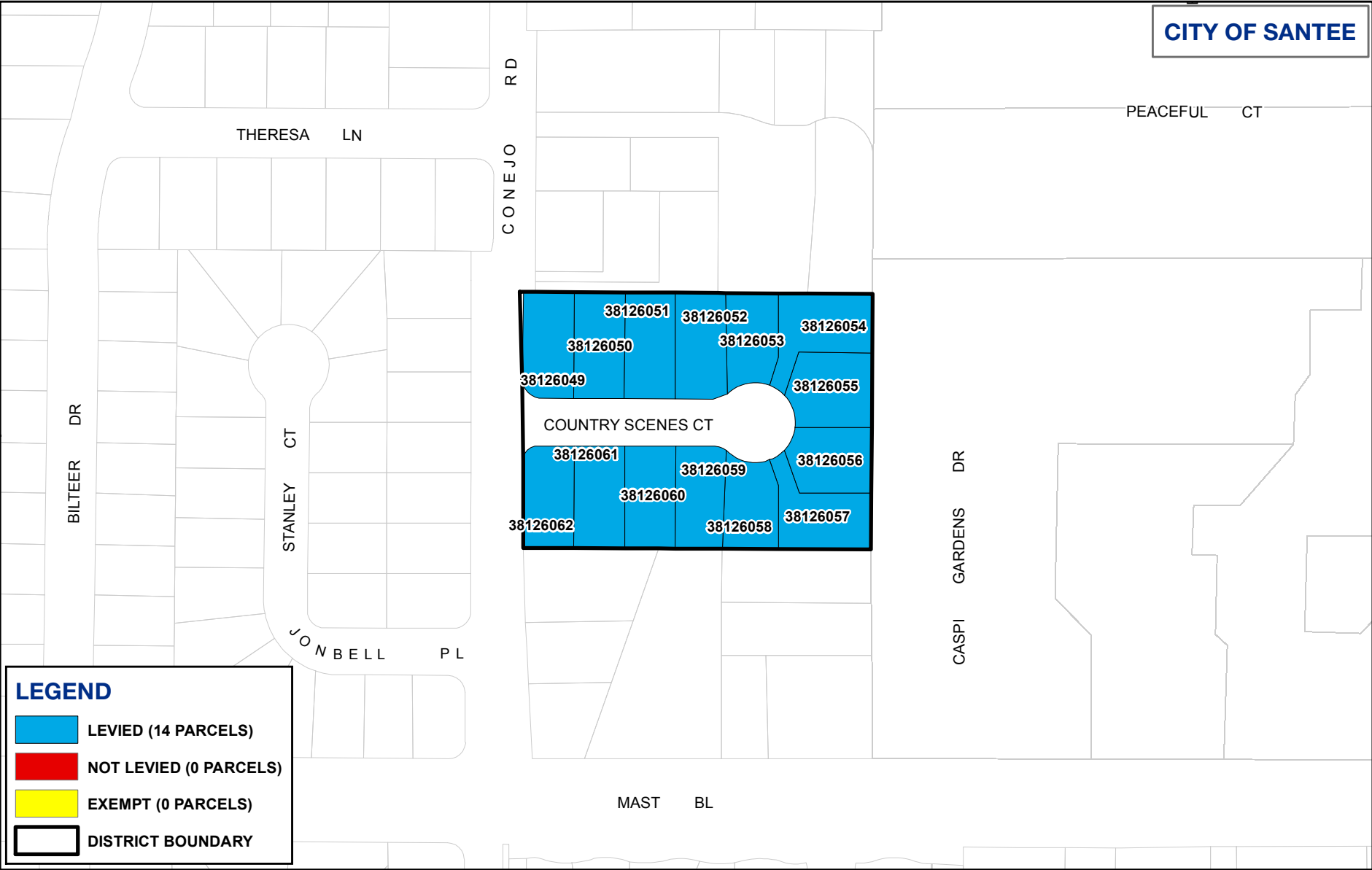


**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 1 - EL NOPAL ESTATES**

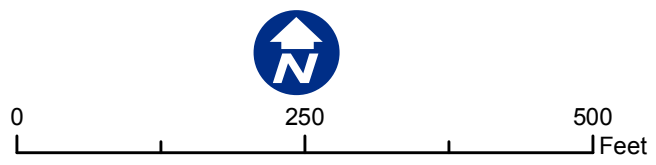


**EXHIBIT A**





**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 3 - COUNTRY SCENES**

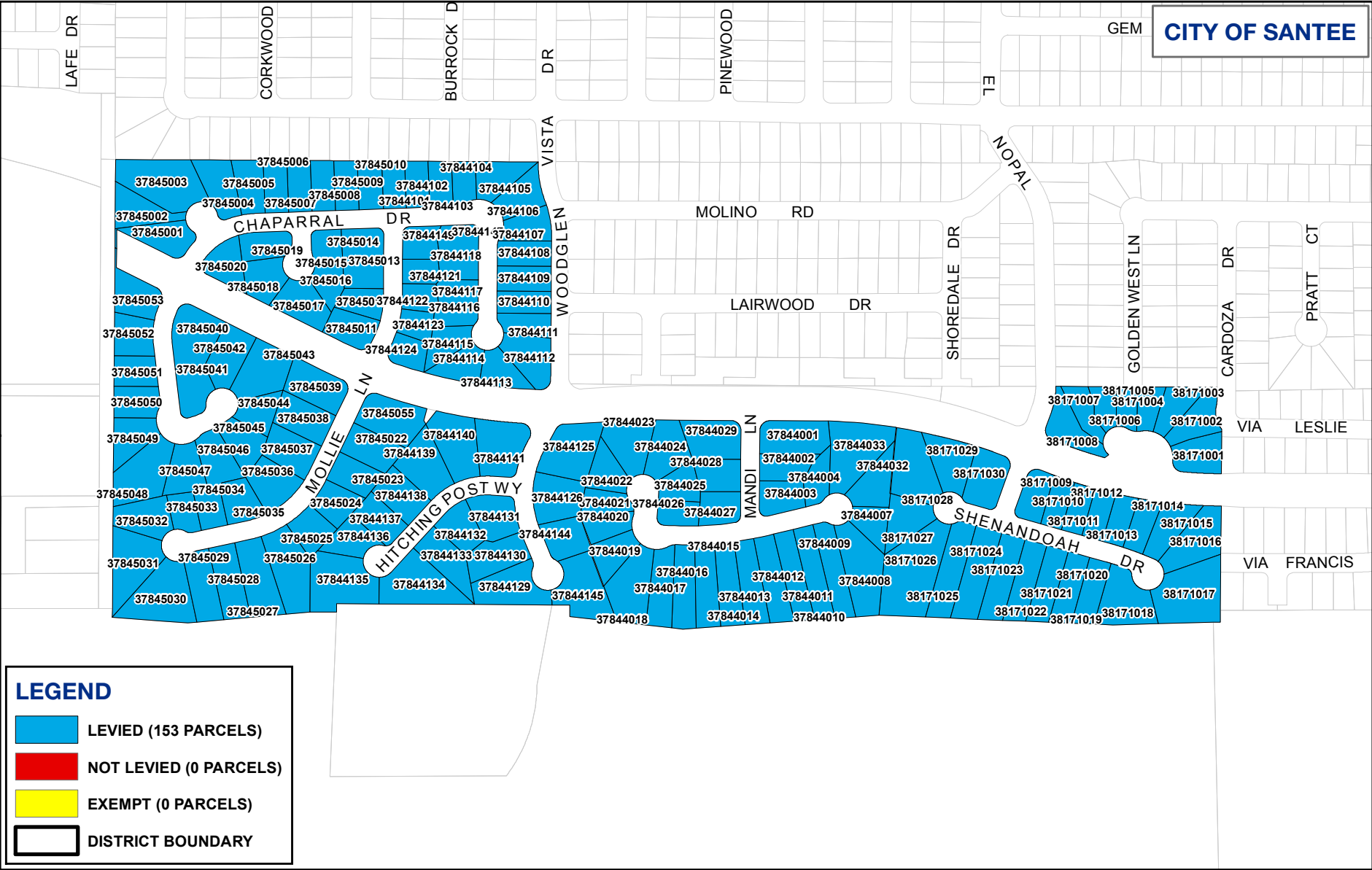


**EXHIBIT B**



**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 4 - CAMELOT HEIGHTS**

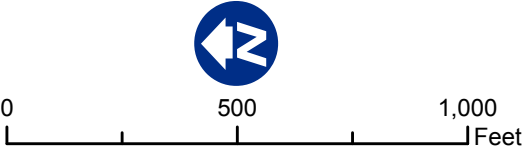
**EXHIBIT C**



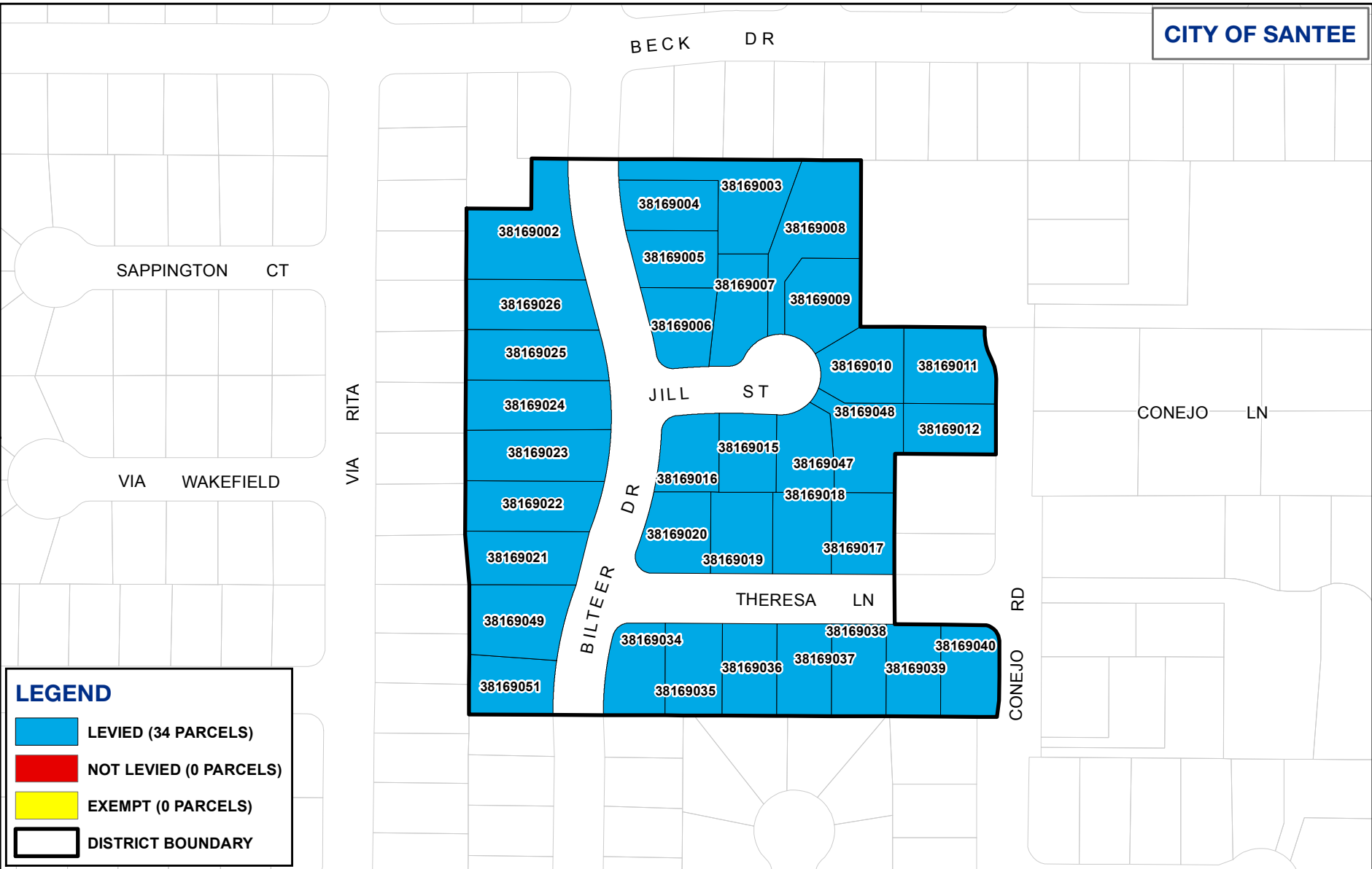
**LEGEND**

- LEVIED (153 PARCELS)
- NOT LEVIED (0 PARCELS)
- EXEMPT (0 PARCELS)
- DISTRICT BOUNDARY

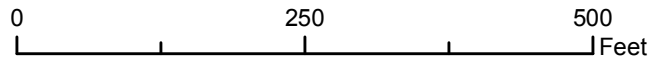
**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 8 - SILVER COUNTRY ESTATES**



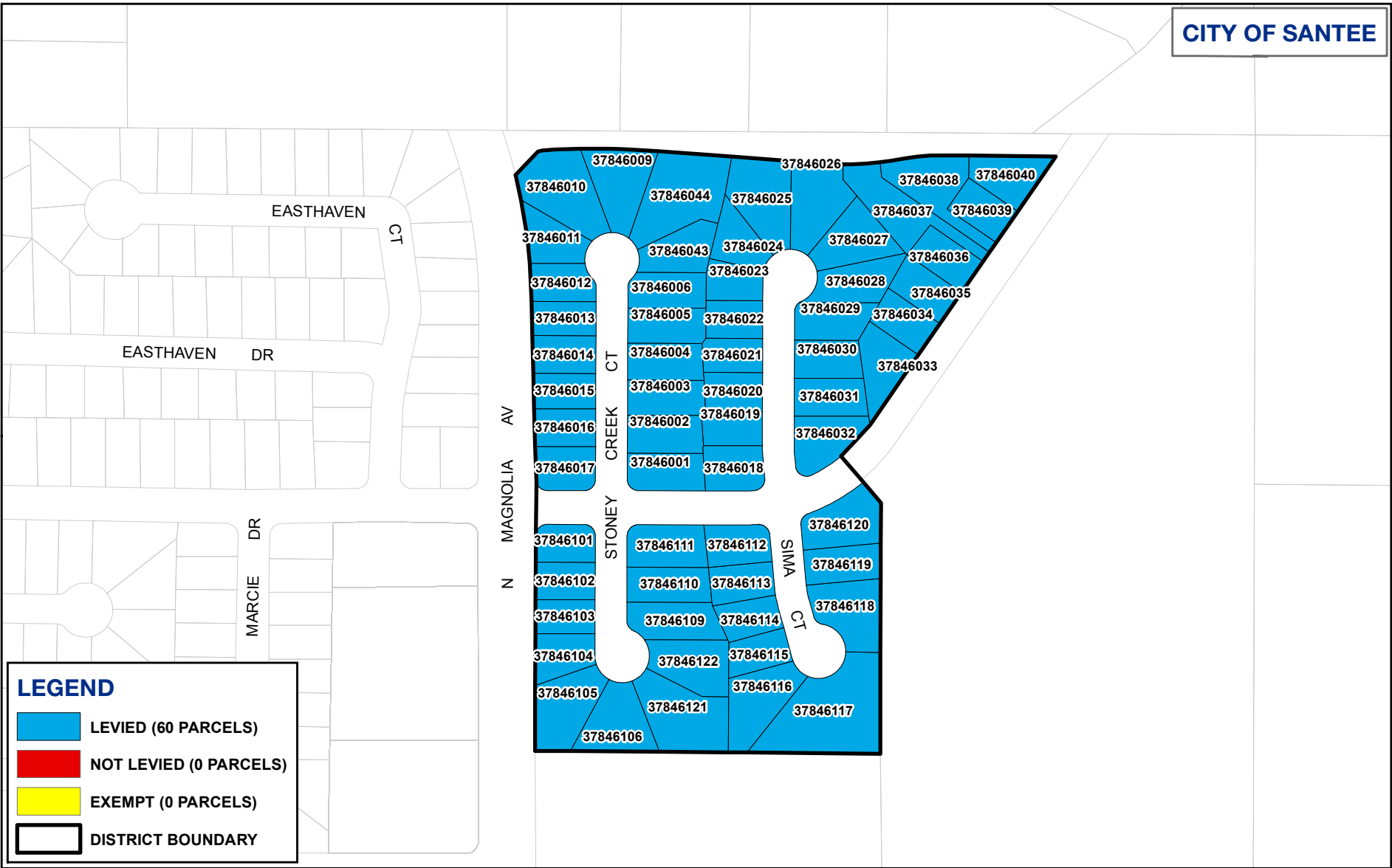
**EXHIBIT D**



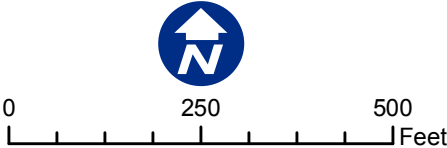
**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 9 - TIMBERLANE/MATTAZARO**



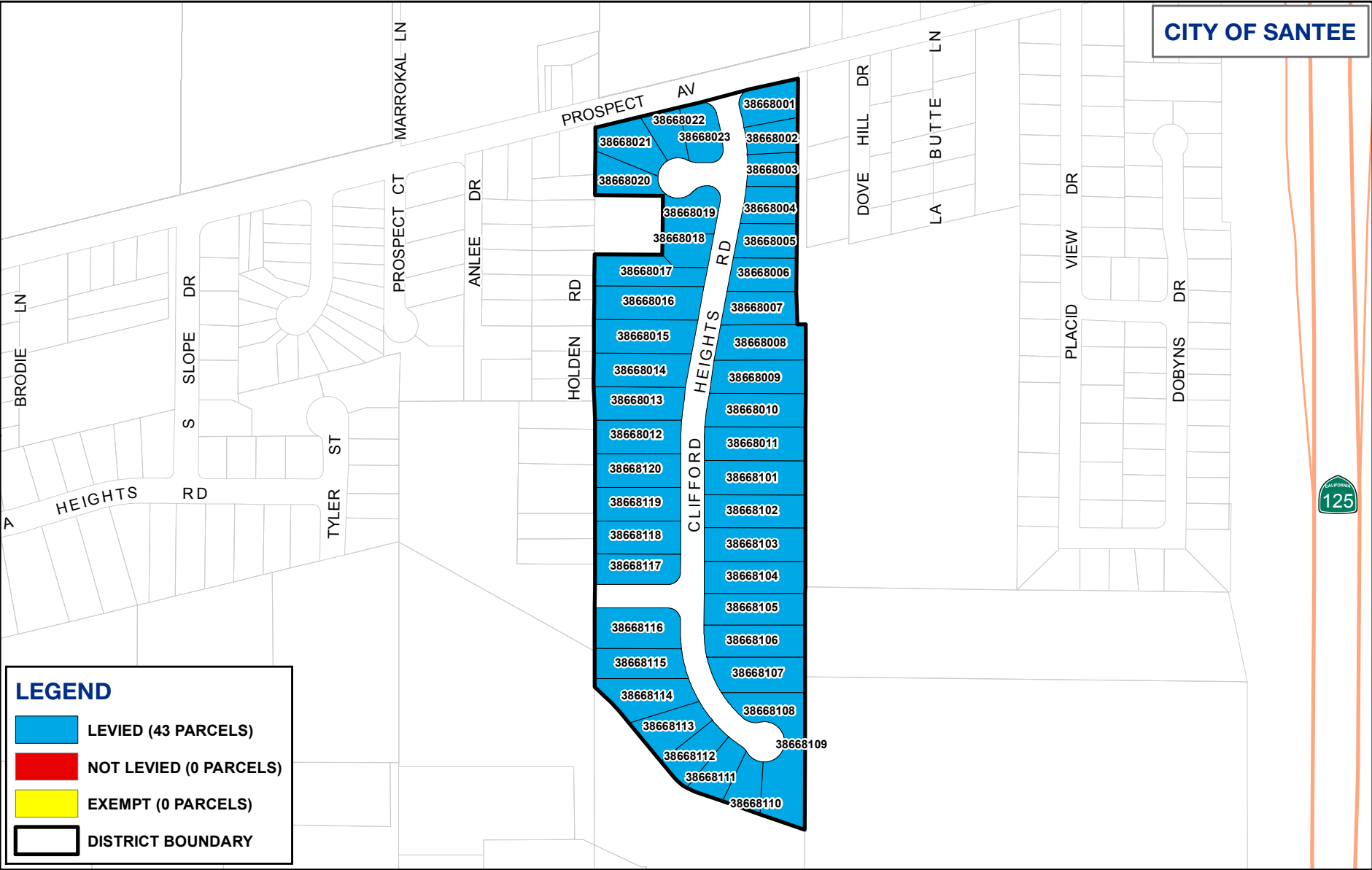
**EXHIBIT E**



**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 12 - THE HEIGHTS**



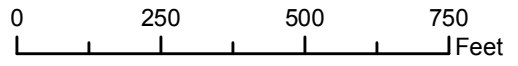
**EXHIBIT F**



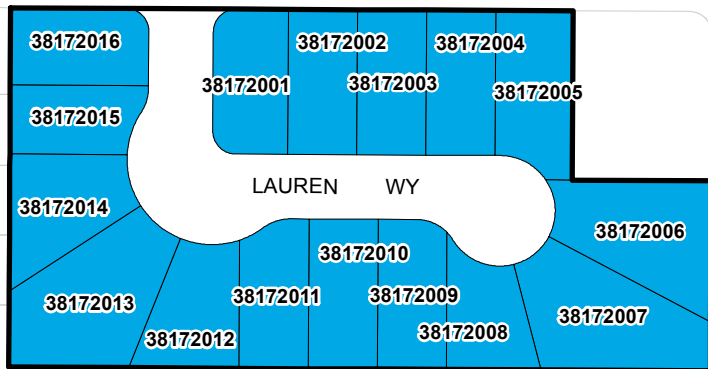
**LEGEND**

- LEVIED (43 PARCELS)
- NOT LEVIED (0 PARCELS)
- EXEMPT (0 PARCELS)
- DISTRICT BOUNDARY

**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 13 - PROSPECT HILLS**



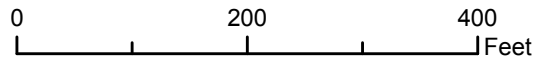
**EXHIBIT G**



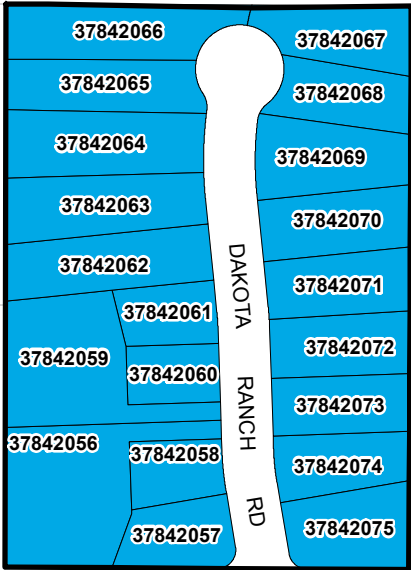
**LEGEND**

- LEVIED (16 PARCELS)
- NOT LEVIED (0 PARCELS)
- EXEMPT (0 PARCELS)
- DISTRICT BOUNDARY





**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 14 - MITCHELL RANCH**



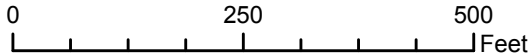
**EXHIBIT H**



**LEGEND**

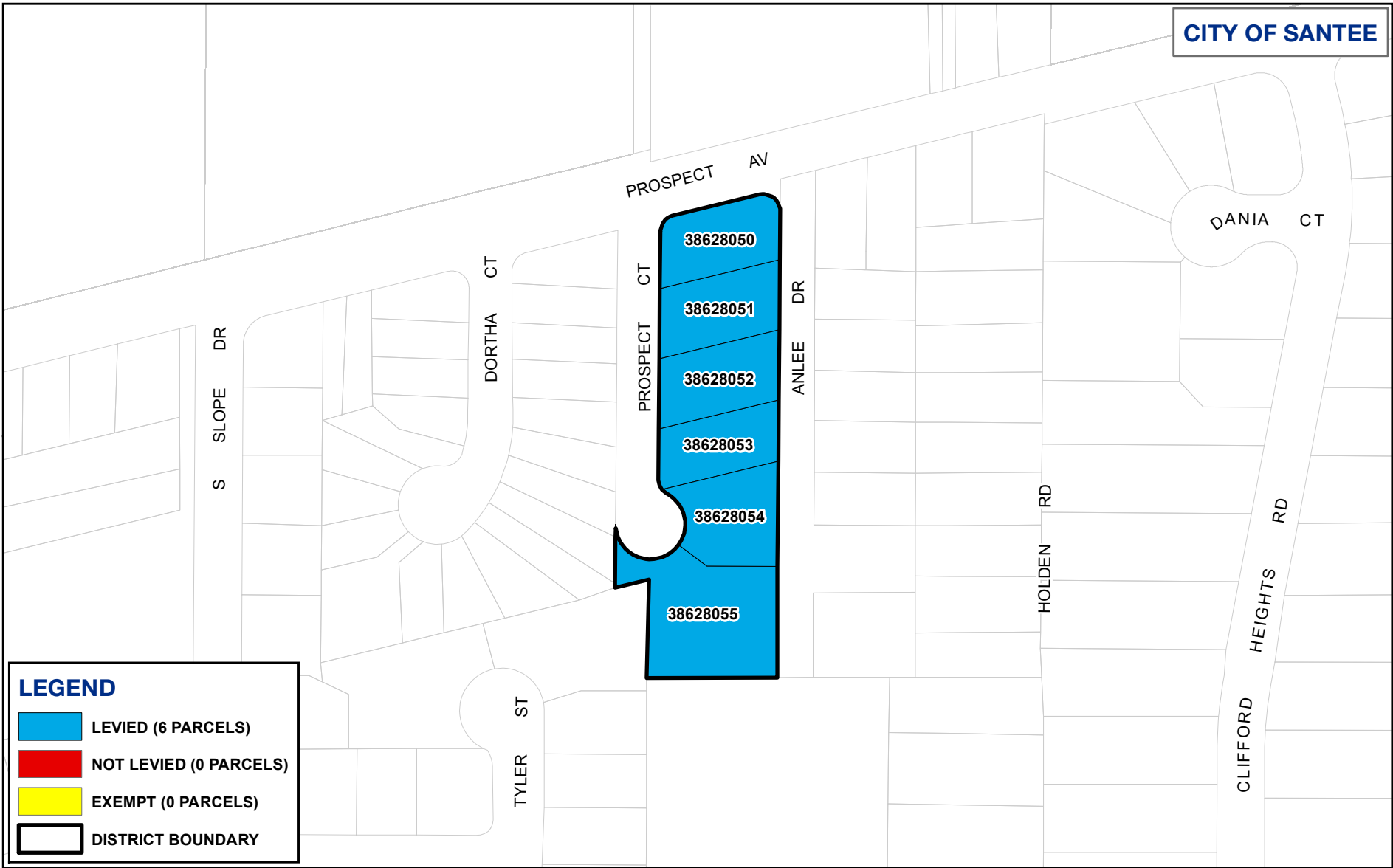
-  LEVIED (20 [PARCELS])
-  NOT LEVIED (PARCELS)
-  EXEMPT (0 PARCELS)
-  DISTRICT BOUNDARY

**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 17 - DAKOTA RANCH**



**EXHIBIT I**





**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 18 - ALLOS**

**EXHIBIT J**

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

**MEETING DATE**      April 22, 2020

**AGENDA ITEM NO.**

**ITEM TITLE**      RESOLUTION INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR THE FY 2020-21 TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS

**DIRECTOR/DEPARTMENT**

Tim K. McDermott, Finance *m*

**SUMMARY**

Town Center Landscape Maintenance District ("TCLMD") was originally formed in 1987. It now comprises eight distinct zones, four of which are assessed: "Zone A – Town Center Parkway," Zone B – "The Lakes," Zone C – "San Remo," and Zone D – the mixed use project known as "Mission Creek." Contractors provide landscape, fountain, and lighting maintenance services to these four assessed zones. Maps depicting each zone and the areas of maintenance are attached.

The City Council is required to take three distinct steps in order to proceed with the annual levy of assessments. First, the City Council must formally initiate the proceedings and direct the preparation of an engineer's report, analyzing existing and proposed improvements to the District. Second, the City Council must take formal action to either approve, or modify and approve the proposed engineer's report, formally declare its intention to provide for the annual levy of assessments and provide notice of a public hearing. Finally, the City Council must hold the public hearing and provide for the annual levy of assessments.

This item takes the necessary first step in the process by initiating proceedings and ordering the preparation of an engineer's report. The second step of approving the proposed engineer's report, declaring the intention to levy assessments and providing notice of a public hearing is scheduled to occur at the June 10, 2020 City Council meeting. The final step of holding the public hearing and providing for the annual levy of assessments is scheduled to occur at the July 22, 2020 City Council meeting.

**FINANCIAL STATEMENT**

Funding for the preparation of the engineer's report is included in the FY 2019-20 adopted budget for each zone of the Town Center Landscape Maintenance District.

**CITY ATTORNEY REVIEW**

N/A

Completed

**RECOMMENDATION**

*MAB* Adopt the resolution to initiate proceedings and order the preparation of an engineer's report.

**ATTACHMENTS** (Listed Below)

- 1) Resolution Initiating Proceedings and Ordering the Preparation of an Engineer's Report for the FY 2020-21 TCLMD Annual Levy of Assessments

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN  
ENGINEER'S REPORT FOR THE FY 2020-21 TOWN CENTER LANDSCAPE  
MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS**

**WHEREAS**, the City Council of the City of Santee desires to initiate proceedings for the annual levy of assessments for a landscape district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as: **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** ("District"); and

**WHEREAS**, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2020; and

**WHEREAS**, there has been submitted to this City Council for its consideration at this time, diagrams, copies of which are attached hereto and by this reference incorporated herein, showing the boundaries of the areas of assessment for the above referenced fiscal year, said diagrams showing and further describing in general the improvements proposed to be maintained in said District, said description being sufficient to identify the areas proposed to be assessed for said maintenance thereof; and

**WHEREAS**, there are no proposed new improvements or any substantial changes in existing improvements; and

**WHEREAS**, the Law requires a written report, consisting of: plans and specifications of the area of the improvements to be maintained; an estimate of the costs for maintaining the improvements, including incidental expenses in connection therewith; a diagram of the areas proposed to be assessed; and a parcel-by-parcel listing of the assessments of the estimated costs for maintaining the improvements in proportion to the special benefits to be conferred on such parcels.

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

**SECTION 1.** That the above recitals are all true and correct.

**SECTION 2.** That diagrams, entitled **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** as submitted to this City Council, showing the boundaries of the proposed areas to be assessed and showing the improvements to be maintained, are hereby approved, and copies thereof shall be on file in the City Clerk's Office and open to public inspection. The proposed parcels and properties within said areas are those to be assessed to pay certain costs and expenses for said maintenance.

**RESOLUTION NO.**

**SECTION 3.** That the maintenance work within the area proposed to be assessed shall be the maintenance or servicing, or both, of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof in accordance with the Law.

**SECTION 4.** There are no proposed new improvements or any substantial changes to existing improvements.

**SECTION 5.** That the Director of Finance is hereby ordered to cause to be prepared and to file with this City Council, the Report relating to said annual assessment and levy in accordance with the provisions of the Law.

**SECTION 6.** That upon completion, said Report shall be filed with the City Clerk, who shall then provide all notices required by law regarding the intent to approve assessments and hold a public hearing and submit the report to this City Council for its consideration pursuant to sections 22623 and 22624 of the Streets and Highways Code.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 22<sup>nd</sup> day of April, 2020 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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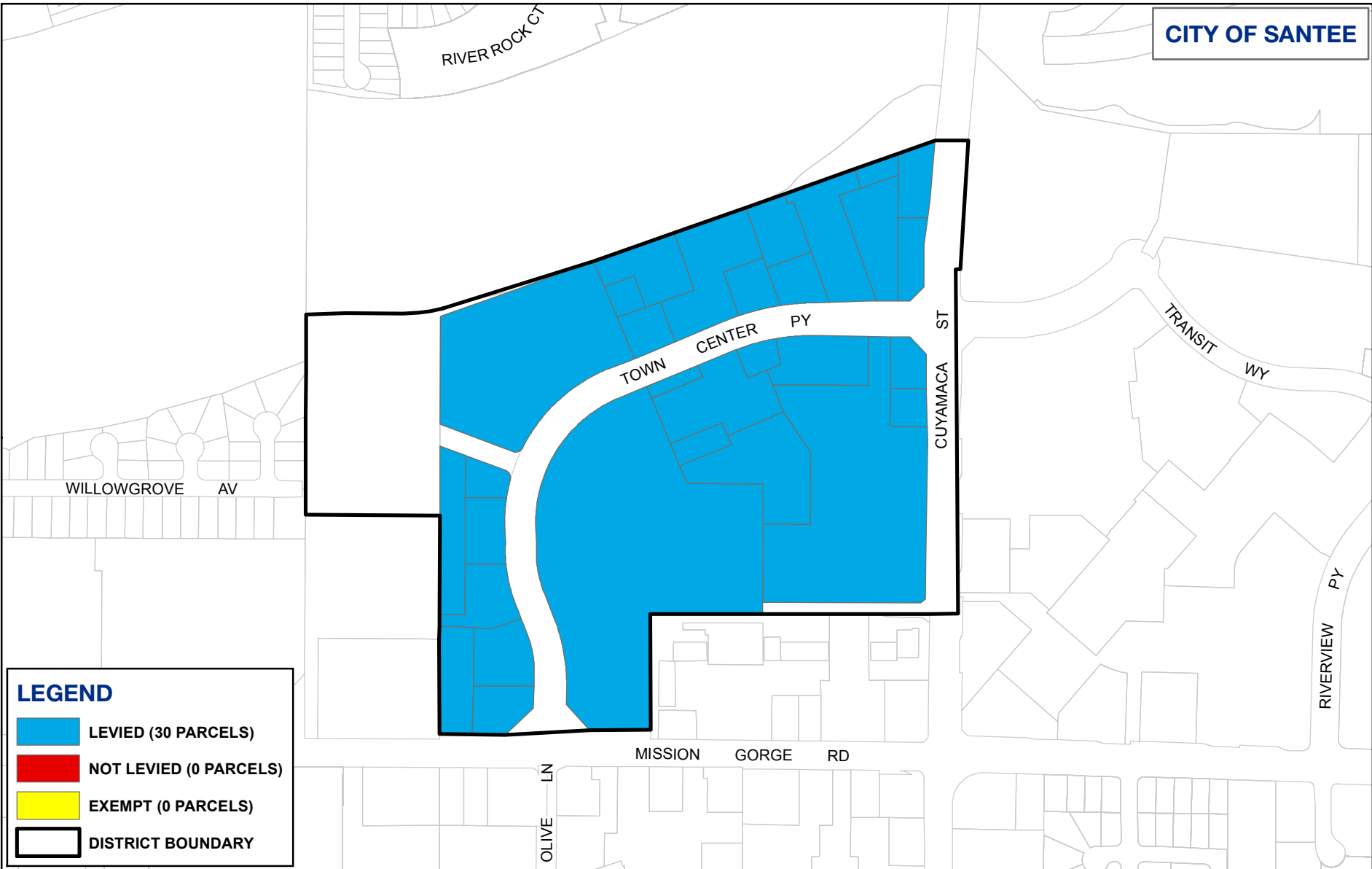
**JOHN W. MINTO, MAYOR**

**ATTEST:**

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**ANNETTE ORTIZ, CMC, CITY CLERK**

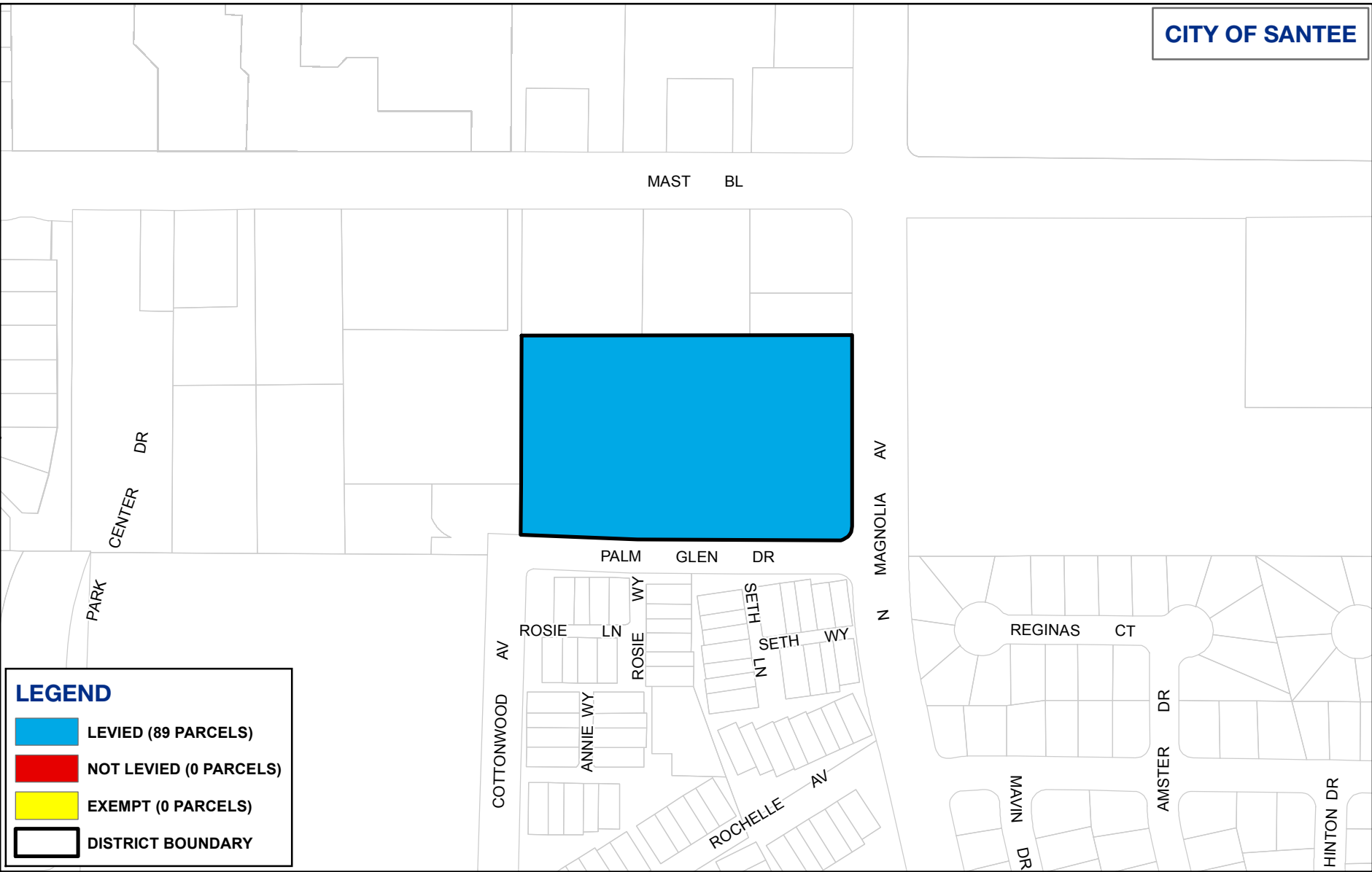
EXHIBITS A-D: Vicinity Maps (Diagrams)



**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT  
ZONE A - TOWN CENTER**



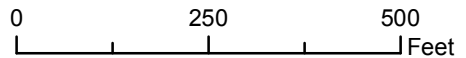
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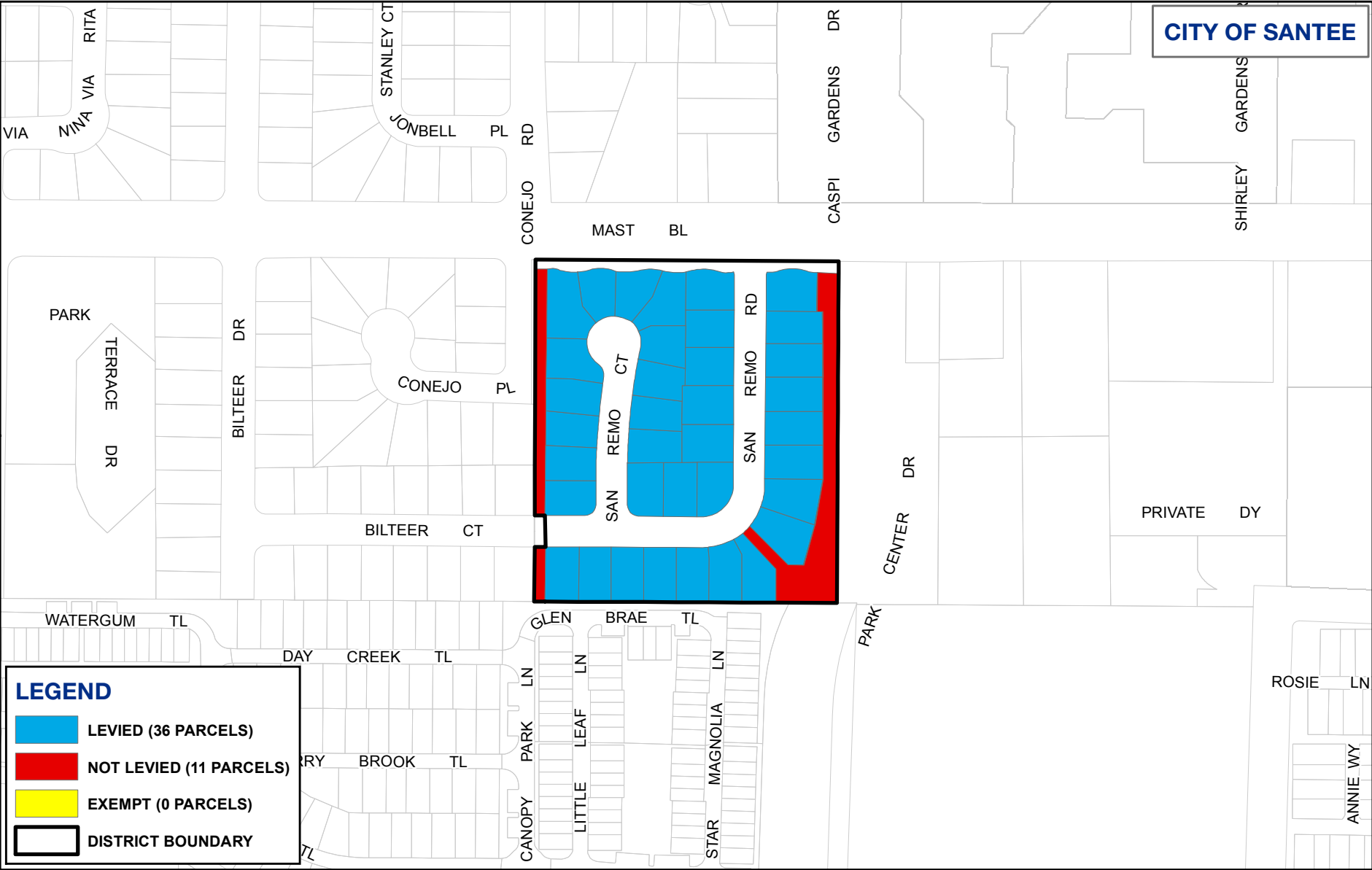


**LEGEND**

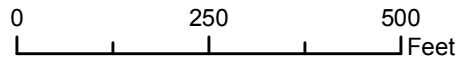
- LEVIED (89 PARCELS)
- NOT LEVIED (0 PARCELS)
- EXEMPT (0 PARCELS)
- DISTRICT BOUNDARY

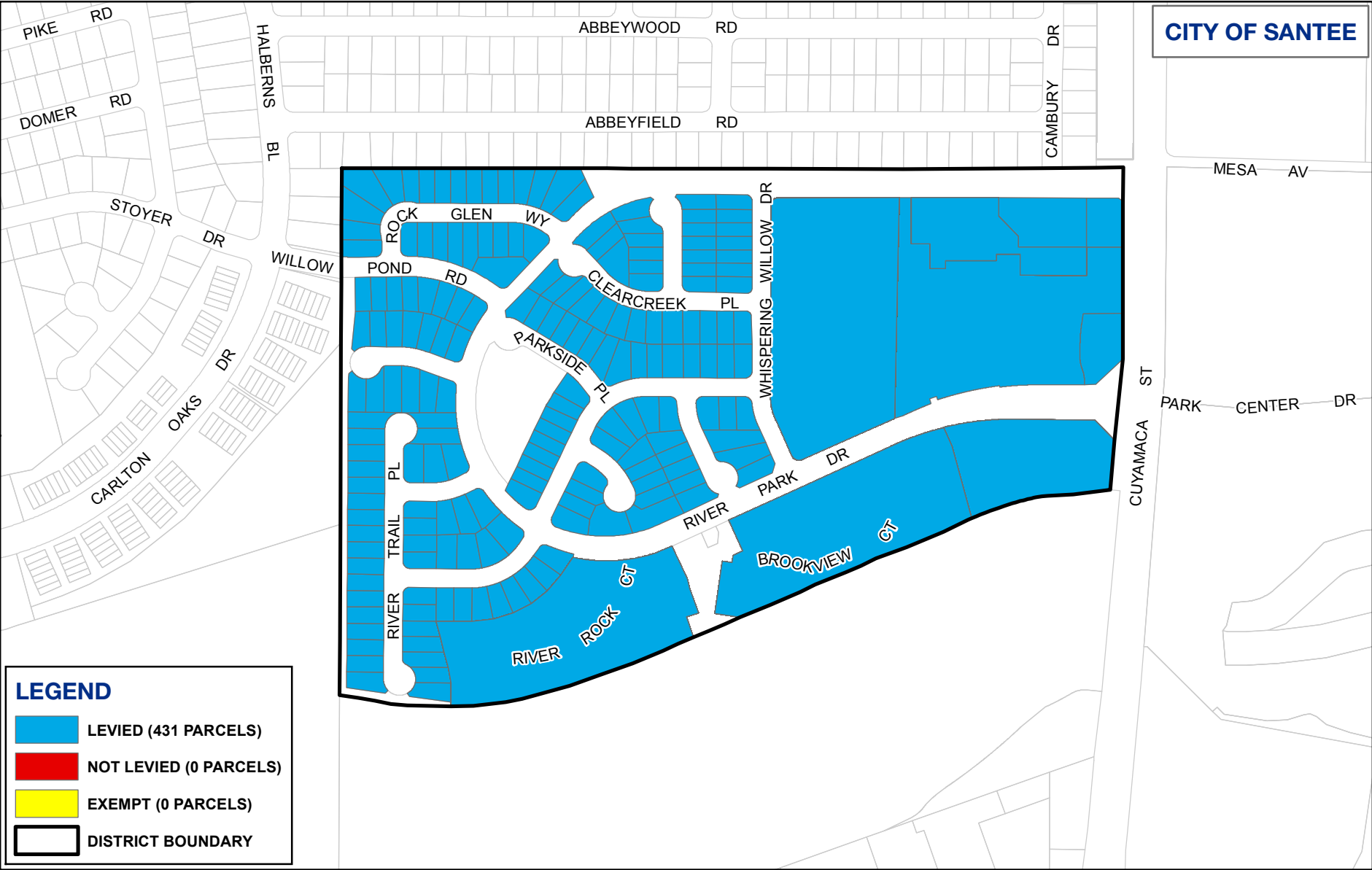
**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT  
ZONE B - THE LAKES**





**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT  
ZONE C - SAN REMO**

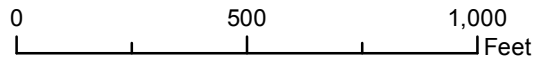




**LEGEND**

- LEVIED (431 PARCELS)
- NOT LEVIED (0 PARCELS)
- EXEMPT (0 PARCELS)
- DISTRICT BOUNDARY

**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT  
ZONE D - MISSION CREEK**





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

**Item 8**

**MEETING DATE**      April 22, 2020

**AGENDA ITEM NO.**

**ITEM TITLE**      **RESOLUTION INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR THE FY 2020-21 SANTEE ROADWAY LIGHTING DISTRICT ANNUAL LEVY OF ASSESSMENTS**

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

**SUMMARY**      The Santee Roadway Lighting District ("SRLD") has two zones, each with separate funding sources. Zone A is contiguous with the City's boundaries; i.e., all properties in the City are within Zone A. Zone B comprises numerous areas throughout the City, and contains street lights defined as primarily having local benefit.

The funding of street light energy, maintenance and administrative costs for both Zone A and Zone B have been obtained from two sources: (1) an ad valorem property tax designated for street lighting purposes (Zone A), (2) and a special benefit assessment (Zone B). It is estimated that 32 new lights will be added within SRLD in FY 2020-21.

The City Council is required to take three distinct steps in order to proceed with the annual levy of assessments. First, the City Council must formally initiate the proceedings and direct the preparation of an engineer's report, analyzing existing and proposed improvements to the District. Second, the City Council must take formal action to either approve or modify and approve the proposed engineer's report, formally declare its intention to provide for the annual levy of assessments and provide notice of a public hearing. Finally, the City Council must hold the public hearing and provide for the annual levy of assessments.

This item takes the necessary first step in the process by initiating proceedings and ordering the preparation of an engineer's report. The second step of approving the proposed engineer's report, declaring the intention to levy assessments and providing notice of a public hearing is scheduled to occur at the June 10, 2020 City Council meeting. The final step of holding the public hearing and providing for the annual levy of assessments is scheduled to occur at the July 22, 2020 City Council meeting.

**FINANCIAL STATEMENT**      Funding for the preparation of the engineer's report is included in the FY 2019-20 Santee Roadway Lighting District Zone "B" adopted budget.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *MSB*      Adopt the resolution to initiate proceedings and order the preparation of an engineer's report.

**ATTACHMENTS (Listed Below)**

- 1) Resolution Initiating Proceedings and Ordering the Preparation of an Engineer's Report for the FY 2020-21 SRLD Annual Levy of Assessments

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN  
ENGINEER'S REPORT FOR THE FY 2020-21 SANTEE ROADWAY LIGHTING  
DISTRICT ANNUAL LEVY OF ASSESSMENTS**

**WHEREAS**, the City Council of the City of Santee desires to initiate proceedings for the annual levy of assessments for a lighting district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as: **SANTEE ROADWAY LIGHTING DISTRICT** ("District"); and

**WHEREAS**, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2020; and

**WHEREAS**, there has been submitted to this City Council for its consideration at this time, a map showing the boundaries of the areas of assessment for the above referenced fiscal year, said map showing and further describing in general the areas of the improvements proposed to be maintained in said District, said description being sufficient to identify the areas proposed to be assessed for said maintenance thereof; and

**WHEREAS**, it is estimated that 32 new lights will be added within the District in FY 2020-21; and

**WHEREAS**, the Law requires a written report, consisting of: plans and specifications of the area of the improvements to be maintained; an estimate of the costs for maintaining the improvements, including incidental expenses in connection therewith; a diagram of the areas proposed to be assessed; and a parcel-by-parcel listing of the assessments of the estimated costs for maintaining the improvements in proportion to the special benefits to be conferred on such parcels.

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

**SECTION 1.** That the above recitals are all true and correct.

**SECTION 2.** That the map, entitled **SANTEE ROADWAY LIGHTING DISTRICT**, as submitted to this City Council, showing the boundaries of the proposed area to be assessed and the areas of the improvements to be maintained, is hereby approved, and a copy thereof shall be on file in the Office of the City Clerk and open to public inspection. The proposed parcels and properties within said areas are those to be assessed to pay certain costs and expenses for said maintenance.

**RESOLUTION NO.**

**SECTION 3.** That the maintenance work within the areas proposed to be assessed shall be the maintenance or servicing, or both, of any facilities that are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof in accordance with the Law.

**SECTION 4.** That the Director of Finance is hereby ordered to cause to be prepared and to file with this City Council, the Report relating to said annual assessment and levy in accordance with the provisions of the Law.

**SECTION 5.** That upon completion, said Report shall be filed with the City Clerk, who shall then provide all notices required by law regarding the intent to approve assessments and hold a public hearing and submit the report to this City Council for its consideration pursuant to sections 22623 and 22624 of the Streets and Highways Code.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 22<sup>nd</sup> day of April, 2020 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

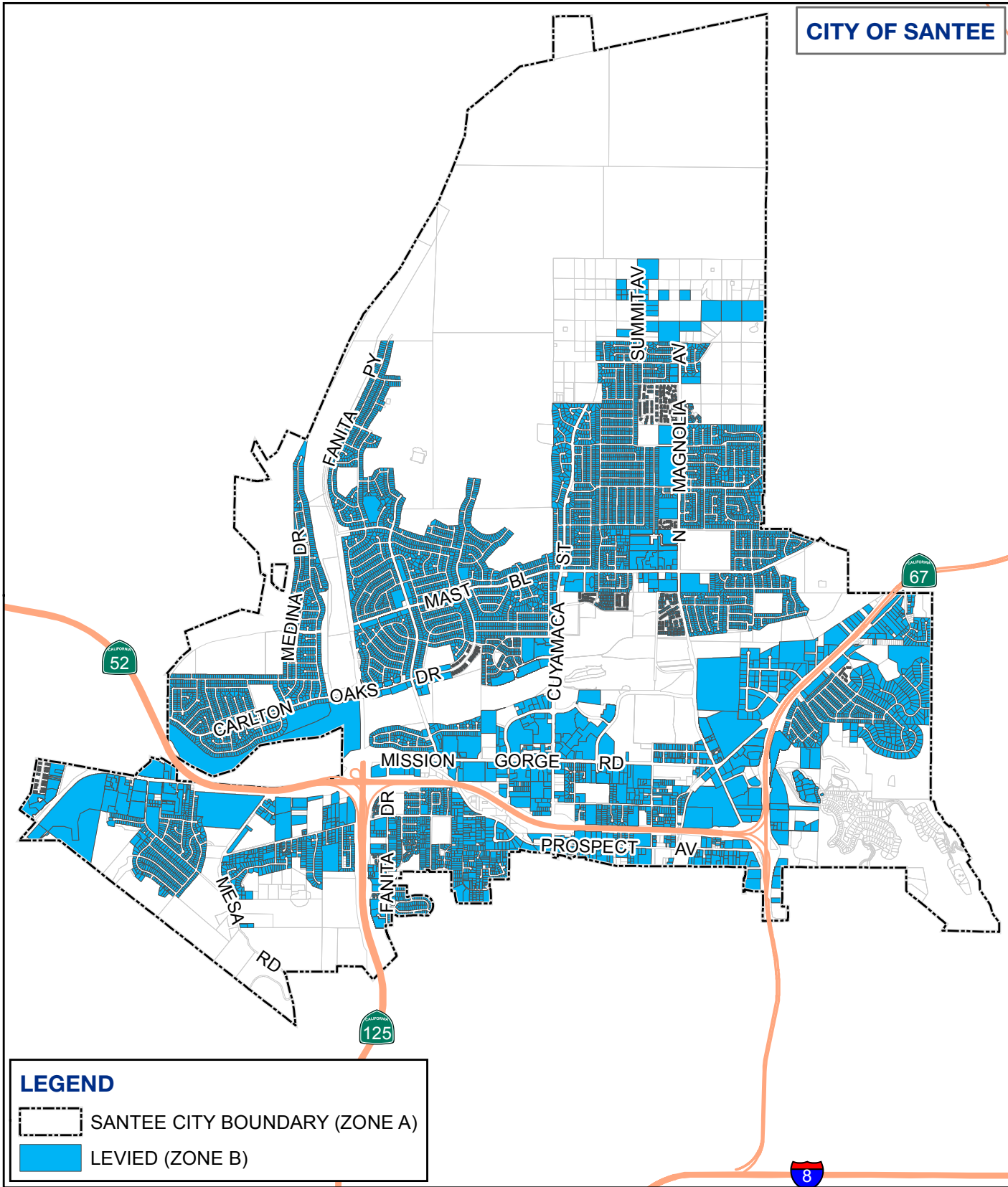
\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CMC, CITY CLERK**

EXHIBIT A: Vicinity Map

CITY OF SANTEE



**LEGEND**

- SANTEE CITY BOUNDARY (ZONE A)
- LEVIED (ZONE B)

**SANTEE ROADWAY LIGHTING DISTRICT**



0 2,000 4,000 6,000 Feet

Zone B - Includes approximately 79% of all parcels throughout the City

Levy Audit Map



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

**Item 9**

**MEETING DATE** April 22, 2020

**AGENDA ITEM NO.**

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE AUTHORIZING APPLICATION FOR, AND RECEIPT OF, LOCAL GOVERNMENT PLANNING SUPPORT GRANT PROGRAM FUNDS

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



**SUMMARY**

This item requests City Council to authorize the submittal of a Local Early Action Planning Grant (LEAP) application for Local Government Planning Support Grant Program Funds to the California Department of Housing and Community Development (HCD). HCD is authorized to provide up to \$119 million under the Local Government Planning Support Grant Program to cities and counties throughout the State for projects that assist in the preparation and adoption of planning documents and process improvements that accelerate housing production and facilitate compliance to implement the sixth cycle of the regional housing need assessment. The City of Santee is eligible for up to \$150,000.00 of these grant funds. The City has identified the Citywide rezoning and corresponding environmental clearance effort required as part of the sixth-cycle Housing Element as an eligible activity for the LEAP grant application.

The City Manager is the designated "Authorized Signatory" for the purpose of submitting the grant application and executing the grant contract. As such, the Resolution of Approval (attached) authorizes the City Manager to sign and submit the application as the official representative for the City of Santee as required by the Local Government Planning Support Grant Program.

**ENVIRONMENTAL REVIEW**

This action is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3).

**FINANCIAL STATEMENT**

The estimated cost of procuring a third-party environmental consultant to assist in the sixth cycle Housing Element rezoning and environmental clearance effort is \$150,000.00. Local Government Planning Support Grant Program funds would cover this cost. No local matching funds are required for this grant.

**CITY ATTORNEY REVIEW**

N/A

Completed

**RECOMMENDATION**

*MSB*

Adopt the attached Resolution authorizing the City Manager to submit a LEAP Grant application and execute a LEAP Grant contract.

**ATTACHMENT**

Resolution

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE AUTHORIZING APPLICATION FOR, AND RECEIPT OF, LOCAL GOVERNMENT PLANNING SUPPORT GRANT PROGRAM FUNDS**

**WHEREAS**, pursuant to Health and Safety Code 50515 et. seq., the Department of Housing and Community Development (“Department”) is authorized to issue a Notice of Funding Availability (“NOFA”) as part of the Local Government Planning Support Grants Program (also known as the Local Early Action Planning Grants program or “LEAP”); and

**WHEREAS**, the City Council of the City of Santee desires to submit a LEAP grant application package (“Application”), on the forms provided by the Department, for approval of grant funding for projects that assist in the preparation and adoption of planning documents and process improvements that accelerate housing production and facilitate compliance to implement the sixth cycle of the regional housing need assessment; and

**WHEREAS**, the Department has issued a NOFA and Application on January 27, 2020 in the amount of \$119,040,000 for assistance to all California jurisdictions, and the City of Santee is eligible for up to \$150,000.

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

**SECTION 1.** The City Manager is hereby authorized and directed to apply for and submit to the Department an Application package.

**SECTION 2.** In connection with the LEAP grant, if the Application is approved by the Department, the City Manager is authorized to submit the Application, enter into, execute, and deliver on behalf of the City, an agreement with the State of California (“Standard Agreement”) for the amount of \$150,000.00. The City Manager is also authorized to execute and deliver other documents required or deemed necessary or appropriate to evidence and secure the LEAP grant, and any needed amendments.

**SECTION 3.** The City of Santee shall be subject to the terms and conditions as specified in the NOFA and the Standard Agreement provided by the Department after grant approval. The Application and any and all accompanying documents are incorporated in full as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the Application will be enforceable through the fully executed Standard Agreement. Pursuant to the NOFA and in conjunction with the terms of the Standard Agreement, the City agrees to use the funds for eligible uses and allowable expenditures in the manner presented and specifically identified in the approved Application.

**RESOLUTION NO.**

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 22<sup>nd</sup> day of April 2020, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CMC, CITY CLERK**

City of Santee  
**COUNCIL AGENDA STATEMENT**

Item 10

**MEETING DATE**      April 22, 2020

**AGENDA ITEM NO.**

**ITEM TITLE**      RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING THE FINAL MAP FOR A 128-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION PROJECT (TM 2018-1) AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE ASSOCIATED SUBDIVISION IMPROVEMENT AGREEMENT. LOCATION: NORTH OF TOWN CENTER PARKWAY AND WEST OF RIVERVIEW PARKWAY IN THE TOWN CENTER SPECIFIC PLAN AREA    APPLICANT: WILLIAM LYON HOMES, INC.

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

**SUMMARY**      This item requests City Council to approve the final map for a 128-unit residential condominium subdivision project and the associated Subdivision Improvement Agreement. On August 22, 2018, City Council adopted Resolution No. 105-2018 for Tentative Map 2018-1, approving the project located north of Town Center Parkway and west of Riverview Parkway in the Town Center Specific Plan Area. Development would be in substantial conformance with Development Review Permit DR 2018-3. Public improvements along Riverview Parkway and the San Diego River include: curb and gutter paving, landscaping, sidewalk construction, streetscape trees, and pedestrian facilities. Dedications and plan approvals required by Tentative Map Resolution No. 105-2018 have been satisfied. The final map has been reviewed by the Department of Development Services and found to be technically correct, in substantial conformance with the tentative map requirements of Resolution No. 105-2018, the Santee Municipal Code and the Subdivision Map Act.

**ENVIRONMENTAL REVIEW**      On August 22, 2018, the City Council approved and adopted an Addendum (Resolution No. 104-2018) to a previously adopted Negative Declaration (Resolution No. 065-2014) which determined that no new significant impacts would result that were not appropriately mitigated through implementation of the Riverview Final Master Environmental Impact Report (State Clearinghouse Number (1999031096); Resolution No. 008-2006), which fully disclosed, evaluated and mitigated the environmental impacts of the proposed project, including the Tentative Map contemplated in this Resolution. No further environmental review is required for the City to adopt this Resolution.

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

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION**   
Adopt the Resolution:

1. Authorizing the approval of the final map for the 128-unit residential condominium subdivision project, TM 2018-1; and
2. Authorizing the City Manager to execute the associated Subdivision Improvement Agreement.

**ATTACHMENTS**

Resolution  
Vicinity Map  
Subdivision Improvement Agreement



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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
APPROVING THE FINAL MAP FOR A 128-UNIT RESIDENTIAL CONDOMINIUM  
SUBDIVISION PROJECT (TM 2018-1) AND AUTHORIZING THE CITY MANAGER TO  
EXECUTE THE ASSOCIATED SUBDIVISION IMPROVEMENT AGREEMENT.  
LOCATION: NORTH OF TOWN CENTER PARKWAY AND WEST OF RIVERVIEW  
PARKWAY IN THE TOWN CENTER SPECIFIC PLAN AREA APPLICANT: WILLIAM  
LYON HOMES, INC.**

**WHEREAS**, on August 22, 2018, the City Council adopted Resolution No. 105-2018 approving Tentative Map 2018-1, a 128-unit residential condominium subdivision north of Town Center Parkway and west of Riverview Parkway in the Town Center Specific Plan Area; and

**WHEREAS**, On August 22, 2018, the City Council approved and adopted an Addendum (Resolution No. 104-2018) to a previously adopted Negative Declaration (Resolution No. 065-2014) which determined that no new significant impacts would result that were not appropriately mitigated through implementation of the Riverview Final Master Environmental Impact Report (State Clearinghouse Number (1999031096); Resolution No. 008-2006), which fully disclosed, evaluated and mitigated the environmental impacts of the proposed project, including the Tentative Map contemplated in this Resolution. No further environmental review is required for the City to adopt this Resolution; and

**WHEREAS**, the developer William Lyon Homes, Inc. has complied with all provisions of the tentative map approval required for recordation of the Final Map; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Santee does hereby approve the Final Map of Tentative Map 2018-1.

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

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

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 22<sup>nd</sup> day of April 2020, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CMC, CITY CLERK**



**CITY OF SANTEE  
SUBDIVISION IMPROVEMENT AGREEMENT**

DATE OF AGREEMENT: January 15, 2020

NAME OF SUBDIVIDER: William Lyon Homes, Inc.  
(referred to as "Subdivider")

NAME OF SUBDIVISION: Riverview at Town Center  
(referred to as "Subdivision")

TENTATIVE MAP RESOLUTION  
AND DATE OF APPROVAL: Resolution 105-2018, dated August 22, 2018  
(referred to as "Resolution of Approval")

IMPROVEMENT PLAN NO(S): 2019-173 through 2019-195

GRADING AND LANDSCAPE PLAN NO(S):  
2018-342 through 2018-346 and 2019-160 through 2019-248  
(all hereinafter referred to as "Improvement Plans")

ESTIMATED TOTAL COST OF GRADING AND LANDSCAPING: \$931,057

ESTIMATED TOTAL COST OF IMPROVEMENTS: \$671,845

ESTIMATED TOTAL COST OF MONUMENTATION: \$4,600

SURETY/FINANCIAL INSTITUTION: Philadelphia Indemnity Insurance Company

ADDRESS: 19800 MacArthur Blvd., Ste. 1250; Irvine, CA 92612

FORM OF SECURITY: Faithful Performance/Warranty Bond; Labor and Materials Bond & Monumentation Cash Security

SECURITY ID NOS.: PB0301406586

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

RECITALS

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

act necessary to subdivide the property within the Subdivision.

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

1. Subdivider's Obligations to Construct Improvements.

Subdivider shall:

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

IMPROVEMENTS

DEADLINE DATE

Public Improvements

Prior to first occupancy

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

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

time limit stated in Paragraph 1.b, hereof, unless a time extension is granted by the City Engineer as authorized by Paragraph 20.

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

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

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

3. Security. Subdivider shall at all times guarantee Subdivider's performance of this agreement by furnishing to City, and by maintaining, good and sufficient security as required by the Subdivision Laws on forms approved by City for the purposes and in the amounts as follows:
- a. To assure faithful performance of this agreement and to secure payment to any contractor, subcontractor, persons renting equipment, or furnishing labor or materials for the grading, drainage and landscaping required to be constructed or installed pursuant to

this agreement in an amount equal to one hundred percent (100%) of the Estimated Total Costs of Grading and Landscaping ("Grading and Landscaping Security"); and,

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

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

- 4. Guarantee or Warranty for One Year. In addition to any other remedy in law or equity, Subdivider shall guarantee or warranty the work done pursuant to this agreement for a period of one year after final acceptance by the City Council of the work and improvements against any defective work or labor done or defective materials furnished. If within the warranty period any work or improvement or part of any work or improvement done, furnished, installed, constructed or caused to be done, furnished, installed or constructed by Subdivider fails to fulfill any of the requirements of this agreement or the Improvement Plans and specifications referred to herein, Subdivider shall without delay and without any cost to City, repair or replace or reconstruct any defective or otherwise unsatisfactory part or



parts of the work or structure. Should Subdivider fail to act promptly or in accordance with this requirement, Subdivider hereby authorizes City, at City's option, to perform the work twenty (20) days after mailing written notice of default to Subdivider and to Subdivider's Financial Institution/Surety, and agrees to pay the cost of such work by City. Should the City determine that an urgency requires repairs or replacements to be made before Subdivider can be notified, City may, in its sole discretion, make the necessary repairs or replacement or perform the necessary work and Subdivider shall pay to City the cost of such repairs. City shall take all steps reasonably possible to notify Subdivider of such urgency, but failure to receive notification, shall not relieve the Subdivider or their Financial Institution/Surety from the obligation to pay for the entire cost of such urgency work.

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

shall be released upon receipt by the City Engineer of written notice by the Subdivider, stating that monuments have been set in accordance with Subdivision Laws and receipt of evidence the Subdivider has paid the Engineer or Surveyor for the setting of subdivision monuments.

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

public safety or welfare or comply with applicable state or federal law or City zoning ordinances. If Subdivider requests and is granted an extension of time for completion of the improvements, City may apply the standards in effect at the time of the extension.

9. Injury to Public Improvements, Public Property or Public Utility Facilities. Subdivider shall replace or repair subdivision monuments which are destroyed or damaged as a result of any work under this agreement. Subdivider shall bear the entire cost of replacement or repairs of any and all public or public utility property damaged or destroyed by reason of any work done under this agreement, whether such property be owned by the United States or any agency thereof, or the State of California, or any agency, district or political subdivision thereof or by the City or any public or private utility corporation or by any combination of such owners. Any repair or replacement shall be to the satisfaction, and subject to the approval of, the City Engineer.
10. Injury to Work. Until such time as the improvements are accepted by City, Subdivider shall be responsible to bear the risk of loss to any of the improvements constructed or installed. Until such time as all improvements required by this agreement are fully completed and accepted by City, Subdivider will be responsible for the care, operation of, maintenance of, and any damage to such improvements. City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage, regardless of cause, happening or occurring to the work or improvements specified in this agreement prior to the completion and acceptance of the work or improvements. All such risks shall be the responsibility of and are hereby assumed by Subdivider.
11. Default of Subdivider.
  - a. Default of Subdivider shall include, but not be limited, to, Subdivider's failure to timely commence construction of the improvements under this agreement; Subdivider's failure to timely complete construction of the improvements; Subdivider's failure to cure any defect in the improvements; Subdivider's failure to perform substantial construction work for a period of twenty (20) calendar days after commencement of the work; Subdivider's insolvency, appointment of a receiver, or the filing of any petition in bankruptcy either voluntary or involuntary which Subdivider fails to discharge within thirty (30) days; the commencement of a foreclosure action against the Subdivision or a portion thereof, or any conveyance in lieu or in avoidance of foreclosure; or Subdivider's failure to perform any other obligation under this agreement.
  - b. The City reserves to itself all remedies available to it at law or in equity for breach of Subdivider's obligations under this agreement. In the event Subdivider fails to perform any of the terms or conditions of this agreement, the City will be damaged to the extent of the costs of installation of the improvements which Subdivider

failed to install. It is specifically recognize that the determination of whether a reversion to acreage or rescission of the Subdivision approval constitutes an adequate remedy for default of the Subdivider shall be reserved to the sole discretion of City. The City shall have the right, to draw upon or utilize the appropriate security to mitigate City's damages in event of default by Subdivider. The right of City to draw upon or utilize the security is additional to, and not in lieu of, any other remedy available to City. Both parties specifically recognize that the estimated costs and security amounts may not reflect the actual cost of construction or installation of the improvements and, therefore, City's damages for Subdivider's default shall be measured by the actual cost to the City of completing the required improvements.

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

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

- c. Failure of Subdivider to comply with the terms of this agreement shall constitute consent to the filing by City of a notice of violation against all lots in Subdivision, or to rescind the approval or otherwise revert the Subdivision to acreage.
  - d. In the event that Subdivider fails to perform any obligation hereunder, Subdivider agrees to pay all costs and expenses incurred by City in obtaining performance of such obligations, including costs of suit and reasonable attorney's fees.
  - e. The failure of City to take an enforcement action with respect to a default, or to declare a breach, shall not be construed as a waiver of that default or any subsequent default of Subdivider.
12. Permits. Subdivider shall, at Subdivider's expenses, obtain all necessary permits and licenses for the construction and installation of the

improvements, give all necessary notices and pay all fees and taxes required by law.

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

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

18. Sale or Disposition of Subdivision. Sale or other disposition of this property will not relieve Subdivider from the obligations set forth herein. If Subdivider sells the property or any portion of the property within the subdivision to any other person, the Subdivider may request a novation of this agreement and a substitution of security. Upon approval of the novation by City and substitution of securities approved by City, the Subdivider may request a release or reduction of the securities required by this agreement. Nothing in the novation shall relieve the Subdivider of the obligations under Paragraph 17 for the work or improvement done by Subdivider.
19. Time is of the Essence. Time is of the essence in this agreement. Unless otherwise noted all "days" shall be construed to mean calendar days.
20. Time for Commencement of Work; Time Extensions. Subdivider shall commence substantial construction of the improvements required by this agreement not later than nine (9) months prior to the time for completion. In the event good cause exists, as determined by the City Engineer, the time for commencement of construction or completion of the improvements may be extended. The extension shall be made in writing executed by the City Manager. Any such extension may be granted without notice to Subdivider's Surety and shall in no way affect the validity of this agreement or release the Surety or Sureties from the obligations on any bond. An appeal of the denial for an extension must be made to the City Council within ten (10) days. As a condition of such extension, the City Engineer or City Council may require Subdivider to furnish additional security guaranteeing performance of this agreement as extended in an increased amount as necessary to compensate for any increase in construction costs as determined by the City Engineer.



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




Executed by SUBDIVIDER this 15th day of January, 2020.

SUBDIVIDER:

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

~~William Lyon Homes, Inc~~  
(Name of Subdivider)

By:   
(sign here)  
**Bryan A. Bergeron**  
**Vice President**  
(print name here)

By: \_\_\_\_\_  
City Manager

\_\_\_\_\_  
(title and organization of signatory)

Attest: \_\_\_\_\_  
Annette Ortiz,  
City Clerk

By: \_\_\_\_\_  
(sign here)

\_\_\_\_\_  
(print name here)

\_\_\_\_\_  
(title and organization of signatory)

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

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



## CERTIFICATE OF SECRETARY

I, Jason R. Liljestrom, do hereby certify that I am the duly elected, qualified and acting Senior Vice President, General Counsel and Corporate Secretary of WILLIAM LYON HOMES, INC., a California corporation (the "Company").

I further certify that the Board of Directors of the Company has authorized the appointments of the following officers and duly adopted the following resolutions, in part, which have not been amended or rescinded as of the date hereof:

### **I. CORPORATE OFFICERS:**

#### **Officers:**

William H. Lyon  
Matthew R. Zaist  
Brian W. Doyle  
Colin T. Severn  
Jason R. Liljestrom  
Brian Hale  
Jon W. Robertson  
Richard S. Robinson  
Fred Gast  
Carl S. Morabito  
Maureen L. Singer  
Paolo Benzan  
Tom Bui  
Lyndon Nicolette-Brown  
Kartik Chandar  
Javier Garcia  
Janet Kemmerer  
Joe Whittemore  
Candace Novell  
Brenda G. Roberge  
Christy McNeil

#### **Corporate Titles:**

Executive Chairman  
President and Chief Executive Officer  
Executive Vice President and Chief Operating Officer  
Sr. Vice President, Chief Financial Officer and Assist. Sec.  
Sr. Vice President, General Counsel and Corporate Sec.  
President – Financial Services  
Sr. Vice President – Regional President (Southern California)  
Sr. Vice President – Finance & Acquisition  
Sr. Vice President  
Sr. Vice President – California Entitlements  
Vice President – Human Resources  
Chief Information Officer  
Vice President – Information Security  
Vice President – Infrastructure & Client Services  
Vice President – Enterprise Applications  
Vice President – IT Operational Systems  
Vice President – Corporate Marketing  
Vice President – Risk Management  
Vice President and Assistant General Counsel  
Assistant Secretary, Executive Assistant  
Assistant Secretary

**SOUTHERN CALIFORNIA REGION**  
**(SOUTHERN CALIFORNIA COASTAL AND INLAND EMPIRE)**

Jon W. Robertson                      Regional President – Southern California

**SOUTHERN CALIFORNIA COASTAL DIVISION**

**Officers:**

Michael C. Battaglia  
Gary Haddy  
Dan C. George  
Lesley A. Pennington  
Nicholas R. Stilwell  
Bryan Bergeron  
Mitchell Perez  
Danny Molnar  
DeeDee Nash

**Division Titles:**

Division Manager  
Vice President – Quality Assurance & Quality Control  
Vice President – Architecture  
Vice President – Sales  
Vice President – Division Controller  
Vice President – Land Development  
Vice President – Land Acquisition  
Vice President – Construction  
Vice President - Purchasing

**Designated Signers:**

Christina E. Estrada	Designated Signer for Escrow Amendments
Ryan Keith	Designated Signer for Processing & Consultants: Contract Agreements and Addendums for Professional Services, Change Orders, Purchase Orders, Invoices; All Municipal & Construction Bonds; Utilities; Construction up to \$100,000; All Bureau of Real Estate Docs: Construction & Legal Agreements, Easements, SWPPP, Notices of Intent; Notices of Termination
Pete Navarro	Designated Signer for Processing & Consultants: Contract Agreements and Addendums for Professional Services, Change Orders, Purchase Orders, Invoices; All Municipal Construction & HOA related Bonds, Utilities; Construction up to \$100,000; All Bureau of Real Estate Documents; Construction & Legal Agreements, Easements, SWPPP, Notices of Intent; Notices of Termination
Stephanie Yee	Designated Signer for Processing & Consultants: Contract Agreements and Addendums for Professional Services, Change Orders, Purchase Orders, Invoices, Bonds, Utilities, Construction up to \$100,000
Tami Nicholson	Designated Signer for Processing: Contract Agreements for Professional Services, Change Orders, Purchase Orders, Invoices

**II. AUTHORIZING RESOLUTIONS:**

**NOW, THEREFORE, BE IT RESOLVED**, that the Officers of the Company be and they hereby are authorized to negotiate and execute any and all contractual agreements on behalf of the Company, according to the following stipulations.

**RESOLVED FURTHER**, with one signature being required, that any Officer of the Company or "designated employee(s)" as designated from time to time by the President and Chief Executive Officer or Executive Vice President and Chief Operating Officer, be and they hereby are authorized:

A. To execute such documents necessary and incidental to the sale of residential units manufactured by the Company, which documents shall include but shall not be limited to: security agreements, trust deeds, grant deeds and escrow instructions;

B. To execute and file any and all tentative and final tract maps, and any applications and Subdivision Questionnaires for the State Division of Real Estate, as needed for projects of the Company.

C. To execute contracts with consultants for professional services and reimbursement agreements pertinent to the development of projects of the Company.

D. To negotiate and execute labor and/or material contracts with subcontractors pertinent to construction of projects of the Company.

E. To execute any and all subdivision improvement and tax bonds as may be required by various governmental agencies pertinent to the projects of the Company.

F. To execute any and all documents pertinent to the construction projects of the Company, including notices of completion, all house warranty forms required by government regulatory agencies, and other miscellaneous required certification.

G. To execute contractual agreements on behalf of the Company for subdivision improvement and development, including but not limited to Road Improvement Agreements, Water Main Extension Agreements, Underline Extension Agreements, and Utility Easements.

H. To enter into agreements with agencies for gas, power, telephone, water or any other required utility.

I. To negotiate and execute on behalf of the Company contractual agreements not specifically designated in these paragraphs, provided they have the prior approval of the President and Chief Executive Officer or Executive Vice President and Chief Operating Officer of the Company.

**RESOLVED FURTHER**, that all actions heretofore taken by each of the above-named officers with respect to the foregoing matters be, and they hereby are, affirmed and approved.

### **III. GENERAL AUTHORITY**

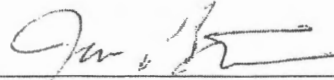
**NOW, THEREFORE, BE IT RESOLVED**, that the officers of the Company be, and each of them hereby is, authorized to execute and deliver any and all instruments and documents

and to take all such other action as any of them may determine to be necessary or advisable to carry out the transactions contemplated by the foregoing resolutions, such determination to be conclusively evidenced by the execution and delivery thereof or the taking of such other action.

**RESOLVED FURTHER**, that if a prescribed form of resolution or resolutions with respect to the matters set forth in the preceding resolutions should be required, such resolution or resolutions shall be deemed to have been, and are, adopted, and the officers of the Company are authorized to certify the adoption of all such resolutions as though such resolutions were now adopted, which specific resolutions shall thereupon be deemed to be adopted by the Company with the same force and effect as if adopted at a meeting of the Company held upon due notice and shall be deemed a part of these resolutions as if originally contained herein;

**RESOLVED, FURTHER**, that all actions previously taken by any director or officer, or by any other employee or agent of the Company, on or prior to the date hereof, in connection with the transactions contemplated by the foregoing resolutions are hereby adopted, ratified, confirmed and approved in all respects as acts on behalf of the Company.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 14<sup>th</sup> day of May, 2019.



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Jason R. Liljestrom  
Senior Vice President, General Counsel and  
Corporate Secretary

**EXHIBIT A  
CITY OF SANTEE  
DEPARTMENT OF DEVELOPMENT SERVICES  
PUBLIC IMPROVEMENTS - BOND WORK SHEET**

PERMIT NO.: G-1330 PREPARED BY: SAJ DATE: 1/9/2020  
 PROJECT NO.: TM 2018-01 PROJECT NAME: Riverview at Town Center

<b>BONDS:</b>	
Engineer's Estimate for Street and Easement Improvements	\$ 367,961
Engineer's Estimate for Public Storm Drain Improvements	\$ 85,725
Landscape Architects Estimate for Public Improvements	\$ 126,527
15 % contingency	\$ 87,032
	Total \$ 667,245
Monumentation Security	\$ 4,600
Performance Bond (Total x 100%)	Bond Amount \$ <b>671,845</b>
Labor and Material Bond (Total x 50%)	Bond Amount \$ <b>335,923</b>



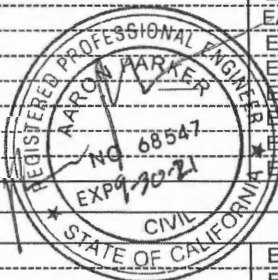
## Engineer's Estimate

Project Name: Riverview Public Improvement  
 Job No.: 73842.10 W.O.:  
 Estimate By: CF Date: 9/24/2019  
 Checked By: JRS Date: 9/24/2019  
 Layout No.: Dwg. No.:

SB&O INC.

PLANNING ENGINEERING SURVEYING  
 3990 Ruffin Road, Suite 120  
 San Diego, Ca. 92123  
 658-560-1141  
 658-560-8157 Fax

ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
<b>PUBLIC STREET IMPROVEMENTS</b>					
	6" TYPE G CURB AND GUTTER	LF	\$20.00	500	\$10,000.00
	6" STRAIGHT CURB	LF	\$12.00	370	\$4,440.00
	REMOVE 6" CURB AND GUTTER	LF	\$3.00	60	\$180.00
	REDWOOD HEADER (2"X8")	LF	\$8.20	340	\$2,788.00
	PEDESTRIAN RAMP	EA	\$1,600.00	4	\$6,400.00
	SAW CUT EXISTING (AC/PCC)	SF	\$4.00	1,950	\$7,800.00
	TRENCH RESURFACING	LF	\$25.00	14	\$350.00
	5.5" AC PAVING / 14" AB	SF	\$4.60	21,830	\$100,418.00
	SUBRADE PREPARATION	SF	\$0.50	21,830	\$10,915.00
	STRIPING AND CURB PAINT	LF	\$0.65	415	\$269.75
	RIVERTRAIL (ENHANCED PCC)	SF	\$12.00	15,300	\$183,600.00
	RIVERTRAIL PED LIGHTS	EA	\$1,600.00	12	\$19,200.00
	STREET NAME SIGNS	EA	\$400.00	1	\$400.00
	STREET SIGNS	EA	\$400.00	8	\$3,200.00
	STREET LIGHT	EA	\$6,000.00	3	\$18,000.00
<b>SUBTOTAL:</b>					<b>\$367,960.75</b>
<b>PUBLIC SEWER</b>					
	8" PVC MAIN	LF	\$96.75	74	\$7,159.50
	SEWER MANHOLE	EA	\$4,803.90	1	\$4,803.90
	CONNECT TO EXISTING PUBLIC MAIN	EA	\$1,500.00	1	\$1,500.00
<b>SUBTOTAL:</b>					<b>\$13,463.40</b>
<b>PUBLIC WATER/ RECLAIMED WATER</b>					
	12" PVC WATER MAIN	LF	\$60.00	1,110	\$66,600.00
	8" PVC WATER MAIN	LF	\$50.00	340	\$17,000.00
	6" RECLAIMED WATER MAIN	LF	\$42.00	360	\$15,120.00
	2" WATER SERVICE (W/2" METER)	EA	\$2,866.00	5	\$14,330.00
	2" WATER SERVICE (W/1.5" METER)	EA	\$2,782.00	4	\$11,128.00
	1" WATER SERVICE (W/1" METER)	EA	\$2,478.00	1	\$2,478.00
	1" RECLAIMED WATER SERVICE (W/1" METER)	EA	\$2,478.00	3	\$7,434.00
	BACKFLOW PREVENTION ASSEMBLY (W/ENCLOSURE)	EA	\$2,392.00	13	\$31,096.00
	12" GATE VALVE	EA	\$3,700.00	6	\$22,200.00
	RELOCATE EXIST 4" BLOW OFF	EA	\$2,400.00	1	\$2,400.00
	BLOW OFF	EA	\$1,254.25	3	\$3,762.75
	AIR VAC	EA	\$2,247.50	3	\$6,742.50
	END CAP	EA	\$447.00	3	\$1,341.00
	THRUST BLOCK	EA	\$253.75	14	\$3,552.50
	CONNECT TO EXISTING PUBLIC MAIN	EA	\$1,000.00	3	\$3,000.00
	FIRE HYDRANT	EA	\$5,075.00	4	\$20,300.00
<b>SUBTOTAL:</b>					<b>\$228,484.75</b>
<b>PUBLIC STORM DRAIN</b>					
	TYPE A-4 CLEANOUT	EA	\$3,980.00	1	\$3,980.00
	MODIFIED TYPE F CATCH BASIN	EA	\$5,680.00	1	\$5,680.00
	MODULAR WETLAND SYSTEM (4'X8' AND 8'X8')	LS	\$41,000.00	1	\$41,000.00
	CONNECT TO EXISTING STORM DRAIN	EA	\$200.00	1	\$200.00
	18" RCP STORM DRAIN PIPE	LF	\$95.00	83	\$7,885.00
	18" HDPE STORM DRAIN PIPE	LF	\$71.00	380	\$26,980.00
<b>SUBTOTAL:</b>					<b>\$85,725.00</b>
					<b>\$695,633.90</b>
<b>15% CONTINGENCY:</b>					<b>\$104,345.09</b>
<b>TOTAL:</b>					<b>\$799,978.99</b>
NO. OF UNITS/LOTS: 128					
UNIT COST: \$6,250					



**\*SECURED BY PDMWD**





December 27, 2019  
Job No. 73483.00

CITY OF SANTEE DEVELOPMENT SERVICES  
10601 Magnolia Avenue  
Santee, CA 92071

**RE: Santee Tract No. 2018-01**

Dear Sir:

In accordance with Section 66496 of the Subdivision Map Act, the estimated cost of setting final monuments for the above-referenced subdivision map is \$4,600.

Sincerely,

SB&O, INC.

*[Handwritten Signature]* 12/27/19  
Michael S. Butcher, PLS 6922  
Vice President



MSB/kn

cc: Bryan Bergeron/ Lyon Communities, via email

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

**Item 11**

**MEETING DATE**      April 22, 2020

**AGENDA ITEM NO.**

**ITEM TITLE**      CITY CONFLICT OF INTEREST CODE – BIENNIAL REVIEW

**DIRECTOR/DEPARTMENT**      Annette Ortiz, City Clerk 

**SUMMARY**

The Political Reform Act requires every local government agency to review its Conflict of Interest Code biennially to determine if it needs to be amended. Once the determination has been made, a notice must be submitted to the code reviewing body no later than October 1<sup>st</sup> of the even-numbered years.

The City Council is the code reviewing body for the City of Santee. Therefore, the City Council must, no later than July 1, 2020, direct review of its code and, no later than October 1, 2020, receive a notice that an amendment is or is not required. If an amendment is required, it must be completed prior to December 31, 2020.

**FINANCIAL STATEMENT**

There is no expected financial impact from this action.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION**

Direct staff to review the Conflict of Interest Code and submit a notice to the City Council prior to October 1, 2020, that either an amendment is required or that no amendment is necessary.

**ATTACHMENTS**

None

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

**Item 12**

**MEETING DATE**      April 22, 2020

**AGENDA ITEM NO.**

**ITEM TITLE**    PUBLIC HEARING TO REVIEW THE DRAFT 2020-2024 CONSOLIDATED PLAN AND PROGRAM YEAR 2020 ANNUAL ACTION PLAN, AND AUTHORIZE THE CITY MANAGER TO SUBMIT THE GRANT APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR PROGRAM YEAR 2020 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS


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

**SUMMARY**    The Five-Year Consolidated Plan and Annual Action Plan are required by the U.S. Department of Housing and Urban Development (HUD) in order for the City to qualify for federal funding under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. The Consolidated Plan covers the period from July 1, 2020 to June 30, 2025 (Program Years 2020 to 2024). The Annual Action Plan covers the period from July 1, 2020 to June 30, 2021 (Program Year 2020). The Consolidated Plan identifies the City's 5-year strategies related to priority needs in community development, housing, homelessness and economic development. It also identifies short- and long-term goals and objectives, strategies, and timetables for achieving its goals. Developed with the input of citizens and stakeholders, the Consolidated Plan is a planning document for the community built upon public participation and input that also serves as an application for funds under the CDBG Program.


This public hearing provides an opportunity for the public to comment on the Consolidated Plan and Annual Action Plan. Notice of this hearing was published in the East County Californian on April 9, 2020. The Draft 2020-2024 Consolidated Plan has also been available for public review and comment on the City's website beginning on March 13, 2020. To date, the only comments received have been from the East County Homeless Task Force.

HUD has notified the City that it will receive \$162,104 in CDBG block grant funds, authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). An agenda item will be presented in May to receive City Council direction on the use of these additional funds in its Annual Action Plan.

**ENVIRONMENTAL REVIEW**    This item is exempt from environmental review under the California Environmental Quality Act ("CEQA") by Guidelines section 15061(b)(3) because the action would clearly have no adverse effect on the environment.

**FINANCIAL STATEMENT**     The Consolidated Plan and the Annual Action Plan are required documents in order for the City to continue to receive CDBG funds. On May 22, 2019, the City Council approved a professional services agreement with LeSar Development Consultants for the preparation of the Draft 2020-2024 Consolidated Plan. The cost of the plan's preparation is funded through the CDBG Administrative allowance.

**CITY ATTORNEY REVIEW**     N/A       Completed

**RECOMMENDATIONS**   
1. Conduct and close the public hearing; and  
2. Approve the 2020-2024 Consolidated Plan and the PY 2020 Annual Action Plan; and  
3. Authorize the City Manager to submit the CDBG grant application to HUD.

**ATTACHMENTS**

Draft 2020-2024 Consolidated Plan    PY 2020 Annual Action Plan  
East County Homeless Task Force correspondence



**CITY OF SANTEE**  
**PROGRAM YEAR 2020-2024 CONSOLIDATED PLAN**  
**AND**  
**PROGRAM YEAR 2020 ANNUAL ACTION PLAN**

Prepared by City Staff &



***DRAFT***

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Appendix A- Alternative Data Sources

Appendix B- Survey

Appendix C- Public Comment

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## Executive Summary

### ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

As an entitlement jurisdiction under the U.S. Department of Housing and Urban Development (HUD), the City of Santee (“City”) receives federal funds in proportion to its population size, concentration of poverty, and other socioeconomic and demographic data. To receive such funds, the City must submit a Consolidated Plan (ConPlan) every five years to HUD. This document is the City’s ConPlan for 2020-2024.

The ConPlan is a five-year planning document that identifies needs within low-to -moderate- income (LMI) communities and outlines how the City will address those needs. Ultimately, it guides investments in and helps achieve HUD’s mission of providing decent housing, suitable living environments, and expanded economic opportunities for LMI populations. ConPlans make jurisdictions eligible for the following funding programs:

- Community Development Block Grants (CDBG) – CDBG is a flexible funding source that can be used for both housing and non-housing activities, including neighborhood revitalization, workforce and economic development, community and nonprofit facilities, and infrastructure and public services in LMI communities.
- HOME Investment Partnerships (HOME) – HOME is used for building, acquiring, and rehabilitating affordable housing for rent and homeownership. It may also be used for direct rental assistance to low-income residents.
- Emergency Solutions Grants (ESG) – ESG funds programs and services supporting persons experiencing homelessness. This includes operating shelters, providing essential services to shelter residents, administering rapid rehousing programs, and homelessness prevention.
- Housing Opportunities for Persons with AIDS (HOPWA) – HOPWA supports low-income people living with HIV/AIDS and their families by providing affordable housing opportunities.

As a small city, Santee directly receives only CDBG funding, but it utilizes HOME funding through the County of San Diego’s HOME Consortium. (The HOME Consortium is comprised of the cities of Vista, Carlsbad, Encinitas, La Mesa, San Marcos, and Santee.) This ConPlan covers CDBG and non-federal housing and community development resources. The City’s estimated total allotment for the Consolidated Plan period is \$1,300,000.

This ConPlan is divided into five major parts:

1. The Process – summarizes the City’s efforts to engage Santee residents and stakeholders and determine the community’s priorities;
2. Needs Assessment – identifies the priority needs of the City’s LMI population;
3. Housing Market Analysis – describes the economic environment in which the City will implement its programs;

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4. Strategic Plan – establishes goals, policies and actions for addressing the needs of the community; and
5. Annual Action Plan – outlines the strategies and activities to achieve the ConPlan goals over a one-year period.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

HUD's Office of Community Planning and Development maintains that following approaches to developing viable communities: (1) providing decent housing; (2) providing a suitable living environment; and (3) expanding economic opportunity. The City established the following goals for the 2020-2024 ConPlan period to achieve HUD's vision:

### **High Priorities**

- **Goal 1:** Improve community infrastructure and facilities to create an accessible and safe community.
- **Goal 2:** Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness.
- **Goal 3:** Support affordable housing opportunities for low-to moderate-income residents.

### **Low Priorities**

- **Goal 4:** Strengthen local business and the economy through the promotion of job creation and access to training.

## **3. Evaluation of past performance**

The five-year strategy objectives identified in the 2015-2020 Consolidated Plan provide the framework to establish reachable goals and outcomes. These numbers reflect projects completed with federal and local funds to date. The following shows the City's achievements toward reaching identified five-year goals:

- Completed 225 minor home rehabilitation projects serving lower income and disabled homeowners through Lutheran Social Services of Southern California
- Fair housing services offered to 207 residents through the Center for Social Advocates (CSA) San Diego County
- Services and shelter provided to 1,519 homeless and at-risk residents through Crisis House and Santee Santas
- Over 52,000 residents served at the Santee Food Bank
- Nutritious meals delivered to 381 senior residents through Meals on Wheels
- Community services through Cameron Family YMCA offered to 240 Santee children
- ElderHelp provided services to 107 senior residents

# ATTACHMENT 1

- Section 108 Loan repayment of Buena Vista and Railroad Avenue infrastructure improvements benefitting up to 885 persons

## **4. Summary of citizen participation process and consultation process**

The City's community participation process was informed by the Citizens Participation Plan, which guides the implementation of a community engagement process and notification of community meetings and public hearings. To facilitate as much community participation as possible, the City held a public hearing prior to making the ConPlan available for public comment, a community meeting, conducted a survey, and consulted with various organizational stakeholders. Community members were also able to weigh in on the ConPlan during a public comment period held from March 13, 2020 to April 13, 2020 and at the City Council meetings on March 11, 2020 and April 22, 2020. Across all events, input was received from XXX individuals. These efforts are detailed further in The Process (page 6).

## **5. Summary of public comments**

Qualitative feedback on community needs was collected through the community meeting, stakeholder consultations, a public comment period, and at a formal public hearing. These comments provided insight into community needs and informed the goals of the ConPlan. Top priority needs were identified as infrastructure, community services and facilities, economic development, and housing. Formal public comments were received at meetings of City Council on March 11, 2020 and April 22, 2020. This City Council meeting followed a 30-day public comment period which took place March 13, 2020 to April 13, 2020.

The comments received at public hearings and during the public comment period were ... All public comments are included in Appendix C- Public Comment.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

TBD

## **7. Summary**

The five-year ConPlan articulates the housing and community development needs in Santee. The plan also incorporates a comprehensive and coordinated strategy for implementation of CDBG and other possible funds that could be leveraged to address identified priorities and goals. More broadly, the City is committed to providing every opportunity for residents and stakeholders in Santee to participate in the ConPlan process and expanding opportunities for its LMI populations to thrive. This ConPlan and the associated community engagement process are indicative of that commitment.

## The Process

### PR-05 Lead & Responsible Agencies - 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

**Table PR-05.1: Responsible Agencies**

Agency Role	Name	Department/Agency
CDBG Administrator	SANTEE	Department of Development Services

### Narrative

The City’s Department of Development Services is lead agency responsible for the preparation and administration of the ConPlan, corresponding Annual Action Plans, and the CDBG program. The County of San Diego is lead agency for HOME Investment Partnership funding, which the City utilizes as a member of the County’s HOME Consortium. The implementation of programs funded by CDBG and HOME may be done in conjunction with other City departments such as the Community Services Department.

### Consolidated Plan Public Contact Information

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**PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

**1. Introduction**

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City of Santee has long communicated and collaborated with many governmental and non-governmental agencies in the region to address the needs of the City's LMI population. The City's formalized collaborative efforts include being a member of the County of San Diego's HOME Consortium and recipient of Housing Choice Vouchers (Section 8) through the County of San Diego's voucher program. City staff also works closely with the County of San Diego Health and Human Services Agency as well as nonprofit health and mental health providers.

Other non-governmental agencies the City works closely with include, but are not limited to: Santee Santas, Meals on Wheels, Lutheran Social Services, and the Cameron Family YMCA. The City encourages agencies to work together to leverage resources and prevent duplication of services for the betterment of the people being served. During the community engagement process, the City consulted with these and other agencies and businesses at community meetings, through interviews and an online survey.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City works closely with the Regional Task Force on the Homeless (RTFH), San Diego County's Continuum of Care (CoC). Coordinated activities include the annual Point-in-Time Count (PIT) and services and shelters for those experiencing or at risk of homelessness. In developing this ConPlan, RTFH was interviewed to provide insight on the challenges and progress on homelessness in the region and in Santee. During the 2019 PIT there were not any individual counted as sheltered within the City of Santee. However, a total of 46 individuals were counted as unsheltered. Additionally, Las Colinas Detention and Reentry Facility, the primary point of intake for female prisoners in San Diego County, was one of the facilities that participated in the PIT jail survey and it was identified that 27 percent of those interviewed were unsheltered prior to arrest.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Santee does not administer ESG funds; however, City staff did consult with RTFH in developing this ConPlan.

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**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table PR-10.1: Participating Agencies, Groups, and Organizations**

Organization	Agency/Group/Organization	What Section of the Plan was addressed by consultation?	Briefly describe how the organization was consulted. What are the anticipated outcomes of the consultation or areas of improved coordination?
2-1-1 San Diego	Community Information Exchange (CIE)	Needs Assessment Housing Market Analysis	Provided localized data to inform the ConPlan.
County of San Diego	County government – Health and Human Services Agency, Housing and Community Development Services, Office of Emergency Services	Needs Assessment Housing Market Analysis	Consulted with various agencies at the county government to inform development of ConPlan.
Legal Aid Society of San Diego	Fair housing legal service provider	Needs Assessment Housing Market Analysis	Interviewed staff about fair housing needs and challenges in San Diego.
Regional Task Force on the Homeless	Continuum of Care	Needs Assessment Market Analysis	Interviewed staff about homelessness needs and challenges.

**Identify any Agency Types not consulted and provide rationale for not consulting**

No single agency or organization was purposely excluded from providing input on the Consolidated Plan.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

**Table PR-10.2: Other local/regional/federal planning efforts**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Santee Housing Element, 2013-2021	City of Santee	This Consolidated Plan conforms with the adopted City of Santee Housing Element, 2013-2021

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### **Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City has a long history of working cooperatively with other CDBG entitlement jurisdictions in the County of San Diego to address common needs. In addition, the City works with the County of San Diego and the other HOME Consortium members to provide for the community's housing and community development needs. Moreover, the County of San Diego manages the Section 8 rental assistance voucher program for the City and many of its neighboring jurisdictions, so coordinating and communicating with the County government is essential.

The State of California has recently bolstered its funding for housing and homelessness programs. For example, Senate Bill 2 (Atkins) creates a permanent source of funding for affordable housing and the Homeless Emergency Aid Program (HEAP) provided additional funding to Continuums of Care throughout the State. It is important that the City coordinate with local partners and stakeholders to best leverage potential new funding and resources.

#### **Narrative**

See above.

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### **PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)**

#### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

An online survey addressing the ConPlan and community needs was posted online as a method to collect community feedback. The survey was offered in both English and Spanish. There were 527 total responses to the survey, marking a 778 percent increase in responses from the previous ConPlan. All survey data is included in Appendix B- Survey.

During the ConPlan development, the City held a community workshops at City Hall on August 21, 2019, at which five residents attended. The format of these meetings included two parts. First, a slideshow was presented that familiarized attendees with the ConPlan and HUD entitlement programs. The presentation also provided a demographic and economic overview of the City. Second, attendees provided feedback on what they believe are the greatest needs of the community. The City collected feedback in two ways: a 'dot voting' exercise, in which residents placed dot stickers on a pre-populated poster to indicate their top community needs; and a facilitated small group discussion at which comments on community needs were recorded on worksheets.

An email announcing the Public Hearing and 30-day public comment period, which took place between March 13, 2020 to April 13, 2020, was also sent to community-based organizations, service clubs, and other interested groups. A public notice was printed in the East County Californian newspaper fourteen days prior to the public hearing at City Council on March 11, 2020 to review the draft ConPlan and open a 30-day public comment period. The meeting agenda and draft Consolidated Plan were available on the City website, at the Department of Development Services and the Santee Branch Library. A second public notice was printed in the East County Californian newspaper on fourteen days prior to the City Council meeting on April 22, 2020, at which the Consolidated Plan was approved.



# ATTACHMENT 1

## Citizen Participation Outreach

**Table PR-15.1: Citizen Participation Outreach**

<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/ attendance</b>	<b>Summary of Comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
Community meeting	Non-targeted/broad community	5 attendees		N/A	
Survey	Non-targeted/broad community	527 responses		N/A	URL closed – survey in Appendix B-Survey
Consultations	Key stakeholders	See Table PR-10.1.	Interviewees provided input on community needs and challenges in Santee and the region.	N/A	
Public comment period	Non-targeted/broad community				
Public hearing	Non-targeted/broad community				

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The primary source of data used in this needs assessment are HUD Comprehensive Housing Affordability Strategy (CHAS) special tabulations created through the Census' American Community Survey (ACS) that incorporate HUD-specified criteria relating to housing needs, HUD-defined income limits and household types. This needs analysis predominantly uses data drawn from ACS's most recent data set (2012-2016). The information contained in this section informs the preparation of City of Santee's housing and community development priorities and both five- and one- year investment strategies.

The following data include basic information about households by income as well as the number of renters and homeowners who experience various types of housing distress at various income levels. The anemic growth of personal and household income in recent years coupled with the byproducts of the Great Recession are driving increased levels of housing distress, often illustrated by heightened levels of cost burden – that is, households that pay more than 30 percent of their income on housing costs (rent plus utilities).

The following outlines income categories used in this report:

- Area median income (AMI):
  - Extremely Low-income: 0-30 percent AMI
  - Very Low-income: 30-50 percent AMI
  - Low-income: 50-80 percent AMI
  - Moderate-income: 80-120 percent AMI
  - Median income: 100 percent AMI
- HUD adjusted median family incomes (HAMFI):
  - Extremely low-income: 0-30 percent HAMFI
  - Very low-income: 30-50 percent HAMFI
  - Low-income: 50-80 percent HAMFI
  - Middle-income: 80-100 percent HAMFI
  - Upper income 100 percent HAMFI and above

Note: AMI and HAMFI are functionally the same when referring to lower-income populations. However, HUD uses HAMFI to determine Fair Market Rents, which guides eligibility for many of its programs including Housing Choice Vouchers (i.e. Section 8). AMI is an industry term used more generally, but often refers to income limits for income-restricted affordable housing. The use of each term is noted throughout the ConPlan. The current income limits as used in this ConPlan (2019) are as follows:

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**Figure NA-05.1: Area Median Income**

[www.hudexchange.info/resource/5334/cdbg-income-limits/](http://www.hudexchange.info/resource/5334/cdbg-income-limits/)

County	Income Category*	Number of Persons in Household							
		1	2	3	4	5	6	7	8
San Diego	Extremely Low 30%	\$22,500	\$25,700	\$28,900	\$32,100	\$34,700	\$37,250	\$39,850	\$42,400
	Low 50%	\$37,450	\$42,800	\$48,150	\$53,500	\$57,800	\$62,100	\$66,350	\$70,650
	60% Limit	\$44,940	\$51,360	\$57,780	\$64,200	\$69,360	\$74,520	\$79,620	\$84,780
	Moderate 80%	\$59,950	\$68,500	\$77,050	\$85,600	\$92,450	\$99,300	\$106,150	\$113,000

Source: US Department of Housing and Community Development, 2019

According to ACS data, there are a total of 19,515 households in Santee, of which 70 percent are owner households. However, these figures vary according to income category.

**Table NA-05.1: Household Income Distribution**

Income Distribution Overview	Owner	Renter	Total	Owners	Renters
Household Income <= 30% HAMFI	885	890	1,775	6%	15%
Household Income >30% to <=50% HAMFI	960	990	1,950	7%	17%
Household Income >50% to <=80% HAMFI	2,260	1,410	3,670	17%	24%
Household Income >80% to <=100% HAMFI	1,420	730	2,150	10%	12%
Household Income >100% HAMFI	8,135	1,840	9,975	60%	31%
Total	13,660	5,860	19,520	100 %	100 %

Source: ACS 2012-2016

Santee's households are largely owners, representing 70 percent of all households. Table NA-05.1 shows that 56 percent of renter households are lower-income (up to 80 percent AMI), but only 30 percent of owners are lower income. Overall, 38 percent of all households earn lower incomes. The total number of lower income households has increased by 53 percent since the last Consolidated Plan (2,555 additional lower income households than in 2015).

Both owners and renters experience housing problems, but at differing rates. As described by HUD, the four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Table NA-05.2 indicates that 38 percent of all households have one of the four defined housing problems, but within the two tenure categories, renters have a higher rate of housing problems than owners (50 percent versus 33 percent, respectively).

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**Table NA-05.2: Housing Problems**

<b>Housing Problems Overview 1</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>	<b>Owners</b>	<b>Renters</b>
Household has at least 1 of 4 Housing Problems	4,480	2,925	7,405	33%	50%
Household has none of 4 Housing Problems	9,065	2,845	11,910	66%	49%
Cost burden not available - no other problems	110	90	200		
<b>Total</b>	<b>13,655</b>	<b>5,860</b>	<b>19,515</b>		

Source: ACS 2012-2016

The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50 percent. Table NA-05.3 indicates that 17 percent of all households have one of the four defined severe housing problems; again, renters have a higher rate of severe housing problems than owners (25 percent versus 13 percent, respectively).

**Table NA-05.3: Severe Housing Problems**

<b>Severe Housing Problems Overview 2</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>	<b>Owners</b>	<b>Renters</b>
Household has at least 1 of 4 Severe Housing Problems	1,760	1,475	3,235	13%	25%
Household has none of 4 Severe Housing Problems	11,790	4,295	16,085	86%	73%
Cost burden not available - no other problems	110	90	200		
<b>Total</b>	<b>13,660</b>	<b>5,860</b>	<b>19,520</b>		

Source: ACS 2012-2016

Table NA-05.4 breaks down the various levels of cost burden experienced by owner and renter households. Overall, it shows that 37 percent of all households have some amount of cost burden. However, cost burden is a greater problem for renter households: 32 percent of owner households have a cost burden, while 47 percent of renters have a cost burden.

**Table NA-05.4: Housing Cost Burden**

<b>Housing Cost Burden Overview 3</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>	<b>Owners</b>	<b>Renters</b>
Cost Burden <=30%	9,160	2,985	12,145	67%	51%
Cost Burden >30% to <=50%	2,760	1,590	4,350	20%	27%
Cost Burden >50%	1,620	1,190	2,810	12%	20%
Cost Burden not available	110	90	200		
<b>Total</b>	<b>13,650</b>	<b>5,855</b>	<b>19,505</b>		

Source: ACS 2012-2016

The next series of tables provides data on housing problems, by tenure and income category.

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**Table NA-05.5: Housing Problems by Income Level, All Households**

<b>Income by Housing Problems (Owners and Renters)</b>	<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has none of 4 Housing Problems</b>	<b>Cost Burden not available - no other housing problems</b>	<b>Total</b>	<b>Of Households w/ Housing Problems</b>	<b>Of Income Category</b>
Household Income <= 30% HAMFI	1,340	230	200	1,770	18%	76%
Household Income >30% to <=50% HAMFI	1,425	520	0	1,945	19%	73%
Household Income >50% to <=80% HAMFI	2,235	1,435	0	3,670	30%	61%
Household Income >80% to <=100% HAMFI	945	1,210	0	2,155	13%	44%
Household Income >100% HAMFI	1,460	8,515	0	9,975	20%	15%
<b>Total</b>	<b>7,405</b>	<b>11,910</b>	<b>200</b>	<b>19,515</b>		

Source: ACS 2012-2016

**Table NA-05.6: Housing Problems, Renters**

<b>Income by Housing Problems (Renters only)</b>	<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has none of 4 Housing Problems</b>	<b>Cost Burden not available - no other housing problems</b>	<b>Total</b>	<b>Of Households w/ Housing Problems</b>	<b>Of Income Category</b>
Household Income <= 30% HAMFI	685	115	90	890	23%	77%
Household Income >30% to <=50% HAMFI	825	165	0	990	28%	83%
Household Income >50% to <=80% HAMFI	950	460	0	1,410	32%	67%
Household Income >80% to <=100% HAMFI	260	475	0	735	9%	35%
Household Income >100% HAMFI	205	1,635	0	1,840	7%	11%
<b>Total</b>	<b>2,925</b>	<b>2,850</b>	<b>90</b>	<b>5,865</b>	<b>100%</b>	

Source: ACS 2012-2016

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**Table NA-05.7: Housing Problems, Owners**

Income by Housing Problems (Owners only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available - no other housing problems	Total	Of Households w/ Housing Problems	Of Income Category
Household Income <= 30% HAMFI	655	115	110	880	15%	74%
Household Income >30% to <=50% HAMFI	600	355	0	955	13%	63%
Household Income >50% to <=80% HAMFI	1,285	975	0	2,260	29%	57%
Household Income >80% to <=100% HAMFI	685	735	0	1,420	15%	48%
Household Income >100% HAMFI	1,255	6,880	0	8,135	28%	15%
<b>Total</b>	<b>4,480</b>	<b>9,060</b>	<b>110</b>	<b>13,650</b>	<b>100%</b>	

Source: ACS 2012-2016

Together, these three tables show the total number of households with housing problems by income level, as well as disaggregated data for renter and owner households. Overall, 68 percent of lower-income households (earning less than 80 percent of AMI) have at least one of the four housing problems, and generally, the lower the income category, the more likely a household experiences housing problems. For example, 76 percent of extremely low-income households have at least one of four problems, whereas only 15 percent of those earning over the median income do.

When these data are disaggregated, it is clear that renter households have a greater experience with housing problems than owners. Approximately 75 percent of lower-income renter households have one of four problems, while only 62 percent of lower income owners do. However, regardless of tenure, the majority of lower-income households experience one of the four housing problems.

The following three tables compare one of these housing problems – cost burden – by tenure and income category.

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**Table NA-05.8: Cost Burden by Income Level, All Households**

<b>Income by Cost Burden (Owners and Renters)</b>	<b>Cost burden &gt; 30%</b>	<b>Cost burden &gt; 50%</b>	<b>Total</b>	<b>Of Households w/Cost Burden &gt;30%</b>	<b>Of Households w/Cost Burden &gt;50%</b>	<b>Of Income Category: &gt;30%</b>	<b>Of Income Category: &gt;50%</b>
Household Income <= 30% HAMFI	1,345	1,110	2,455	19%	39%	76%	63%
Household Income >30% to <=50% HAMFI	1,430	925	2,355	20%	33%	73%	47%
Household Income >50% to <=80% HAMFI	2,215	565	2,780	31%	20%	60%	15%
Household Income >80% to <=100% HAMFI	820	125	945	11%	4%	38%	6%
Household Income >100% HAMFI	1,365	90	1,455	19%	3%	14%	1%
<b>Total</b>	<b>7,175</b>	<b>2,815</b>	<b>9,990</b>	<b>100%</b>	<b>100%</b>		

Source: ACS 2012-2016

**Table NA-05.9: Cost Burden by Income Level, Renters**

<b>Income by Cost Burden (Renters Only)</b>	<b>Cost burden &gt; 30%</b>	<b>Cost burden &gt; 50%</b>	<b>Total</b>	<b>Of Households w/Cost Burden &gt;30%</b>	<b>Of Households w/Cost Burden &gt;50%</b>	<b>Of Income Category: &gt;30%</b>	<b>Of Income Category: &gt;50%</b>
Household Income <= 30% HAMFI	685	565	1,250	25%	47%	55%	45%
Household Income >30% to <=50% HAMFI	825	530	1,355	30%	45%	61%	39%
Household Income >50% to <=80% HAMFI	930	85	1,015	33%	7%	92%	8%
Household Income >80% to <=100% HAMFI	200	10	210	7%	1%	95%	5%
Household Income >100% HAMFI	140	0	140	5%	0%	100%	0%
<b>Total</b>	<b>2,780</b>	<b>1,190</b>	<b>3,970</b>	<b>100%</b>	<b>100%</b>		

Source: ACS 2012-2016

# ATTACHMENT 1

**Table NA-05.10: Cost Burden by Income Level, Owners**

Income by Cost Burden (Owners Only)	Cost burden > 30%	Cost burden > 50%	Total	Of Households w/Cost Burden >30%	Of Households w/Cost Burden >50%	Of Income Category: >30%	Of Income Category: >50%
Household Income <= 30% HAMFI	655	545	1,200	15%	34%	55%	45%
Household Income >30% to <=50% HAMFI	600	390	990	14%	24%	61%	39%
Household Income >50% to <=80% HAMFI	1,285	480	1,765	29%	30%	73%	27%
Household Income >80% to <=100% HAMFI	620	115	735	14%	7%	84%	16%
Household Income >100% HAMFI	1,220	90	1,310	28%	6%	93%	7%
<b>Total</b>	<b>4,380</b>	<b>1,620</b>	<b>6,000</b>	<b>100%</b>	<b>100%</b>		

Source: ACS 2012-2016

The three tables above show the total number of households with either a cost burden above 30 percent of income or above 50 percent of income (severe cost burden) by income level. According to the Table NA-05.8, of households with a cost burden above 30 percent, 70 percent are in the lower income category (below 80 percent AMI). Of the 2,815 households with a severe cost burden, 92 percent are lower income. Within each lower income category, there are similarly high rates of cost burden: for example, 61 percent of very low-income households (31-50 percent AMI) have a cost burden above 30 percent.

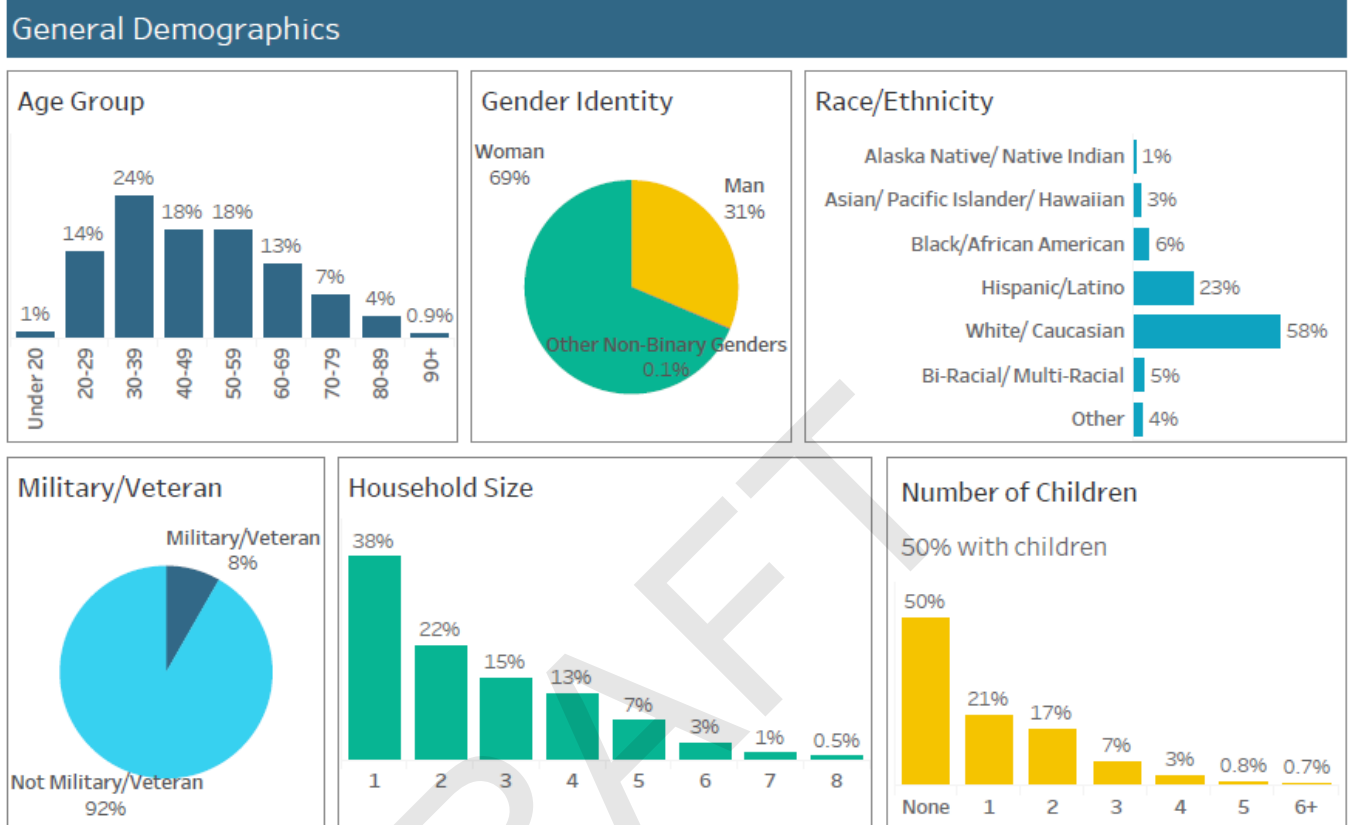
Further, of those renters with a cost burden of 30 percent, lower income households represent 88 percent of the total. Overall, 55 percent of extremely low-income households have a cost burden more than 30 percent. In contrast, of all owners with a cost burden of more than 30 percent, only 58 percent are lower income. The fact that higher income owners may also have cost burdens can be explained by several factors, such as homeowner seniors living on fixed incomes.

## 2-1-1 San Diego Data

Beyond housing, 2-1-1 San Diego has collected a series of data points from clients accessing its services during the 2018 calendar year. A total of 1,139 unduplicated clients accessed services that resulted in more than 3,600 referrals to providers. General demographic information can be shown in the following graphic.



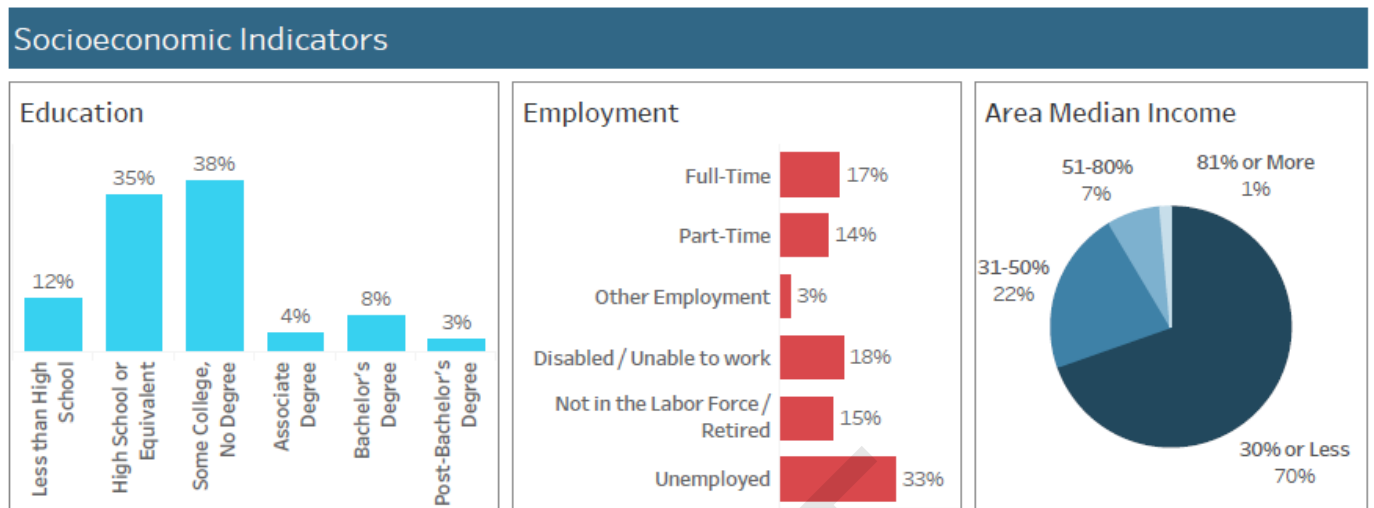
Figure NA-05.2: Demographics



Source: 2-1-1 San Diego

The largest age group contacting 2-1-1 were persons aged 30-39; clients were disproportionately female, and 50 percent of callers were individuals with no children. In addition, callers were disproportionately persons of color: while White/Caucasian persons represent 83 percent of Santee’s total population, only 58 percent of callers were in that category. Further, Black/African American residents make up 2 percent of the overall population but comprised 6 percent of inquiries. Similarly, persons who identify as Hispanic or Latino make up 16 percent of the population but represented 23 percent of callers.

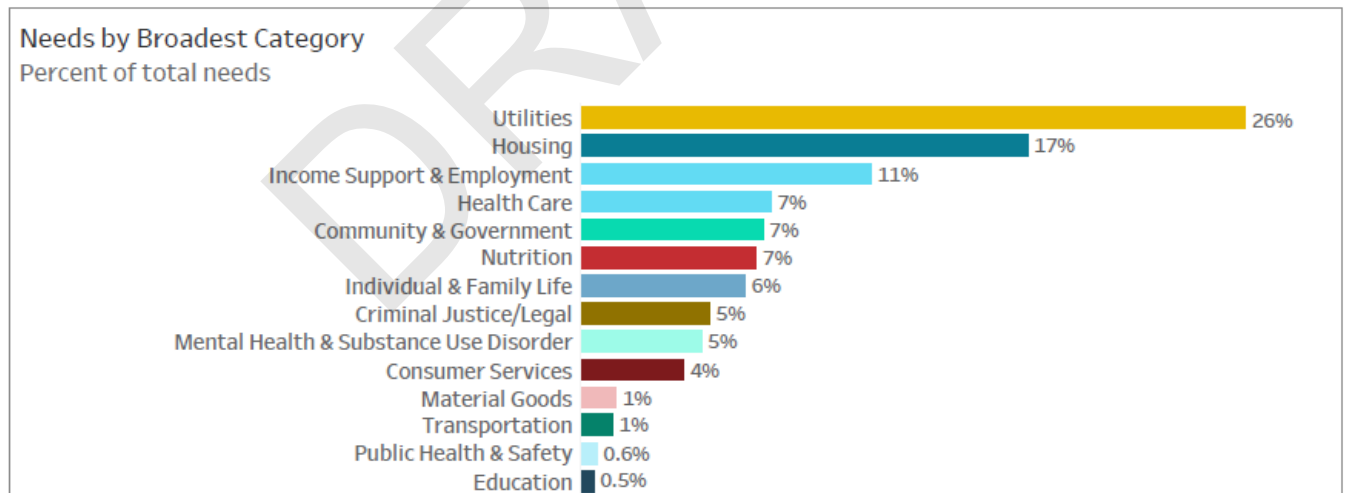
Figure NA-05.3: Socioeconomic Indicators



Source: 2-1-1 San Diego

The figure above shows that a slight majority of callers had at least some college education, but 33 percent reported being unemployed, with an additional 18 percent unable to work. In contrast, the State Employment Development Department estimates the local unemployment rate to be about 3 percent overall in Santee. Seventy percent of callers seeking assistance reported being extremely low income, earning less than 30 percent of AMI.

Figure NA-05.4: Reason for Referral

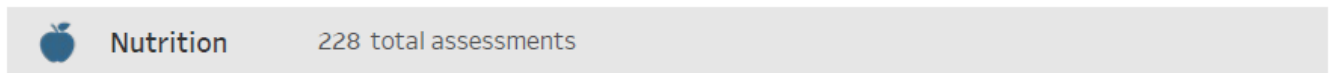


Source: 2-1-1 San Diego

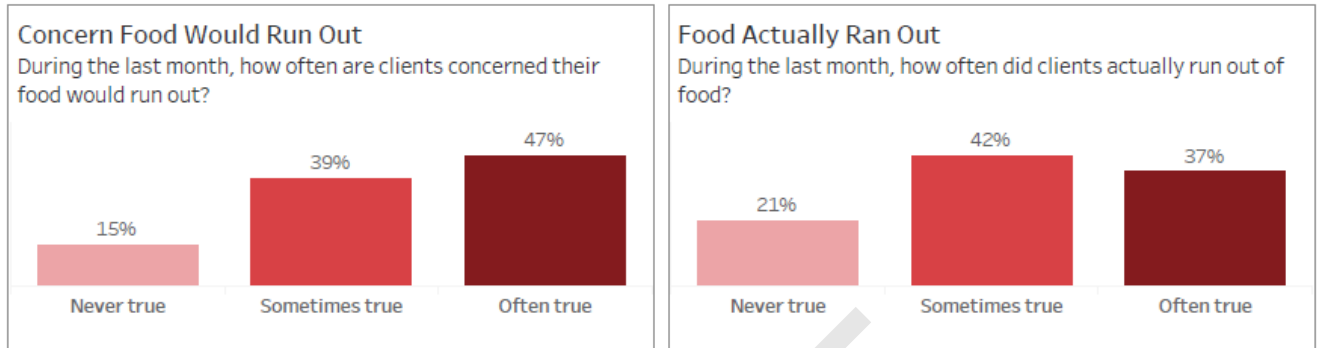
Of the total 5,511 reported needs, the top two were housing-related, totaling 43 percent of reported needs. Following this category, income support and employment was the next highest need. Food insecurity is also a concern, with 228 clients assessed to need some form of nutritional support:

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### Figure NA-05.5: Nutrition Referrals



74% of clients with a nutrition need had to meet other basic needs before they could pay for nutrition needs



Source: 2-1-1 San Diego

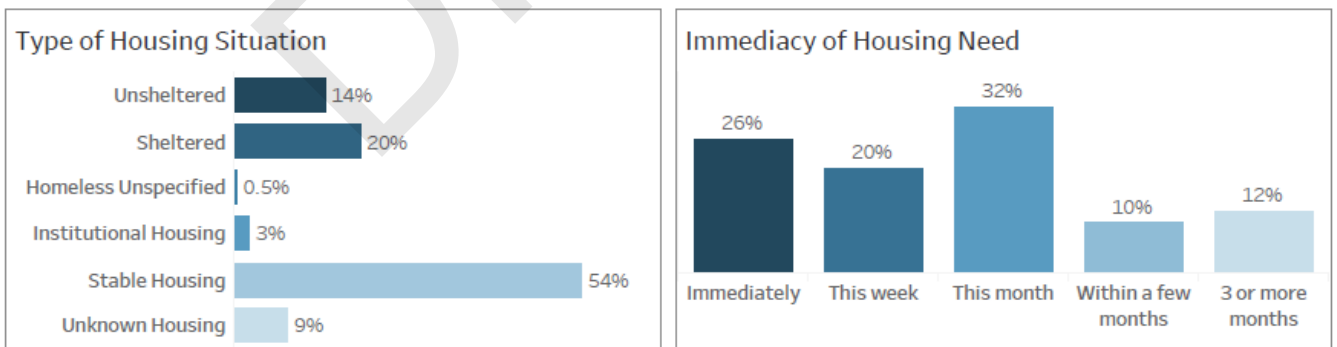
Of the 228 nutrition assessments, 47 percent indicated they were often concerned food would run out, and 37 percent said they often actually ran out of food.

The following chart shows that 68 clients reported themselves as homeless (about 34 percent of those assessed for housing); 78 percent of the clients assessed indicated an immediate need for housing within the month.

### Figure NA-05.6: Housing Referrals




68 clients identified as homeless (sheltered, unsheltered, unspecified homeless)



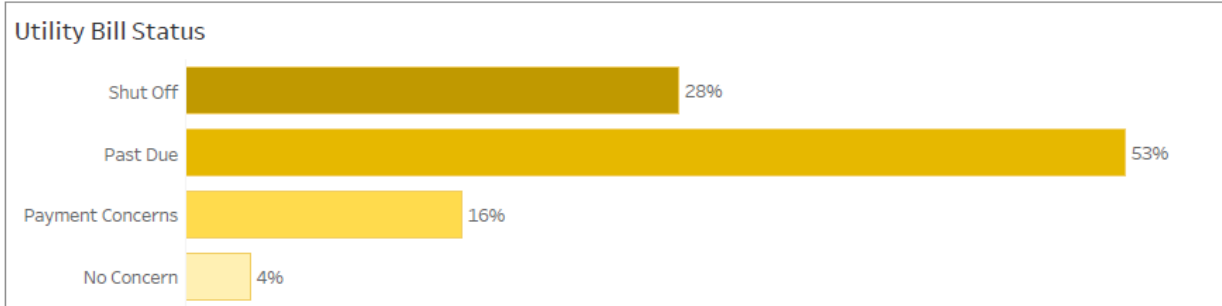
Source: 2-1-1 San Diego

Of those 276 clients with utility needs assessments, 28 percent reported having their utilities shut off, and 66 percent noted their utility bill represented more than 25 percent of their income. In total, 53 percent said their bill was past due.

**Figure NA-05.7: Utility Referrals**

 **Utilities** 276 total assessments

66% of clients with a utility need had a utility bill over 25% of their income

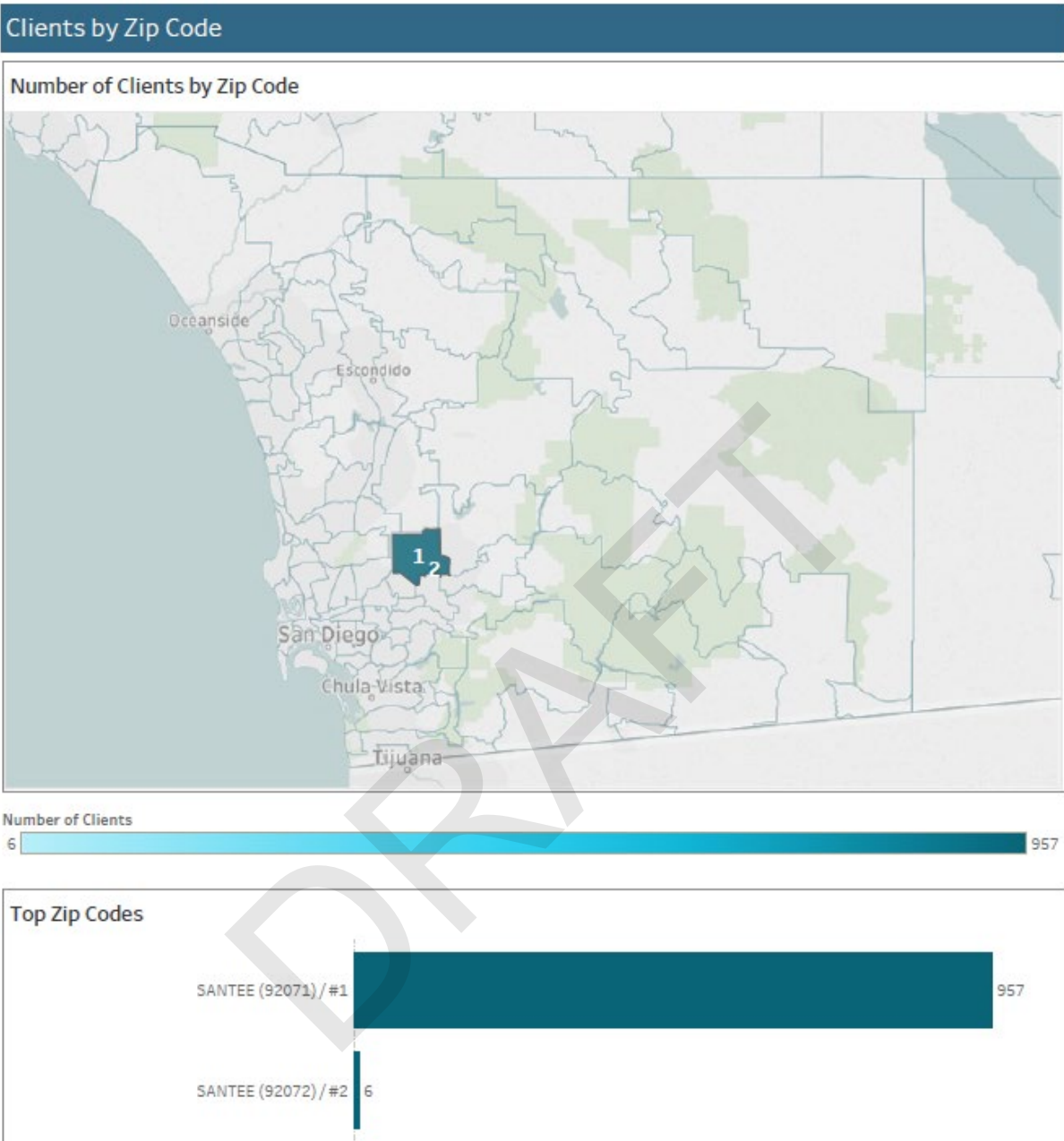


Source: 2-1-1 San Diego

The map below shows the zip codes of the clients accessing 2-1-1 in Santee:

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Figure NA-05.8: Referrals by Zip Code



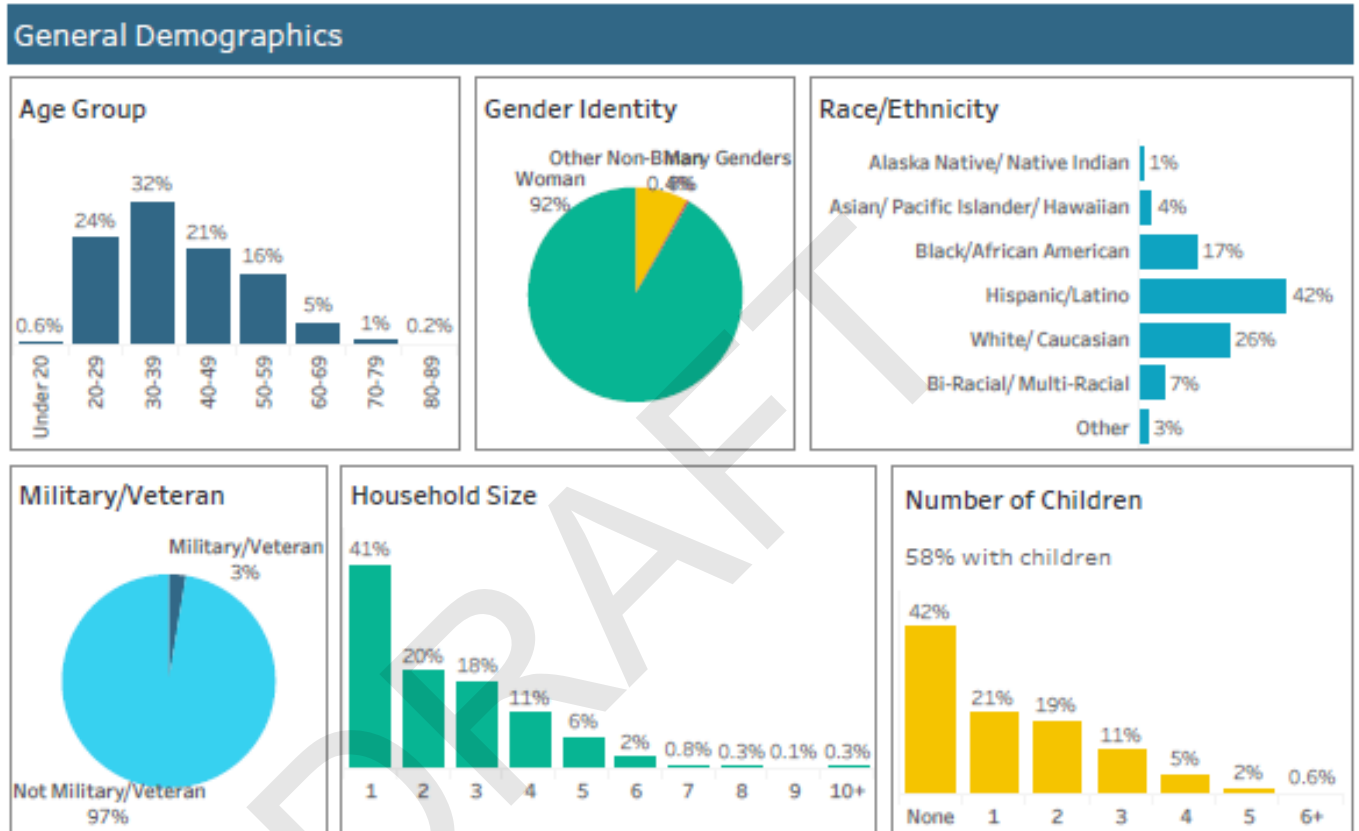
Source: 2-1-1 San Diego

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## 2-1-1 San Diego Data- Domestic Violence

The following statistics from 2-1-1 San Diego (2018) highlight the circumstances facing people – overwhelmingly women – who seek help because of domestic violence concerns. Although data are not available by individual jurisdiction, this County-wide portrait of clients helps frame the discussion on the needs of survivors of domestic violence.

**Figure NA-05.9: Domestic Violence Referrals – Demographics**

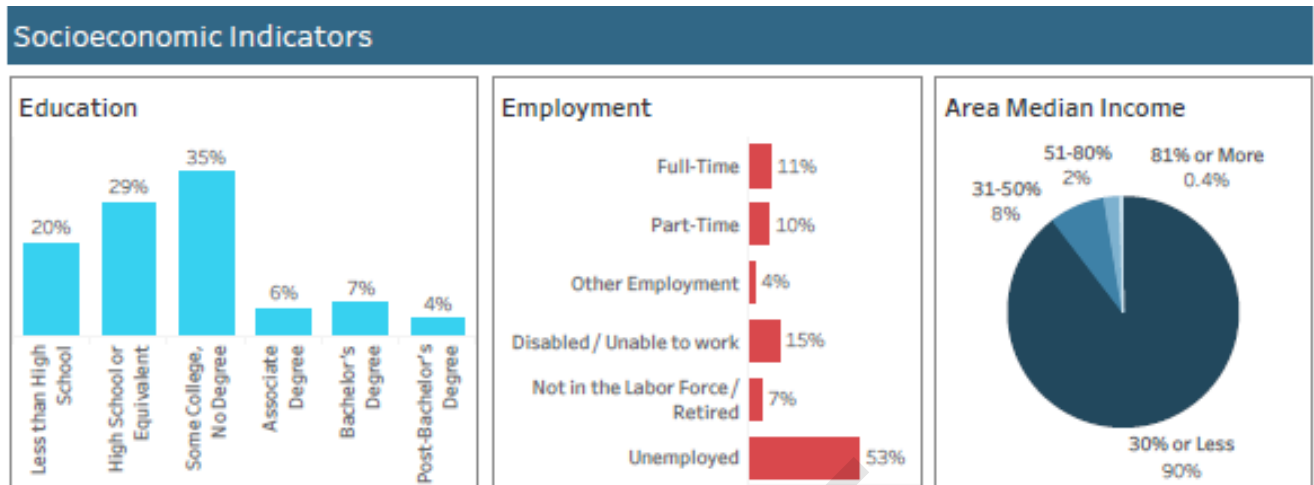


Source: 2-1-1 San Diego

Thirty-two percent of the 1,681 clients who contacted 2-1-1 for help were between the ages of 30 and 39, and 58 percent had children. Although Whites make up 64 percent of the population County-wide, only 26 percent of callers were White. In addition, while Black/African Americans constitute just over 5 percent of the population, they represent 17 percent of clients. Lastly, persons who identify as Hispanic represent 32 percent of the total population, but 42 percent of clients.

The following chart shows that a slight majority of clients have at least some college education, but 53 percent reported being unemployed, and another 15 percent said they were unable to work. The fact that 90 percent of clients reported extremely low incomes illustrates the economic difficulties facing domestic violence survivors.

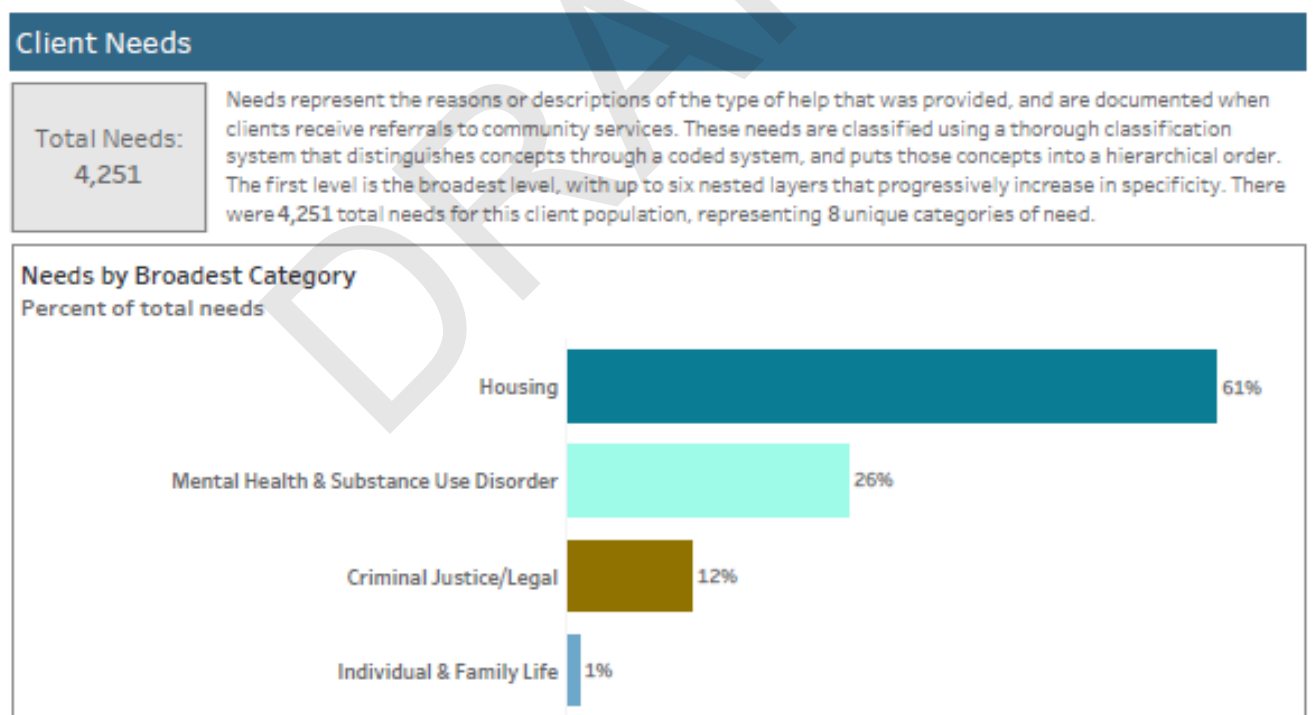
Figure NA-05.10: Domestic Violence Referrals – Socioeconomic Indicators



Source: 2-1-1 San Diego

The 1,681 clients had an average of 2.5 needs within the following broad categories: housing (61 percent), mental health and substance abuse disorder (26 percent) and criminal justice/legal assistance (12 percent).

Figure NA-05.11: Domestic Violence Referrals – Client Needs



Source: 2-1-1 San Diego

Of the 149 people who were assessed with nutrition needs, 83 percent had to meet other basic needs before they could pay for food. Fifty-six percent stated it was often true they had concerns that their food would run out, and 51 percent said their food actually did run out.

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**Figure NA-05.12: Domestic Violence Referrals – Nutrition Needs**

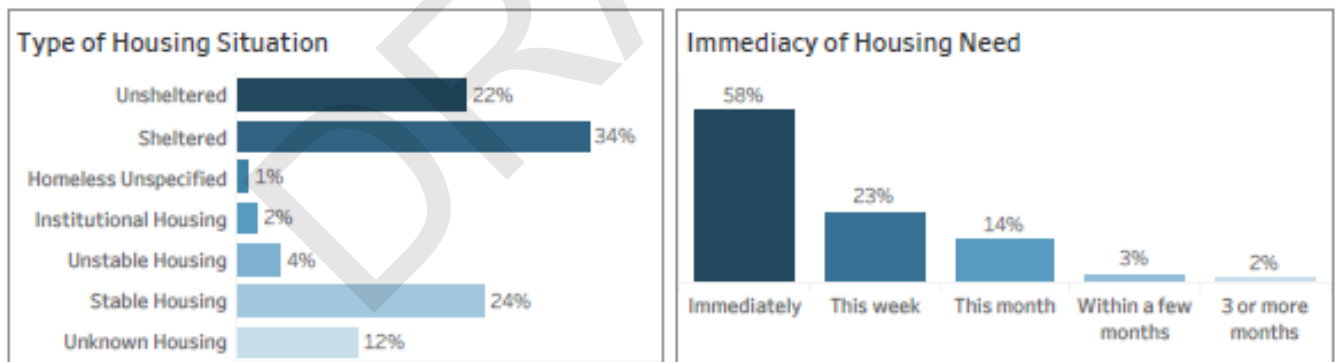


Source: 2-1-1 San Diego

Of the 484 clients who identified as homeless, 34 percent said they currently had shelter, but 22 percent said they were unsheltered; 58 percent of the clients assessed also said they had an immediate need for housing, while an additional 37 percent said they needed housing within the month.

**Figure NA-05.13: Domestic Violence Referrals – Housing Needs**

484 clients identified as homeless (sheltered, unsheltered, unspecified homeless)

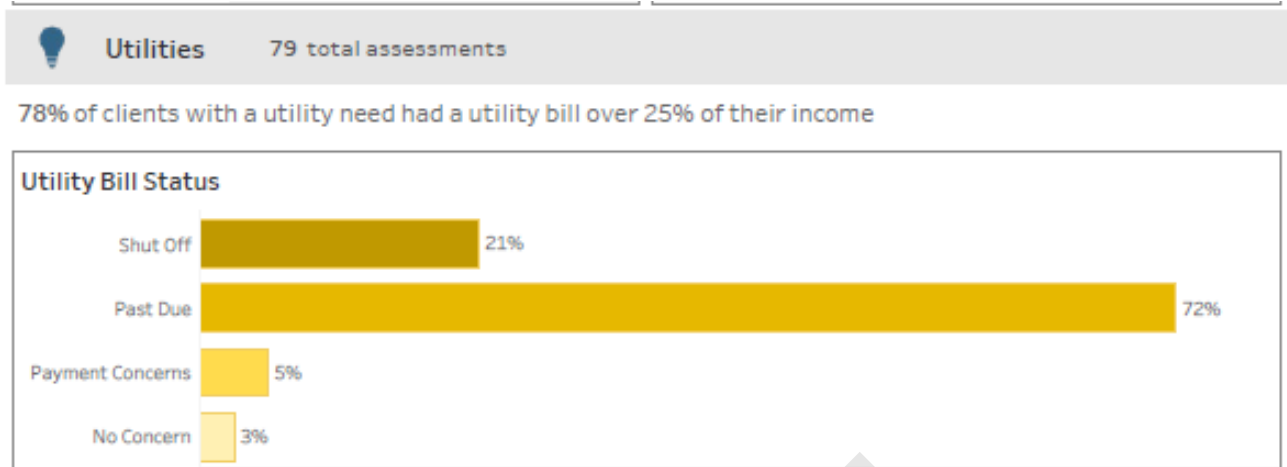


Source: 2-1-1 San Diego

Utility costs for lower income households are often higher than they can pay. Of the 79 assessments made, 78 percent said their utility bills were more than 25 percent of their income. Twenty one percent said their utilities had been shut off, and 72 percent said they were past due on their payments.



Figure NA-05.14: Domestic Violence Referrals – Utility Needs

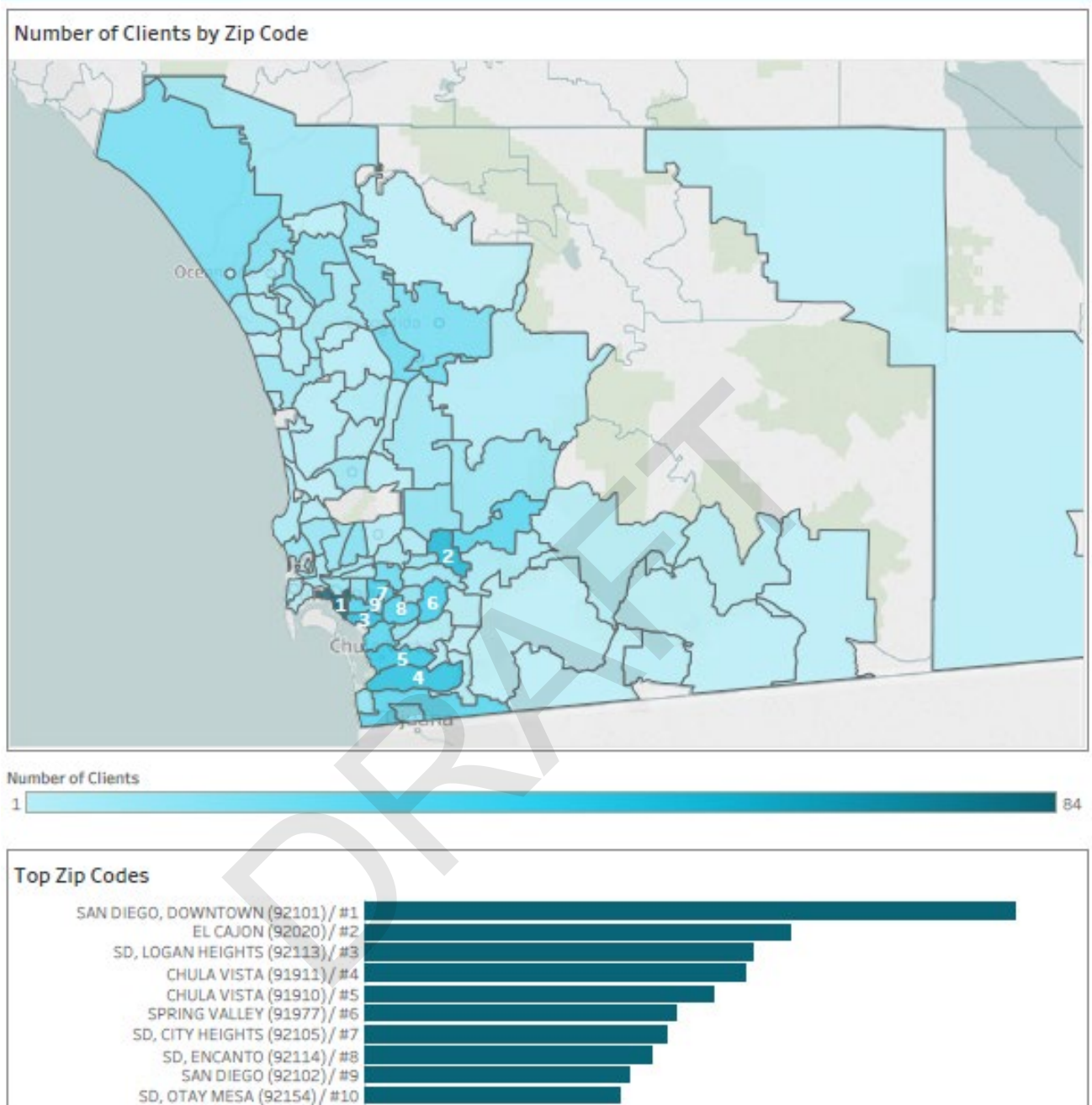


Source: 2-1-1 San Diego

The following map shows the zip codes of domestic violence clients who reached out to 2-1-1 for information and referrals.

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Figure NA-05.14: Domestic Violence Referrals by Zip Code



Source: 2-1-1 San Diego

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The need for public facilities is high in Santee, as evidenced by the online survey and community forums. Through the online survey, public facilities were identified as the second highest community need. It was selected as one of the top three community needs by 227 individuals, or 54.4 percent of those who answered this survey questions. Within this need, there was a strong preference for parks and recreational facilities, which was selected as a top choice by 77.27 percent of survey respondents. Other identified needs include fire stations and equipment, library facilities, and community centers.

Additionally, at the community engagement forums, community spaces were selected as the third most important need by participants on their individual worksheets.

### **How were these needs determined?**

Resident and stakeholder input are the primary method for identifying public facility needs. These needs were determined primarily through the online community needs survey and the community forum conducted in Summer and Fall 2019.

### **Describe the jurisdiction's need for Public Improvements:**

Infrastructure was determined as top community need through the online survey. It was selected as one of the top three community needs by 318 people, including 165 individuals who chose it was the top need overall. More specifically, street/alley improvements, urban greenery, and sidewalk improvements were of great concern to residents who provided feedback.

### **How were these needs determined?**

These needs were determined primarily through the online community needs survey and the community forum conducted in Summer and Fall 2019. The City also maintains a Capital Improvement Program (CIP) that documents infrastructure needs and lays out a budgetary plan for addressing them.

### **Describe the jurisdiction's need for Public Services:**

Youth activities and services emerged as a priority need through the online survey, it was selected by 363 individuals, 86.8 percent of participants who answered the survey question, as the highest community service need. It was followed closely by senior services, as well as public transit and transportation services.

### **How were these needs determined?**

These needs were determined primarily through the online community needs survey and the community forum conducted in Summer and Fall 2019. The City also maintains a Capital Improvement Program (CIP) that documents infrastructure needs and lays out a budgetary plan for addressing them.

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**Based on the needs analysis above, describe the State's needs in Colonias**

Not applicable.

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## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

As of 2018, SANDAG estimates there are a total of 20,461 housing units in Santee, a decrease of about 0.2 percent since 2010. The break-down of units by type is as follows:

**Table MA-05.1: Total Units**

	Total 2010	Total 2018	% Increase/ (Decrease)
Single Family- Detached	10,760	11,013	2.4%
Single Family - Attached	1,783	1,845	3.5%
Multifamily	5,124	5,351	4.4%
Mobile Homes	2,233	2,252	0.9%
	19,900	20,461	2.8%

Source: SANDAG

Although the housing stock increased relatively evenly based on percentages for most housing types between 2010 and 2018, there was less than a percentage increase in the number of mobile homes during this period. As this type of housing offers dwellings that are typically more affordable, this loss is critical in the increasingly unaffordable housing environment.

According to the Greater San Diego Association of Realtors, median home sales prices generally remained stagnant between 2018 and 2019, with only Encinitas showing a substantial increase of 15.2 percent in median sales price. Coronado experienced a drop of 11 percent in sales prices.

**Table MA-05.2: Total Home Sales**

URBAN COUNTY	Jul-18	Jul-19	% Change
	Median Home Sales Price	Median Home Sales Price	
Coronado	\$2,220,000	\$2,000,000	-11
Del Mar	\$2,000,000	\$2,000,000	0
Imperial Beach	\$599,000	\$615,000	2.7
Lemon Grove	\$460,000	\$473,500	2.9
Poway	\$785,000	\$780,000	-0.6
Solana Beach	\$1,510,000	\$1,572,030	4.1
Unincorporated	\$465,811	\$447,044	-4.2

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HOME Consortium Cities	Jul-18	Jul-19	% Change
	Median Home Sales Price	Median Home Sales Price	
Carlsbad	\$988,125	\$980,456	-0.8
Encinitas	\$1,250,000	\$1,440,221	15.2
La Mesa	\$635,000	\$656,000	3.3
San Marcos	\$605,000	\$600,000	-0.8
Santee	\$550,000	\$545,000	-0.9
Vista	\$555,483	\$550,592	-0.9

San Diego Region	Jul-18	Jul-19	% Change
	Median Home Sales Price	Median Home Sales Price	
	\$585,000	\$585,000	0

Source: Greater San Diego Association of REALTORS, August 2019

The current median home price in Santee is \$545,000, which represents a slight decrease of 0.9 percent over the past year. According to the Greater San Diego Association of REALTORS, Santee's median sales price is significantly less than Carlsbad and Encinitas, but higher than some jurisdictions in the Urban County. A household must earn approximately \$104,000 to afford the median home price in Santee.

According to the National Association of Homebuilders, San Diego is one of the ten least affordable metropolitan areas in the United States. Only about 20 percent of the homes in the areas are affordable to a household earning a median income.

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**Table MA-05.3: Housing Opportunity Index**

Housing Opportunity Index: 3rd Quarter 2019					
By Affordability Rank					
Metro Area	HOI 3rd Qtr 2019	2019	3rd Qtr 2019	3rd Qtr 2019	
	Share of Homes Affordable for Median Income	Median Family Income (000s)	Median Sales Price (000s)	Affordability Rank	
				National	Regional
San Francisco-Redwood City-South San Francisco, CA ^^^	8.4	133.8	1350	237	72
Los Angeles-Long Beach-Glendale, CA ^^^	11.5	73.1	635	236	71
Salinas, CA	13.4	74.1	590	235	70
Anaheim-Santa Ana-Irvine, CA ^^^	15.3	97.9	735	234	69
Santa Cruz-Watsonville, CA	17.9	98.0	753	233	68
San Jose-Sunnyvale-Santa Clara, CA	18.4	131.4	1003	232	67
San Diego-Carlsbad, CA	20.1	86.3	572	231	66
San Luis Obispo-Paso Robles-Arroyo Grande, CA	20.9	87.5	600	230	65
Napa, CA	22.3	100.4	655	229	64
Santa Rosa, CA	25.6	93.3	602	228	63

^^^ Indicate Metropolitan Divisions. All others are Metropolitan Statistical Areas.

The primary source of information on rental costs in the San Diego region is the Southern California Rental Housing Association, which conducts two surveys of rental properties per year. In the spring of 2019, 6,000 surveys were sent out to rental property owners and managers throughout San Diego County. Although this survey sampled a broad variety of rental housing, it was not a scientific sampling. Santee’s current rental vacancy rate is estimated to be approximately 3.7 percent, with average rents as follows:

**Table MA-05.4: Average Rents**

	Spring 2018	Spring 2019	% Increase/ (Decrease)
Studio	N/A	N/A	
1 Bedroom	\$1,572	\$1,552	-1.3%
2 Bedrooms	\$1,757	\$1,811	3.1%
3+ Bedrooms	\$2,348	\$1,983	-18.4 %

Source: Southern California Rental Housing Association, 2019

These figures are somewhat skewed because of a dearth of rental information provided through the survey.

**MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)****Introduction****Economic Development Market Analysis****Business Activity****Table MA-45.1: Business Activity**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	137	15	1	0	-1
Arts, Entertainment, Accommodations	2,828	3,205	14	22	8
Construction	1,935	3,241	10	23	13
Education and Health Care Services	3,558	1,244	17	9	-8
Finance, Insurance, and Real Estate	1,285	391	6	3	-3
Information	490	101	2	1	-2
Manufacturing	2,033	1,484	10	10	0
Other Services	904	610	4	4	0
Professional, Scientific, Management Services	2,799	438	14	3	-11
Public Administration	0	0	0	0	0
Retail Trade	2,830	3,016	14	21	7
Transportation and Warehousing	492	125	2	1	-1
Wholesale Trade	1,005	476	5	3	-2
Total	20,296	14,346	--	--	--

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

**Labor Force****Table MA-45.2: Labor Force**

Total Population in the Civilian Labor Force	29,480
Civilian Employed Population 16 years and over	26,895
Unemployment Rate	8.77
Unemployment Rate for Ages 16-24	25.28
Unemployment Rate for Ages 25-65	5.59

Data Source: 2011-2015 ACS



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**Table MA-45.3: Occupations by Sector**

Occupations by Sector	Number of People
Management, business and financial	7,535
Farming, fisheries and forestry occupations	1,145
Service	1,960
Sales and office	7,525
Construction, extraction, maintenance and repair	2,100
Production, transportation and material moving	1,180

Data Source: 2011-2015 ACS

## Travel Time

**Table MA-45.4: Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	15,990	63%
30-59 Minutes	8,370	33%
60 or More Minutes	1,140	4%
<b>Total</b>	<b>25,500</b>	<b>100%</b>

Data Source: 2011-2015 ACS

## Education:

**Table MA-45.5: Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	970	130	735
High school graduate (includes equivalency)	5,060	515	1,930
Some college or Associate's degree	9,395	705	2,575
Bachelor's degree or higher	7,220	380	990

Data Source: 2011-2015 ACS

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**Table MA-45.6: Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	25	95	215	225	345
9th to 12th grade, no diploma	680	270	220	810	515
High school graduate, GED, or alternative	1,430	1,960	1,705	3,925	1,960
Some college, no degree	2,145	2,365	2,520	4,685	2,030
Associate's degree	155	645	840	1,760	640
Bachelor's degree	480	1,695	1,455	2,825	830
Graduate or professional degree	25	590	875	1,260	520

Data Source: 2011-2015 ACS

**Table MA-45.7: Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$ 24,543
High school graduate (includes equivalency)	\$ 37,808
Some college or Associate's degree	\$ 42,775
Bachelor's degree	\$ 61,020
Graduate or professional degree	\$ 67,889

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Table MA-45.1 indicates that there is a total of about 20,300 employed persons in Santee, of which 17 percent are in the Education and Health Care Services sector. However, there are fewer jobs in that sector than workers, meaning that workers are commuting out of the City to work. This is also true in many sectors, including Finance, Information, Professional and Wholesale industries. However, at the other end of the spectrum, there are more jobs than workers in several industries, including the Arts, Construction, and Retail, which means people are also commuting into Santee. Table MA-45.4 on travel time shows the commuting times for workers, which illustrates that the vast majority of commuters spend less than 30 minutes commuting daily.

In terms of labor force, there is an overall unemployment rate of almost 9 percent in Santee, based on ACS 2011-2015, the most recent data available from HUD. However, State Employment Development Department data from July 2019 suggests that the overall unemployment rate is closer to 3 percent. This reflects a fairly strong economy in the region overall. When looking at statistics based on educational attainment, it is apparent that the less education one has, the more likely the person is not participating in the labor force: for example, 40 percent of people over the age of 16 with less than a high school

## ATTACHMENT 1

diploma are not participating in the labor force, whereas only 12 percent of people with a bachelor's degree or higher are not in the labor force.

Table MA-45.7 in this segment shows that the higher the education level a person has, the higher the income earned. For example, a person with a graduate or professional degree makes about 1.75 times the amount of a person without a high school diploma. In addition, the difference in earnings between those without a high school diploma and those with a diploma is significant, a 54 percent increase in wages. This clearly demonstrates the value of a full education.

### **Describe the workforce and infrastructure needs of the business community:**

Infrastructure was selected as a top need amongst community members who completed the online needs survey, specifically street improvements. Additionally, public transportation and transportation services emerged as a community need. To support workforce development needs, the City's Economic Development Department provides assistance to prospective businesses wanting to start a business in the community. The City also maintains relationships with the Santee Chamber of Commerce and the East County Economic Development Council to continue fostering economic prosperity in the region. The San Diego Workforce Partnership (discussed below) operates the East County Career Center in El Cajon, a nearby city, which offers job search and career development resources to Santee residents.

### **Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Santee's mayor currently serves on SANDAG's Board of Directors, which gives the City a voice in regional initiatives and investments. The most significant effort SANDAG is working on is its [5 Big Moves](#), a long-term vision for a bold new transportation system throughout the County. The 5 Big Moves are:

- Complete Corridors: smart and connected routes that accommodate all modes of transportation
- Transit Leap: a complete network of high-capacity, high-speed, and high-frequency transit services
- Mobility Hubs: activity centers where Transit Leap, Complete Corridors, and Flexible Fleets come together, providing a variety of transportation options for people without personally owned vehicles
- Flexible Fleets: on-demand, shared, electric vehicles that connect to transit and travel between Mobility Hubs along the network of Complete Corridors
- Next OS: a digital platform that uses data to manage the transportation network in real time<sup>1</sup>

A redesigned and expansive regional transportation system will undoubtedly bring about economic impacts and effect the workforce and businesses. Santee has direct access to three regional freeways, as

<sup>1</sup> San Diego Forward

## ATTACHMENT 1

well as a trolley station through the Metropolitan Transit System. Further investment through the 5 Big Moves will have a major economic impact on the City.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The top sectors in Santee – Education and Health Care Services; Arts, Entertainment, and Accommodations; Retail Trade – represent a wide range of potential occupations with varying educational requirements. Some of these require an undergraduate or advanced degree, while others require less formal education. Nonetheless, workers with less than a college degree (high school diploma or equivalent or less) earn less than comparable populations and amongst this population there is higher unemployment. Moreover, the median household income in Santee (\$81,430) is comparable to the County’s median income (\$86,300).

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The San Diego Workforce Partnership (SDWP) is a regional non-profit organization that coordinates job training programs throughout the County that empower job seekers to meet the current and future workforce needs of employers. The SDWP has five strategic pillars: inclusive business growth, job quality, outcomes-focused funding, population-specific interventions, and 2Gen (multigenerational professional services). These pillars allow SDWP to focus on the region’s priority sectors:

- Advanced manufacturing
- Energy, construction, and utilities
- Education and human development
- Healthcare
- Information and communication technologies and digital media
- Life sciences and biotechnology
- Public administration

To meet the workforce needs for these sectors, SDWP offers prospective employees career consulting, education and training, paid work experience, access to networks and job leads, and career search tools and workshops. SDWP also conducts regional planning and research and convenes industry stakeholders. The services offered by SDWP can be accessed by residents of Santee and will support desired economic development advancement.

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### **Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes. The City of Santee participates in the South and East San Diego County Comprehensive Economic Development Strategy (CEDS), and the Santee City Manager serves on the South and East San Diego County CEDS Committee.

### **If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The South and East San Diego County Comprehensive Economic Development Strategy (CEDS) Committee is designed to bring together the public and private sectors, nonprofits and individuals in the creation of an economic road map to diversify and strengthen the regional economies. The CEDS region includes southern and eastern portions of San Diego County and the cities of Coronado, Imperial Beach, Chula Vista, National City, El Cajon, Lemon Grove, La Mesa, San Diego, and Santee. The Committee is responsible for developing and revising the CEDS and representing the main economic interests of the region and addressing the five CEDS goals of: 1) Business Development and Entrepreneurship; 2) Education and Workforce Development; 3) Transportation and Infrastructure Development; 4) Quality of Life; and 5) Economic Resiliency.

The economic development initiatives included in the five goals the South and East County CEDS and may be coordinated with the Consolidated Plan include:

1. ConPlan Goal 1: Improve community infrastructure and facilities to increase and accessible and safe community can be coordinate with CEDS goal number 3, Transportation and Infrastructure Development;
2. ConPlan Goal 2: Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness, can be coordinated with CEDS Goal Number 4, Quality of Life; and

ConPlan Low-Priority Goal 1: Strengthen local business and the economy through the promotion of job creation and access to training can be coordinated with CEDS Goals Number 1 (Business Developer and Entrepreneurship) and 2 (Education and Workforce Development).

### **Discussion**

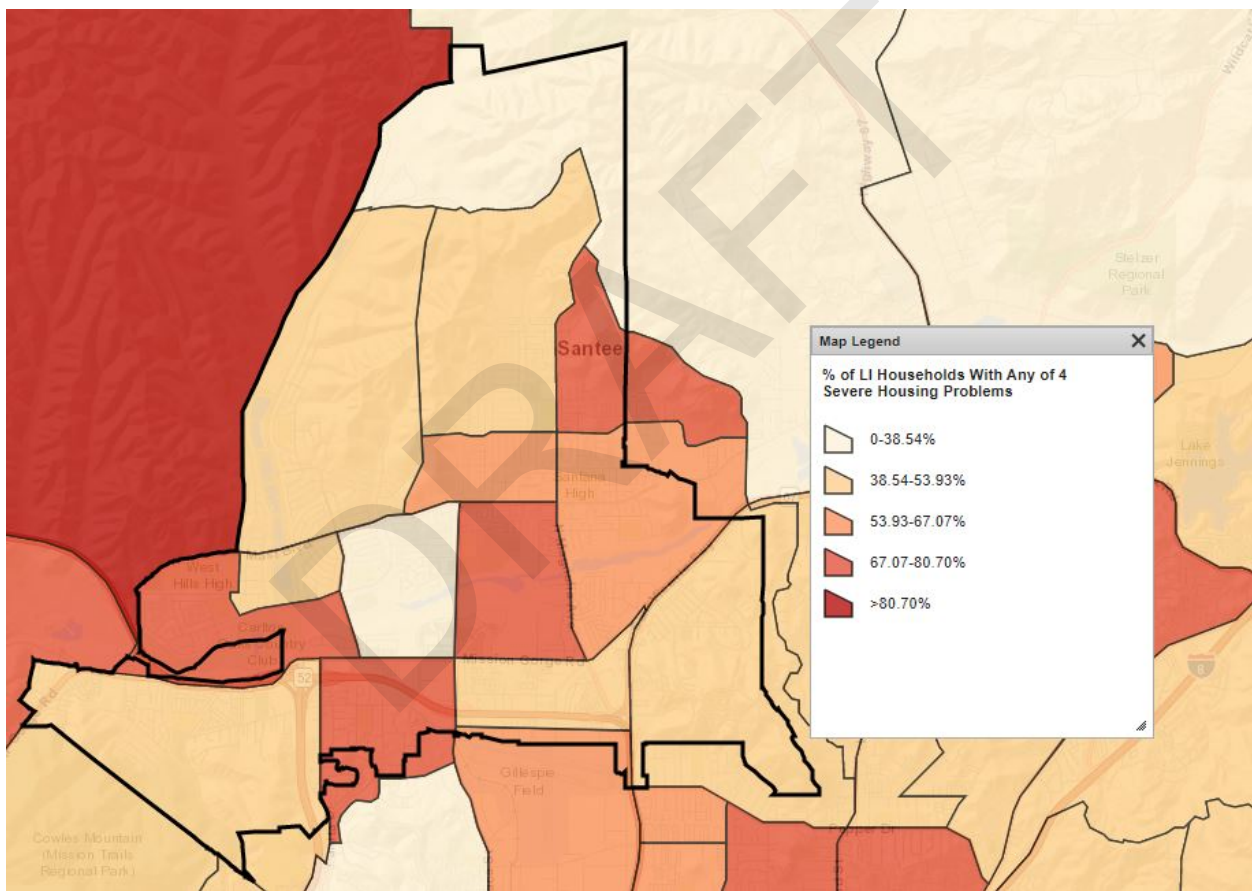
See above.

## MA-50 Needs and Market Analysis Discussion

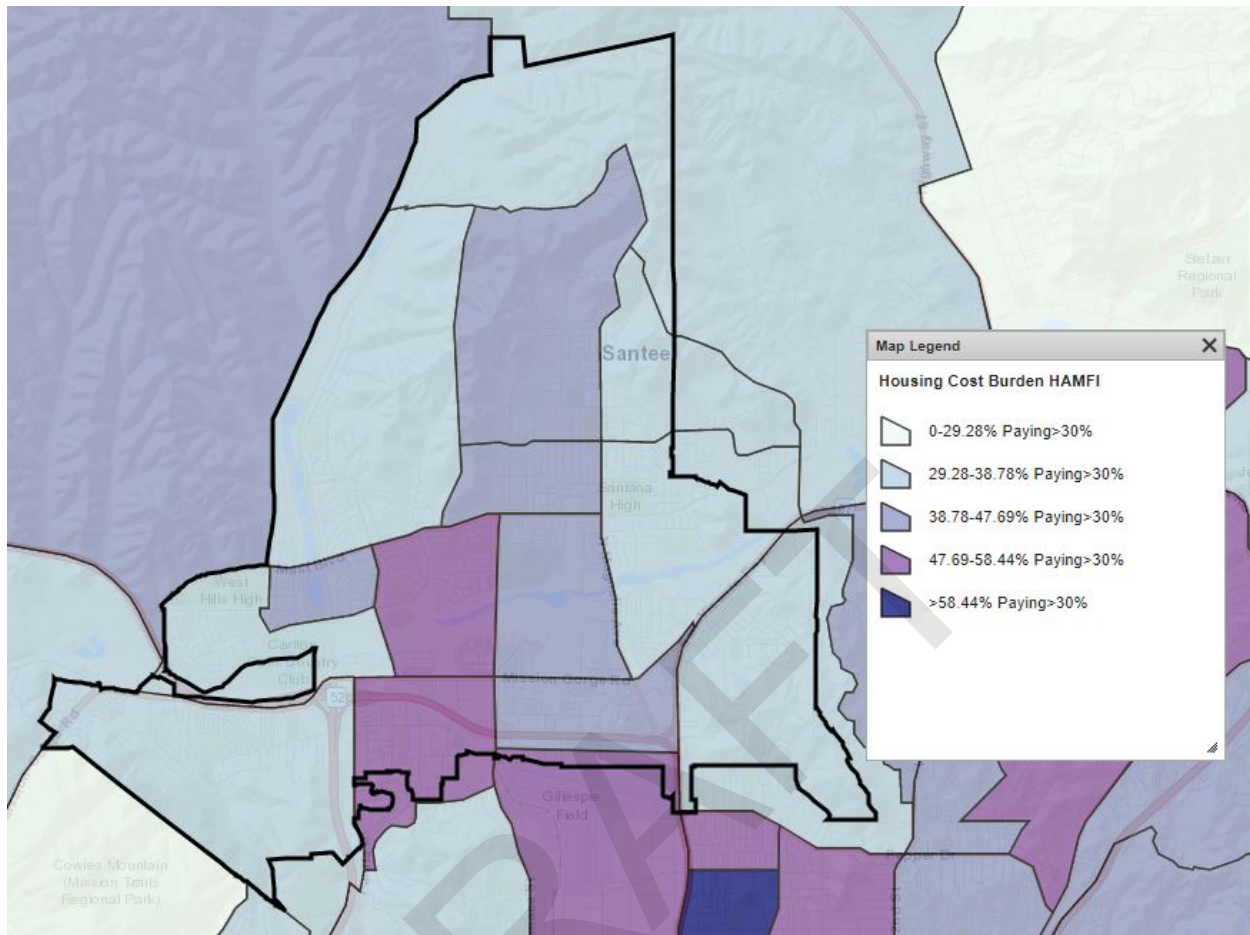
**Are there areas where households with multiple housing problems are concentrated?  
(include a definition of "concentration")**

The four major housing problems recognized by HUD are a lack of complete kitchen facilities, a lack complete plumbing facility, more than one occupant per room (overcrowding), and cost burden greater than 30 percent. Severe housing problems include more than 1.5 occupants per room and a cost burden greater than 50 percent. Below is a map indicating census tracts with a concentration of any of the four severe housing problems.

**Figure MA-50.1: Percentage of Low-Income Households with Any of the Four Severe Housing Problems**



Source: U.S. Department of Housing and Urban Development

**Figure MA-50.2: Percentage of Households that are Cost Burdened by Census Tract**

Source: U.S. Department of Housing and Urban Development

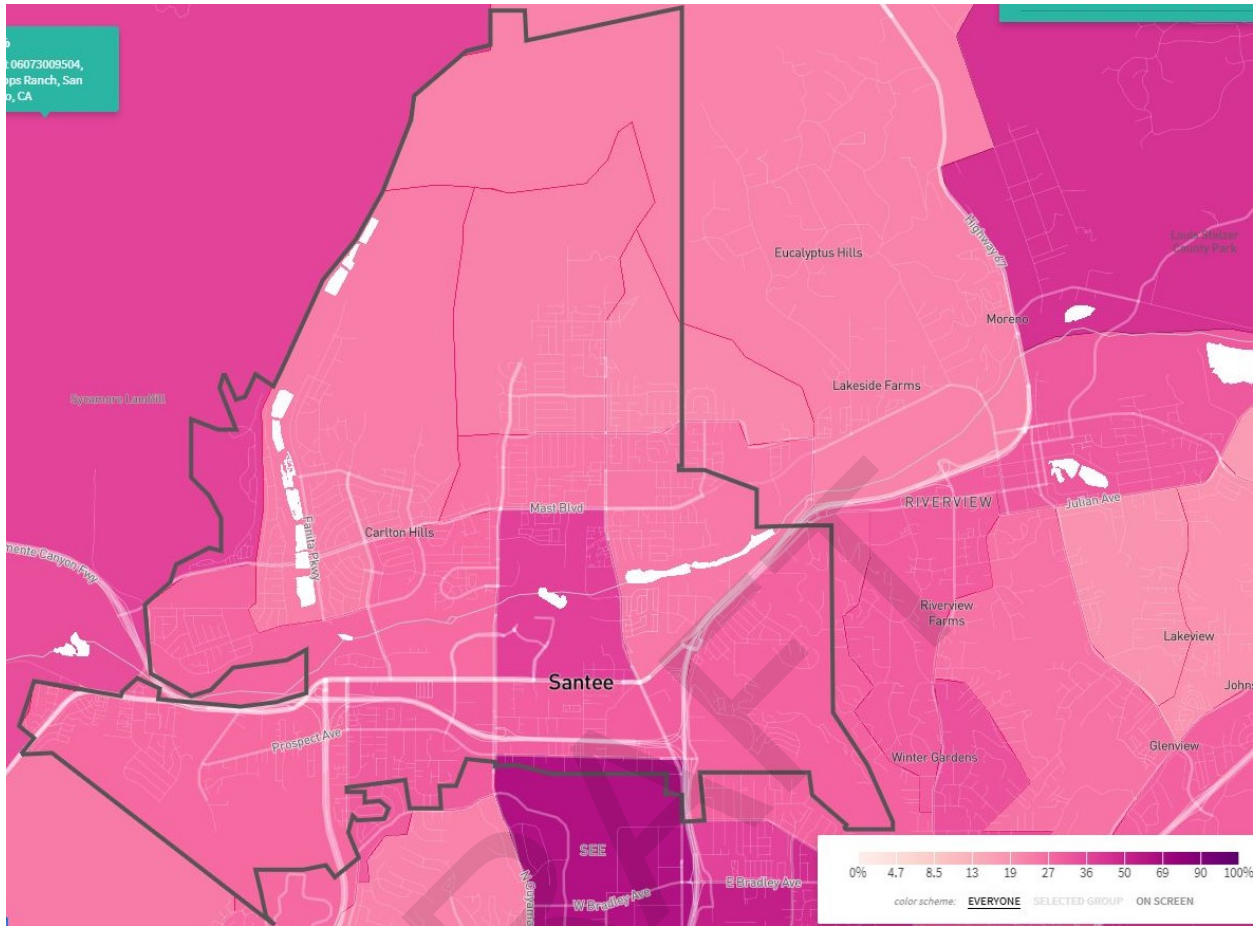
The maps above show a correlation between census tracts that have a concentration of household with any four severe housing problems and housing cost burden.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

A census tract having a concentration of racial or ethnic minorities or low-income families mean the population share of a race or ethnicity within a census tract is 10 percent or greater than its share within the jurisdiction as a whole. For example, people of Hispanic/Latino ethnicity comprise 16 percent of the population in Santee. If within a census tract that population is at least 26 percent, then there is a concentration within that consensus tract.

The map below depicts the non-white percentage of the population in each census tract in the City. Approximately 83 percent of the Santee population is White, so a census tract with a percentage of non-white population greater than 20 percent would indicate a concentration of racial or ethnic minorities. These tracts are represented in darker shades of pink.

Figure MA-50.3: Census Tract – Non-white Population

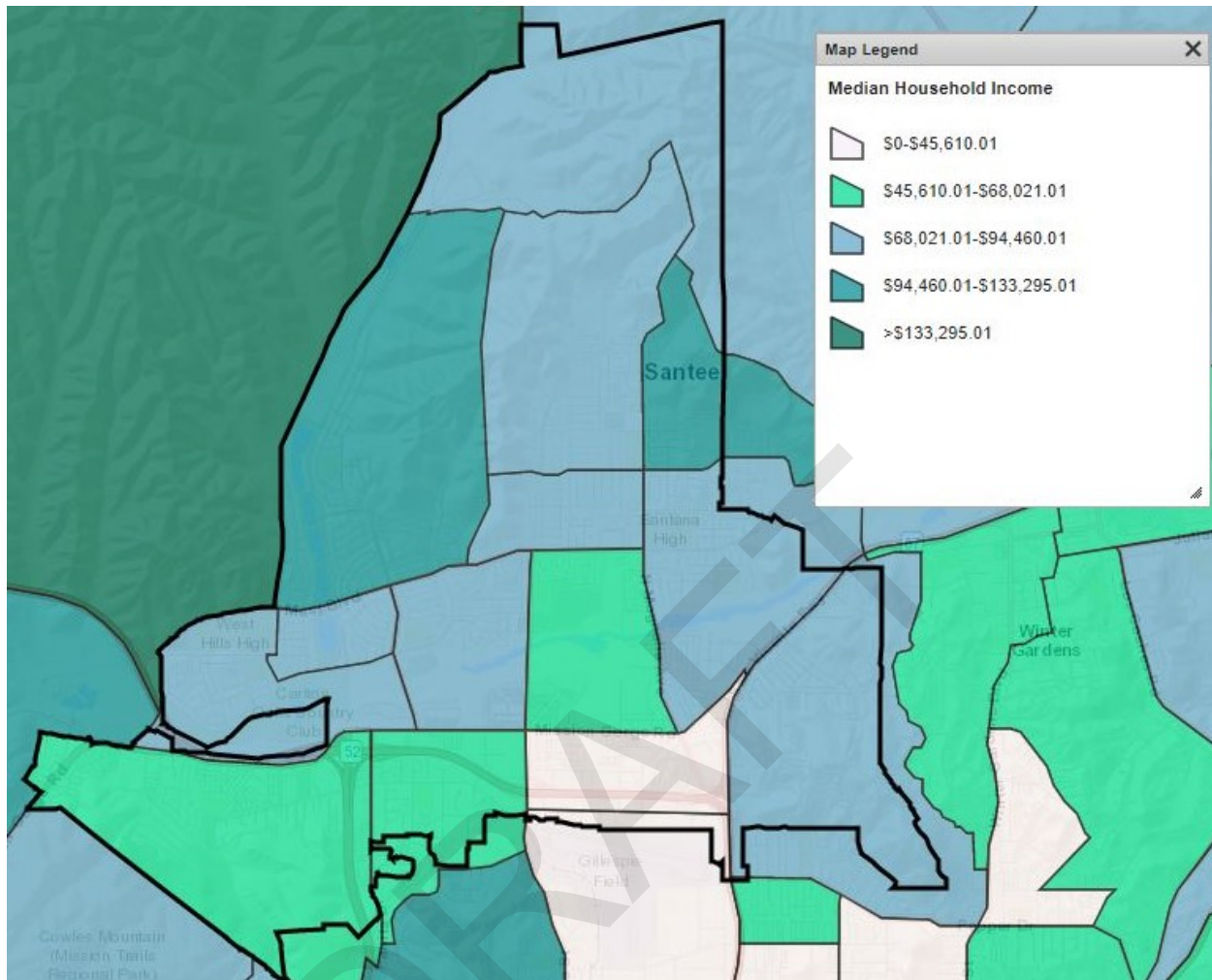


Source: Opportunity Atlas

The census tracts with a higher concentration of non-white populations correlate with the census tracts with the lowest median incomes in the City. The map below shows the same census tracts are below the City's median income (\$81,430).



Figure MA-50.4: Census Tract – Median Income



Source: U.S. Department of Housing and Urban Development

### What are the characteristics of the market in these areas/neighborhoods?

In census tract 166.15, which has the highest concentration of non-White population in the map above, the median household income is \$67,434 per HUD, with an unemployment rate of 8.83 percent. The unemployment rate is 5 percent higher than the City's average and the median income is over \$20,000 below the City's median income. According to the Opportunity Atlas, children who grew up in this census tracts who are now in age thirty or above have the lowest average household incomes throughout the City.

### Are there any community assets in these areas/neighborhoods?

The San Diego River flows through this census tract, allowing residents the opportunity to explore the natural and urban parks around it. Santee's River Park consists of 320 acres along the river with public access park land with six miles of public trails. There is residential and commercial development in this area.

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### **Are there other strategic opportunities in any of these areas?**

Santee prides itself on being responsive to the needs of citizens and supporting a high quality-of-life. There is an abundance of open space, as well as shopping in the city's retail core. It is strategically located, is served by transit, and has many emerging and successful small businesses. It is nearby to local higher education, such as Grossmont Community College and San Diego State University, and has vibrant city parks including Mast Park and the Santee Sportsplex USA, a 15-acre sports field complex that hosts regional and national softball, baseball, and soccer tournaments.

DRAFT

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

As of 2018, entitlement jurisdictions must account for narrowing the digital divide. To do so, the City consulted with 2-1-1 San Diego, the region's community information exchange, to understand the efforts throughout San Diego County to narrow the digital divide and bring broadband internet service to a broader swath of the population, especially LMI communities. To address the digital divide, the City included a question in its community needs survey that asked residents their most critical infrastructure needs. Approximately 25 percent of respondents felt increasing access to broadband internet is a priority need.

2-1-1 received calls from 1,020 clients regarding low-cost internet service providers countywide in 2018. Most commonly these clients were referred to ACCESS from AT&T (ACCESS), San Diego Gas and Electric (SDG&E), or Cox Connect2Compete (C2C). ACCESS is a low-cost internet service available to residents who participate in the Supplemental Nutrition Assistance Program or receive Supplemental Security Income benefits. SDG&E offers a program called California Alternate Rates for Energy, which offers a 30 percent monthly bill discount based on income limits. Cox C2C is a low-cost internet service available to households with children in grades K-12 that participate in the Supplemental Nutrition Assistance Program, the National School Lunch Program, Temporary Assistance for Needy Families, use Tenant-Based or Project-Based Vouchers, use Section 8 Rental Assistance, or live in public housing.

Computers2Kids, a local organization, has partnered with Cox Connect2Compete to help narrow the digital divide by distributing computers to low-income families and include computer and internet literacy training. Of the families who participated in the program, 90 percent of students saw increased test scores. Additionally, Cox Communications has opened a Technology Center at the Payne Family Boys & Girls Club in the southern part of the County. County libraries also provide access to both computers and the internet for free and are located throughout the County, including Santee.

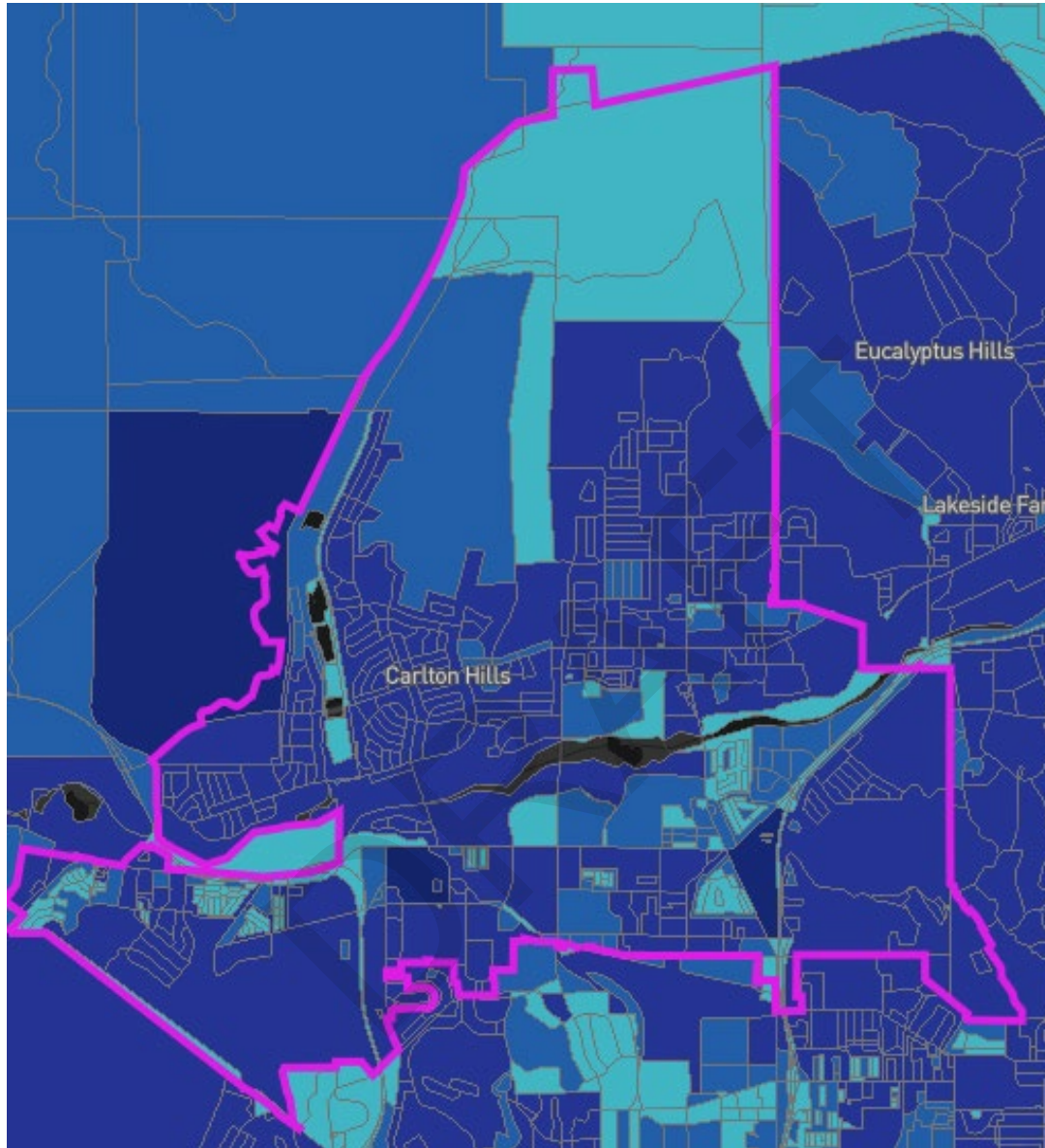
### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

HUD guidelines require all Consolidated Plans to include a discussion on the broadband needs of the jurisdiction and the prevalence of the digital divide, defined as the gap between households with access to computers and internet on a regular basis and those who do not. In drafting the Consolidated Plan, the City used data from the Federal Communications Commission (FCC) regarding the number of broadband internet service providers in City and the US Census Bureau's American Community Survey to determine the number of households with and without internet access.

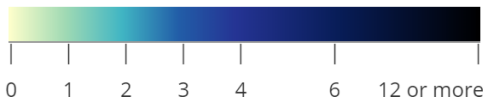
# ATTACHMENT 1

Below is a map showing the City's access to providers offering broadband services. To be considered broadband, a provider must offer speeds of 25Mbps download and 3Mbps upload.

**Figure MA-60.1: Access to Broadband Provider Options**



**Number of Fixed Residential Broadband Providers**



Source: Fixed Broadband Deployment, Federal Communications Commission (FCC), 2020

# ATTACHMENT 1

**Table MA-60.1: Percent of Population with Broadband Provider Access**

	San Diego County	Santee	La Mesa	Lakeside	California	Nation-wide
<b>No providers</b>	0%	0%	0%	0%	0%	.06%
<b>1+ providers</b>	100%	100%	100%	100%	100%	99.9%
<b>2+ providers</b>	100%	100%	100%	100%	100%	99.7%
<b>3+ providers</b>	97.83%	94.52%	97.95%	96.35%	98.13%	93.4%

Source: Fixed Broadband Deployment, Federal Communications Commission (FCC), 2020

Most residents in the City and San Diego County have access to three or more broadband internet providers. This is significant as multiple providers drives competition in the broadband market and pushes rates lower, therefore making them more affordable to LMI households.

DRAFT

**MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

**Describe the jurisdiction's increased natural hazard risks associated with climate change.**

This jurisdiction is not immune to the risks of climate change. The region has seen an increase in extreme heat and is projected to continue experiencing an annual increase in temperature. Additionally, wildfires associated with higher temperatures and droughts have increased in frequency, longevity, and severity, resulting in a higher number of poor air quality days. Water availability has become scarcer due to more frequent and intense droughts and is further exacerbated by a decrease in stormwater runoff, negatively impacting the agricultural sector.

A growing hazard in California in the era of climate change is more intense and more frequent wildfires. In response, the County's Chief Administrative Officer established a Resilience Review Working Group to develop recommendations to reduce wildfire risk and strengthen community resilience. As for increasing resilience to natural hazards more generally, the City relies on the County's Office of Emergency Services, with which it consulted during the development of the ConPlan, to coordinate preparation for and responses to disasters.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The County of San Diego provides leadership and oversight to the region's natural hazards. To further the County's focus on natural hazards, its 2019-2014 Strategic Plan highlighted many preparedness and resiliency elements, including the Fire Safety Council of San Diego County, Community Wildfire Protection Plans, Community Emergency Response Teams, San Diego County Spontaneous Volunteer Program, and the Neighborhood Evacuation Team Program. The City participates in these efforts should a natural disaster impact its jurisdiction.

The Office of Emergency Services, housed at the County, also significantly contributes to resiliency to natural hazards. Its Emergency Operations Center (EOC) is a centralized location for multi-agency and multi-jurisdiction response to disasters. In an emergency, the EOC serves as the liaison between local jurisdictions, such as the City, in San Diego County and emergency services at the State and federal levels.

## Strategic Plan

### SP-05 Overview

#### Strategic Plan Overview

The Strategic Plan outlines the strategies and policies with which the City plans to address the issues and opportunities presented in the Needs Assessment and Market Analysis. Ultimately, the Strategic Plan will help achieve the City's ConPlan goal by guiding investments in Santee's LMI communities. The goals are:

#### High Priorities

- **Goal 1:** Improve community infrastructure and facilities to create an accessible and safe community.
- **Goal 2:** Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness.
- **Goal 3:** Support affordable housing opportunities for low-to moderate-income residents.

#### Low Priorities:

- **Goal 4:** Strengthen local business and the economy through the promotion of job creation and access to training.

These goals, and the funded activities meant to achieve them, align with HUD's approaches to developing viable communities: (1) providing decent housing; (2) providing a suitable living environment; and (3) expanding economic opportunity.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

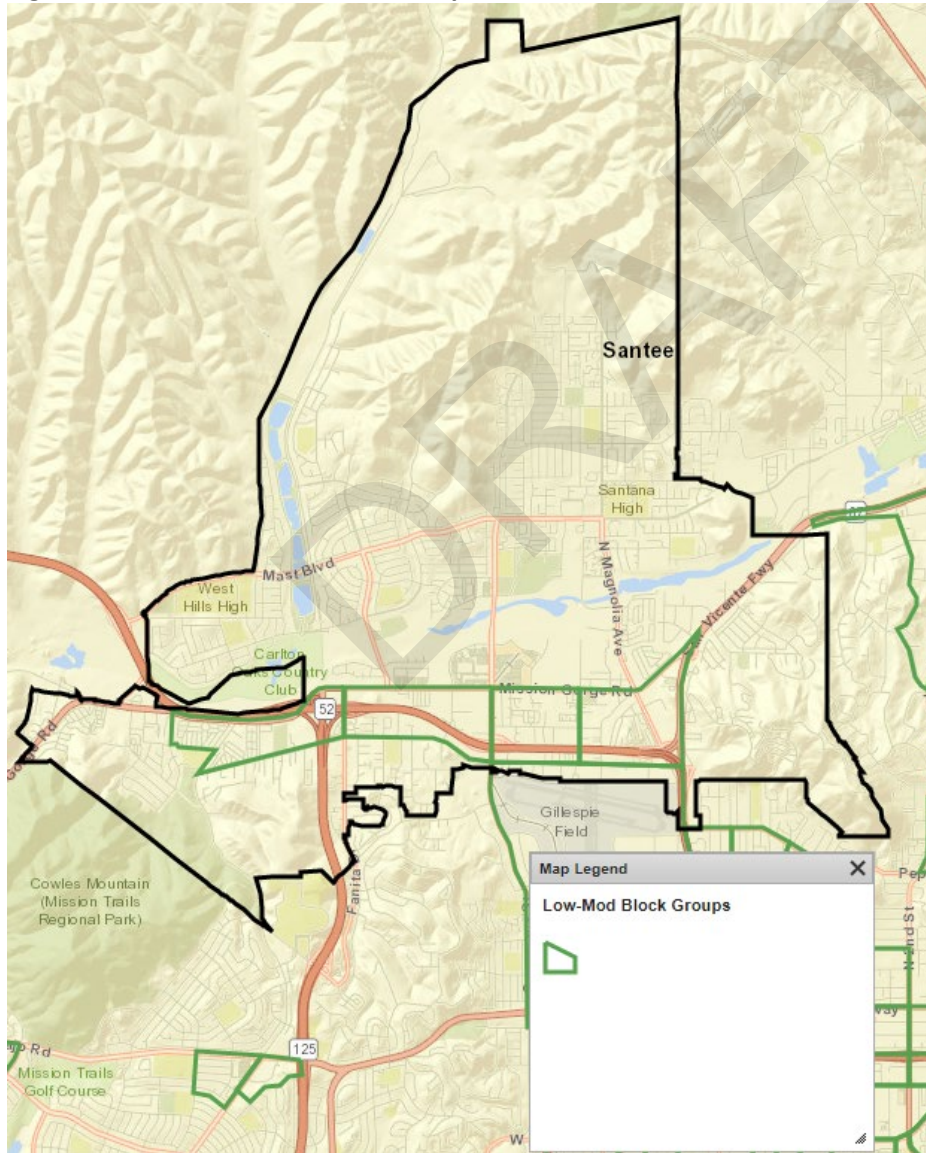
### Geographic Area

**Table 1 - Geographic Priority Areas**  
Not applicable.

### General Allocation Priorities

The City will not be allocating funding on a geographic basis. The City allocates CDBG resources on the quality and quantity of grant applications that align with the ConPlan goals. However, some activities must occur within CDBG-eligible block groups. The map below shows the LMI block groups (bounded in green) in Santee which are eligible for place based CDBG activities.

**Figure SP-10.1: Low-Mod Block Groups**



Source: U.S Department of Housing and Urban Development



# ATTACHMENT 1

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

**Table SP-25.1: Priority Needs Summary**

1	<b>Name</b>	Improve community infrastructure and facilities to crease an accessible and safe community.
	<b>Priority Level</b>	High
	<b>Description</b>	Maintain and improve the infrastructure of the City's low- and moderate- income neighborhoods.
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Target Area</b>	Citywide
	<b>Associated Goals</b>	Public Infrastructure
	<b>Basis for Relative Priority</b>	Assessments of current facilities, stakeholder input, Community Needs Survey, and City established goals. The Community Needs Survey identified public facilities a top priority need within Santee.

2	<b>Name</b>	Public Services for LMI residents, including those with special needs and experiencing homelessness.
	<b>Priority Level</b>	High
	<b>Description</b>	Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness.
	<b>Population</b>	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions

# ATTACHMENT 1

		Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Target Area</b>	Citywide
	<b>Associated Goals</b>	Affordable Housing Production & Maintenance Homeless Prevention Services Public Facilities/Infrastructure Support Public Services Support.
	<b>Basis for Relative Priority</b>	During the development of the ConPlan, residents were asked to rank the relative importance of housing and community development needs in a survey.

3	<b>Name</b>	Fair Housing
	<b>Priority Level</b>	High
	<b>Description</b>	Provide fair housing services to foster equal housing opportunity.
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Target Area</b>	Citywide
	<b>Associated Goals</b>	Affordable Housing Fair Housing Services
	<b>Basis for Relative Priority</b>	Each year the City must certify to HUD that the Santee is affirmatively furthering fair housing. The City contracts with a fair housing service provider to provide fair housing outreach, education, investigation, and counseling services.

4	<b>Name</b>	Support affordable housing opportunities for LMI residents.
	<b>Priority Level</b>	Low
	<b>Description</b>	Assist residents by helping them acquire and/or maintain affordable housing in the City of Santee.

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<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly
<b>Target Area</b>	Citywide
<b>Associated Goals</b>	Affordable Housing
<b>Basis for Relative Priority</b>	Community Needs Survey, stakeholder feedback, City established priorities, and demographic needs data.

## Narrative (Optional)

Priority needs were identified through extensive data on housing and economic, as well as through stakeholder meetings, community surveys, and public meetings. High priorities will be funded under CDBG, low priority needs (e.g., economic development) are identified as a need in the community but will not be funded under CDBG due to limited resources. Funding for programs and projects is allocated through an annual application process and will depend on eligibility and available funding.

ATTACHMENT 1

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

**Anticipated Resources**

**Table SP-35.1: Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition Administration and Planning Economic Development Housing Public Improvements Public Services	\$275,261	\$124	\$88,582	\$364,267	\$1,080,000	The City of Santee will expend \$143,584 in FY 2020/21 for its final debt service related to a Section 108 loan to partially fund drainage and roadway improvements to Buena Vista and Railroad Avenues. The balance of resources of \$270,000/annum will be expended on new smaller projects in conformance with city goals and priorities articulated herein.

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### **Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

While CDBG program does not require matching funds, CDBG funds offer excellent opportunities to leverage private, local, state, and other federal funds to allow for the provision of public service activities. For example, many State housing programs have scoring criteria that reward applicants who have matching funds.

### **If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan**

As the housing crisis has worsened in California, utilizing publicly owned land for affordable housing development has become an increasingly popular policy solution. In January 2019, Governor Gavin Newsom issued an Executive Order directing State agencies to inventory and assess surplus State properties for their development potential. Unfortunately, the State owns just seven surplus properties, resulting in 25 total acres, in San Diego County (none are in Santee). For its part, the City regularly reviews its real estate portfolio and assesses if properties are being put to best use. However, no City-owned land is expected to be used.

### **Discussion**

See Above.

# ATTACHMENT 1

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

**Table SP-40.1: Institutional Delivery Structure**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Santee	Government	Lead Agency CDBG Administrator	Jurisdiction
County of San Diego Housing and Community Development	Public Housing Authority	HOME Lead Agency; PHA	Region
Regional Task Force on the Homeless	Continuum of Care	CoC	Region
Caring Neighbors – Minor Home Repairs	Non-profit organization	Home Ownership	Santee
Cameron Family YMCA	Non-profit organization	Non-homeless special needs	Santee
Crisis House / Homeless Prevention and Intervention	Non-profit organization	Homelessness and non-homeless special needs	Santee
Meals on Wheels	Non-profit organization	Non-homeless special needs	Santee
Santee Food Bank	Non-profit organization	Homelessness and non-homeless special needs	Santee
Santee Santa’s Foundation	Non-profit organization	Homelessness and non-homeless special needs	Santee
Elderhelp of San Diego	Non-profit organization	Non-homeless special needs	Santee

### Assess of Strengths and Gaps in the Institutional Delivery System

While only a few entities have formal roles in administering HUD’s entitlement programs, the City as the lead CDBG agency must work with a host of stakeholders to coordinate activities and achieve the goals of the ConPlan. These include other City departments, various government agencies, businesses, nonprofit organizations, service providers, sub-recipients, and more. Continuous communication and coordination are essential, especially as new resources become available and new challenges emerge. Historically the capacity of nonprofit providers within Santee varies, the majority of services are concentrated in surrounding jurisdictions. There are also limited resources available to smaller nonprofits and start-ups and the City will evaluate the best strategy needed given the increasing needs and demands on housing and public service funding.

# ATTACHMENT 1

## Availability of services targeted to homeless persons and persons with HIV and mainstream services

**Table SP-40.2: Homelessness Prevention Services Summary**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance		X	
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills	X		
Mental Health Counseling			
Transportation	X		
<b>Other</b>			
Other			

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City has funded homelessness services and shelters through nonprofits for many years and maintaining and strengthening relationships with subrecipients is essential to the service delivery system. However, the City's resources are limited, and it must rely on partners to fill service gaps. The County of San Diego, for example, allocates Section 8 rental assistance vouchers on behalf of the City. Close coordination with RTFH is also important as new funding and best practices emerge.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

## ATTACHMENT 1

The agencies providing services to special needs populations and persons experiencing homelessness in Santee have a long history and expertise in providing these services. These include Santee Santas, Crisis House, Meals on Wheels, Santee Food Bank and CSA San Diego, among others. These organizations, all funded in the past by the City's CDBG program, together serve youth, seniors, lower-income households, homeless residents, and more.

### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City will also continue strengthening its relationships with partner organizations, especially the County of San Diego, to best address Santee's housing and community development needs. Actions the City commits to are:

- Foster participation of an increasing number of private and non-profit entities to deliver affordable housing and services.
- Forge partnerships with the business, homebuilding, real estate, financial and architectural/planning and engineering community to address Santee's community development needs.
- Use public funds as a lever with other private, non-profit, foundation and other alternative sources to the maximum degree in order to stimulate affordable housing, homeless and special needs housing production as well as neighborhood revitalization and stabilization.
- Continue the commitment to working cooperatively with RTFH on homeless issues.
- Pursue alternative sources of financing for priority needs in the community.



ATTACHMENT 1

**SP-45 Goals - 91.415, 91.215(a)(4)**

**Goals Summary Information**

**Table SP-45.1: Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve community infrastructure and facilities to create an accessible and safe community.	2020	2024	Infrastructure	Citywide	Infrastructure Maintenance & Support Services For Special Needs Clients	CDBG: \$849,565	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted.
2	Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness.	2020	2024	Public Services	Citywide	Homeless Prevention & Services. Support Services For Special Needs Clients	CDBG	Public Services Support: 61,000 persons assisted  Homeless Prevention Services: 4,000 persons assisted
3	Support affordable housing opportunities for low-to moderate-income residents.	2020	2024	Affordable Housing	Citywide	Acquisition & Maintenance of Affordable Housing Support Services For Special Needs Clients. Provision of Fair Housing.	CDBG	Maintenance of Affordable Housing: 300 persons assisted
4	Fair Housing	2020	2024	Affordable Housing	Citywide	Acquisition & Maintenance of Affordable Housing Support Services For Special Needs Clients. Provision of Fair Housing.	CDBG	Fair Housing Services: 240 persons assisted.

# ATTACHMENT 1

## Goal Descriptions

1	<b>Goal Name</b>	Improve community infrastructure and facilities to crease an accessible and safe community.
	<b>Goal Description</b>	Provision of public facilities/infrastructure maintenance and support via CDBG resources, of which part are comprised of Section 108.
2	<b>Goal Name</b>	Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness.
	<b>Goal Description</b>	Provision of housing and/or support services to clients of which many are comprised of special needs populations, to include those experiencing homelessness.
3	<b>Goal Name</b>	Support affordable housing opportunities for low-to moderate-income residents.
	<b>Goal Description</b>	Assist in facilitation the creation of new affordable rental and homeownership housing through acquisition, preservation, and rehabilitation. Additionally, retain the services of a Fair Housing provider, promote fair housing education, and outreach within Santee.
4	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Retain the services of a Fair Housing provider, promote fair housing education, and outreach within Santee.

### **Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City does not receive HOME funds directly, but participates in the HOME Consortium, which is operated by the County of San Diego.

## ATTACHMENT 1

### **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

#### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The Lead-Based Paint (LBP) regulations affect a variety of housing and community-based programs. The process for identifying and resolving LBP issues varies depending upon the amount of assistance and the type of program affected. The most common actions that need to be taken are:

- Lead Hazard Evaluation – a risk assessment, paint testing or a combination of these to determine the presence of LBP hazards or lead-based paint in properties built prior to 1978.
- Lead Hazard Reduction – activities designed to reduce or eliminate exposure to LBP hazards through methods including interim controls, standard treatments, or abatement.
- Clearance – an activity conducted following LBP hazard reduction activities to determine that the hazard reduction activities are complete.

About 64 percent of the housing stock was built prior to 1980, a good indicator for the potential scope of LBP issues, as residential use of LBP was banned in 1978. For comparison, just over 60 percent of California's housing stock was built before 1980.

An important method for mitigating LBP risks is modernizing the housing stock. This mean producing new affordable units that will increase access to housing without LBP hazards. This is a slow process, however, so the County's Health and Human Services Agency offers a lead poisoning prevention program that County residents can access.

#### **How are the actions listed above integrated into housing policies and procedures?**

City staff will continue to attend training on LBP and continue to be in comply with LBP regulations. The City continues to provide the required notices and information about the hazards and risks of LBP to property owners as needed. It also ensures residents have access to the County's LBP mitigation program.

**SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

**Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

Based on ACS data, approximately 6.8 percent of Santee residents are living at or below the federal poverty level. This is lower than both California's and the nation's rate, but any amount of poverty needs to be addressed. Many issues related to poverty are outside of the City's reach, but the City can and will utilize all available tools and resources to assist those residents living at or below the federal poverty level.

A major partner in reducing poverty in Santee is the County, which administers the CalWORKs Program. CalWORKs provides cash aid to needy families to cover the cost of essentials like housing, healthcare, and clothing. It also supports job training through the County and the Community College Districts. The County also administers CalFresh, the federally funded food assistance program that is widely regarded as one of the most impactful anti-poverty programs in the country.

Additionally, the County of San Diego funds various non-profit organizations and provides health care and social services. The Health and Human Services Agency in and around Santee that provides a range of healthcare services. The City of Santee will also continue to support organizations that offer health and social services to lower income residents.

## ATTACHMENT 1

### **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Sub-recipient Orientation. During the grant application process, prospective applicants may request an orientation meeting designed to provide technical assistance in developing successful grant applications. In addition, regulatory requirements of the CDBG program are provided in the Request for Proposals (RFP) document each year. Staff also provides as-needed, one-on-one consultation with potential subrecipients to assist in application development.

Sub-recipient pre-award screening. Prior to the award of funds, all subrecipients receive a pre-contract review to assess the capacity of the agency's administrative and fiscal management systems to successfully complete the proposed activities.

Post-award monitoring. After grant approval, subrecipients are instructed in reporting and reimbursement requirements. Ongoing "desktop" monitoring and technical assistance is provided on a continual basis as monthly billings are reviewed and processed. Onsite monitoring visits are conducted on an annual basis. The City conducts onsite formal monitoring visits and additional onsite technical visits as needed, based upon risk assessments of the contracted agencies.

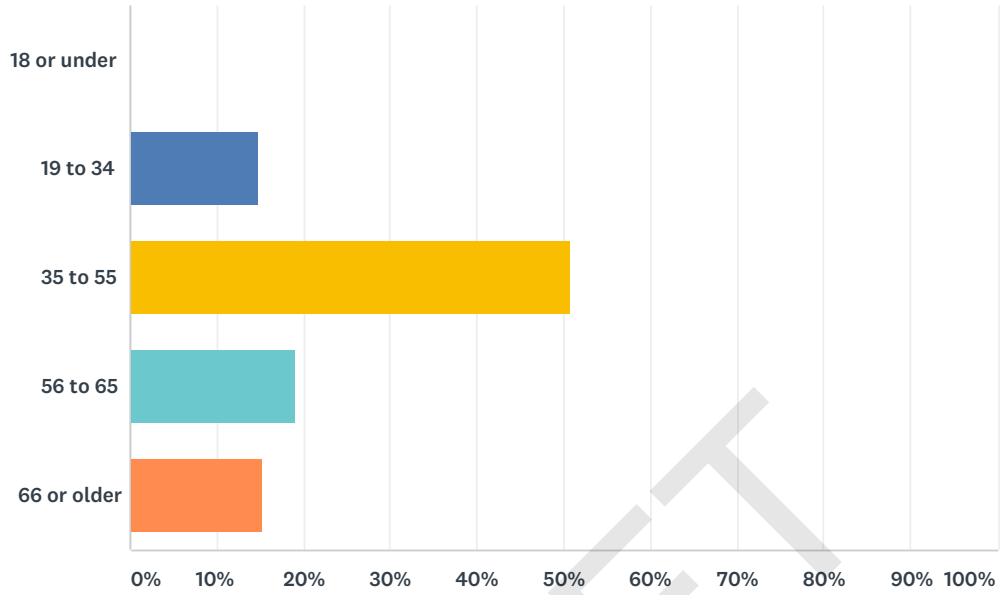
To assist our partners by providing additional suggestions and guidance, the City may contract with outside professionals/consultants to accompany staff, while conducting comprehensive business audits/monitoring. Public facility and infrastructure projects with overlay statutory requirements such as Davis-Bacon, Uniform Relocation Act, Environmental Review, etc., are implemented, administered and monitored for compliance with the appropriate statutes and regulations. Projects administered by City departments will be monitored through city auditing procedures.

**Appendix A- Alternate/Local Data Sources**

1	<p><b>Data Source Name</b></p> <p>Santee Internet Survey</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>LeSar Development Consultants in collaboration with the City of Santee.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Santee internet survey designed to secure insight into community needs and priorities related to the Consolidated Plan and Annual Action Plan.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Santee internet survey designed to secure insight into community needs and priorities related to the Consolidated Plan and Annual Action Plan.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2019</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Survey sent 'to stakeholders, hosted on Santee website and solicited via the social media in other ways.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Santee stakeholders and the general public.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>A total of 527 responses secured.</p>

### Q1 How old are you?

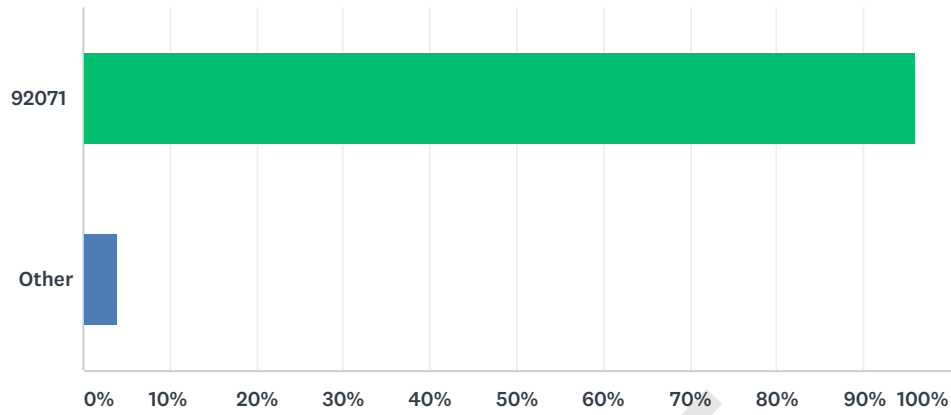
Answered: 419 Skipped: 0



ANSWER CHOICES	RESPONSES
18 or under	0.00% 0
19 to 34	14.80% 62
35 to 55	50.84% 213
56 to 65	19.09% 80
66 or older	15.27% 64
TOTAL	419

## Q2 What zip code do you reside in?

Answered: 419 Skipped: 0



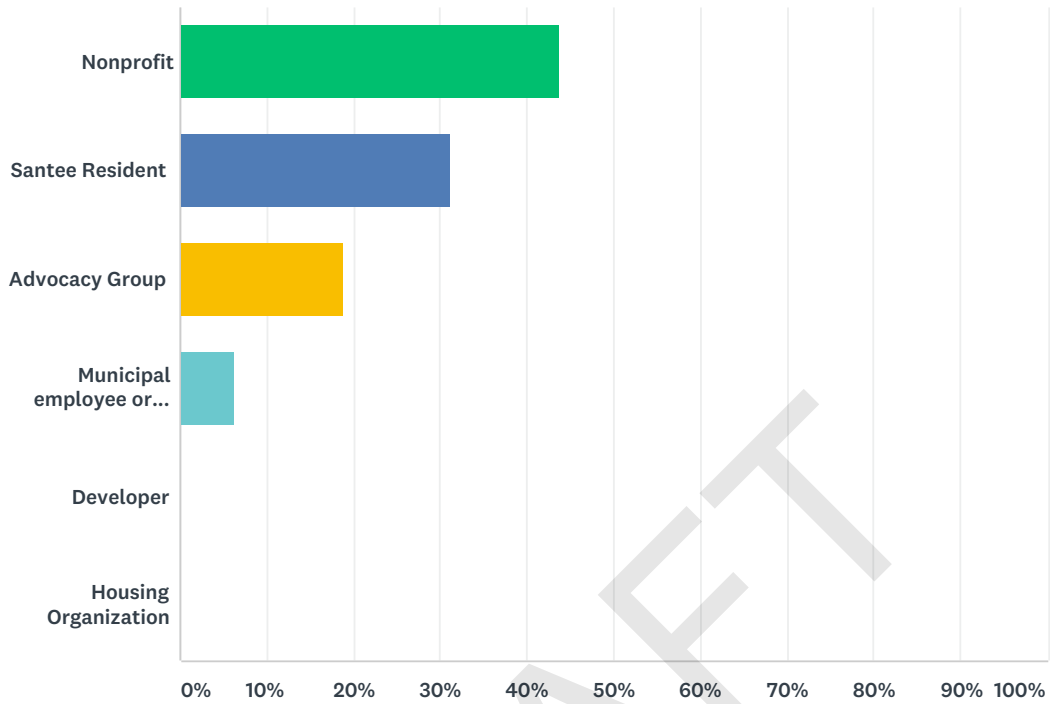
ANSWER CHOICES	RESPONSES	
92071	95.94%	402
Other	4.06%	17
TOTAL		419

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### Q3 Please indicate who you represent:

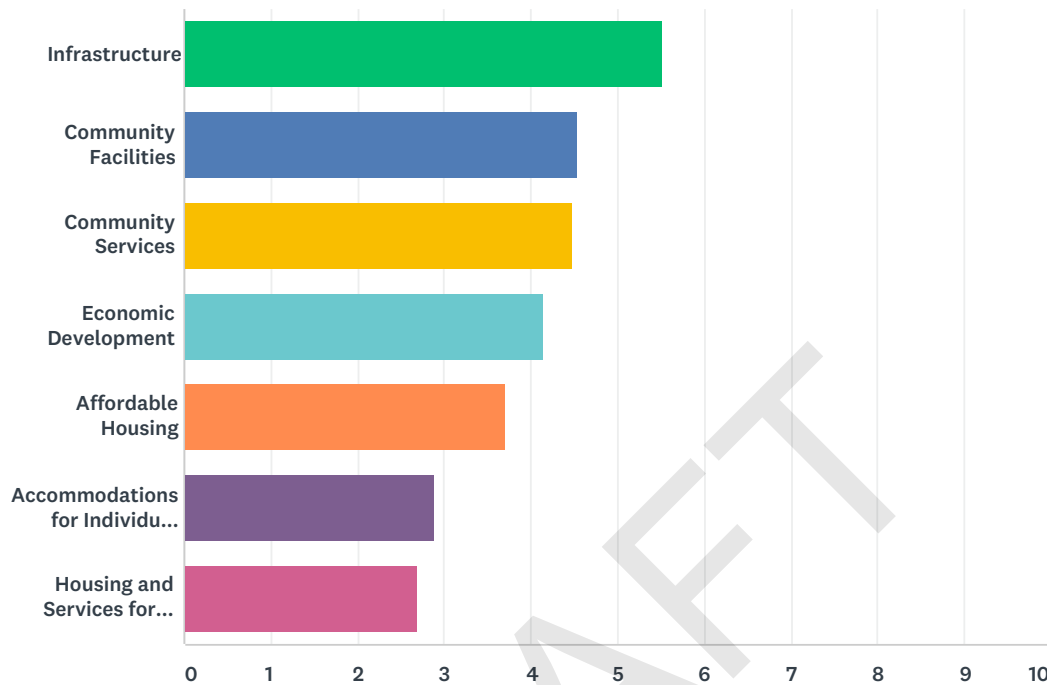
Answered: 16 Skipped: 403



ANSWER CHOICES	RESPONSES	
Nonprofit	43.75%	7
Santee Resident	31.25%	5
Advocacy Group	18.75%	3
Municipal employee or representative	6.25%	1
Developer	0.00%	0
Housing Organization	0.00%	0
<b>TOTAL</b>		<b>16</b>

### Q4 Rank the following community needs, with 1 as the highest priority and 7 as the lowest priority:

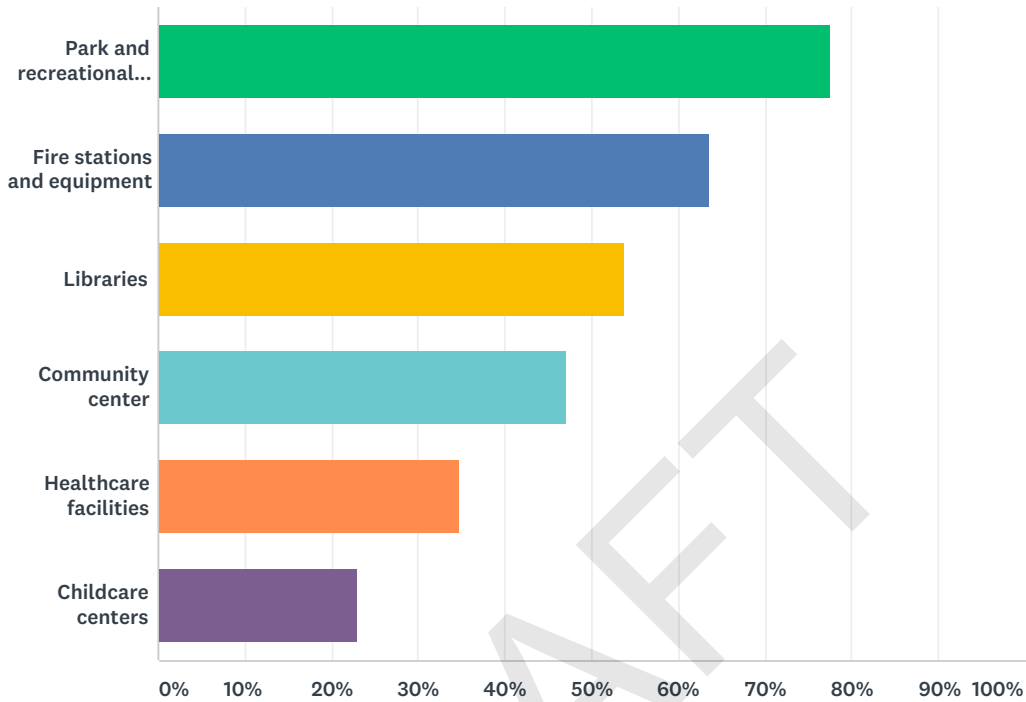
Answered: 336 Skipped: 83



	1	2	3	4	5	6	7	TOTAL	SCORE
Infrastructure	38.99% 131	21.73% 73	16.67% 56	8.04% 27	8.04% 27	3.87% 13	2.68% 9	336	5.53
Community Facilities	10.42% 35	18.15% 61	27.38% 92	19.35% 65	13.69% 46	6.25% 21	4.76% 16	336	4.54
Community Services	8.63% 29	16.96% 57	23.21% 78	28.27% 95	13.69% 46	6.55% 22	2.68% 9	336	4.48
Economic Development	16.07% 54	19.94% 67	11.61% 39	16.07% 54	8.33% 28	8.04% 27	19.94% 67	336	4.15
Affordable Housing	17.56% 59	12.20% 41	7.74% 26	8.63% 29	13.10% 44	21.73% 73	19.05% 64	336	3.71
Accommodations for Individuals with Special Needs	1.79% 6	4.46% 15	7.74% 26	11.90% 40	29.76% 100	29.17% 98	15.18% 51	336	2.88
Housing and Services for Individuals Experiencing Homelessness	6.55% 22	6.55% 22	5.65% 19	7.74% 26	13.39% 45	24.40% 82	35.71% 120	336	2.69

### Q5 Choose the top three (3) Community Facility offerings that you believe are highest priority.

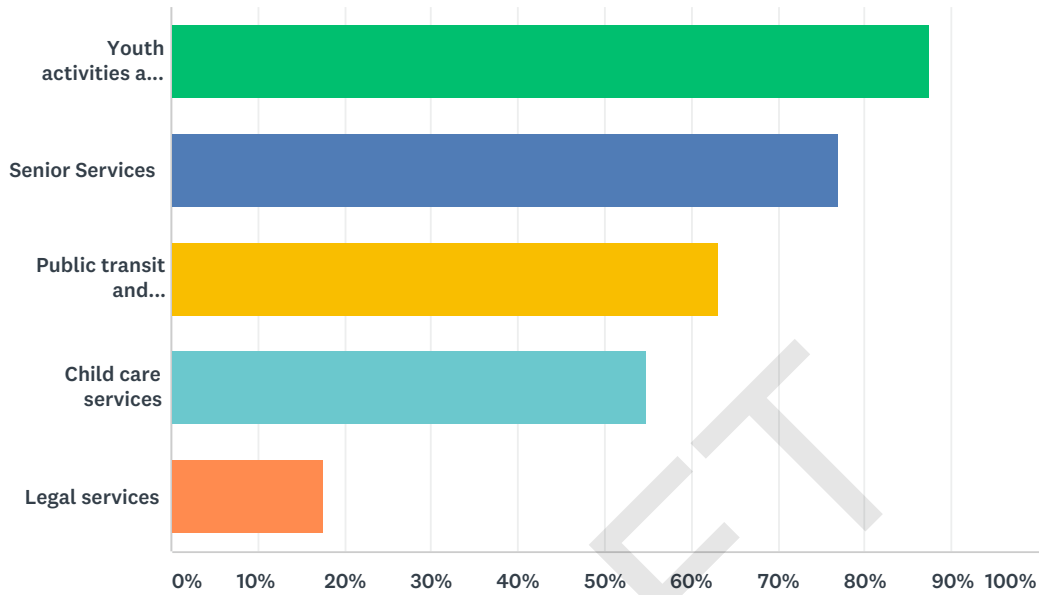
Answered: 336 Skipped: 83



ANSWER CHOICES	RESPONSES	
Park and recreational facilities	77.68%	261
Fire stations and equipment	63.69%	214
Libraries	53.87%	181
Community center	47.02%	158
Healthcare facilities	34.82%	117
Childcare centers	22.92%	77
Total Respondents: 336		

### Q6 Choose the top three (3) Community Services that you believe are highest priority.

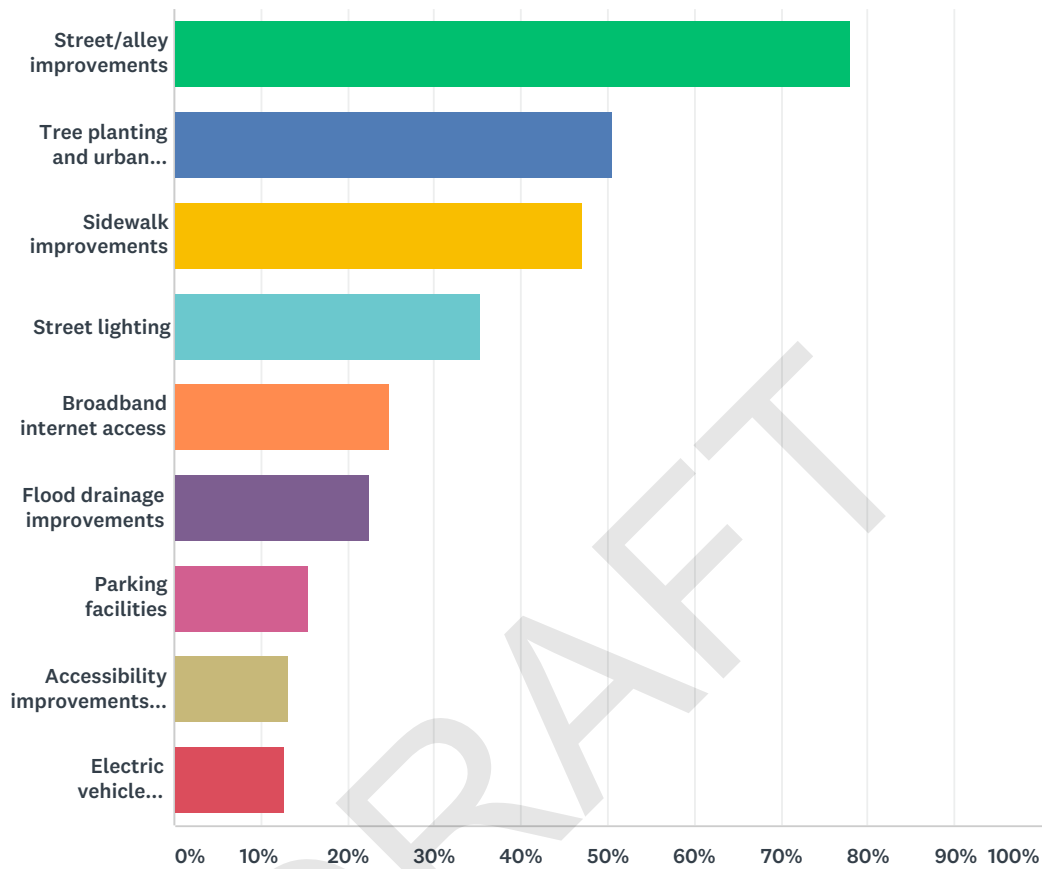
Answered: 336 Skipped: 83



ANSWER CHOICES	RESPONSES	
Youth activities and services	87.50%	294
Senior Services	77.08%	259
Public transit and transportation services	63.10%	212
Child care services	54.76%	184
Legal services	17.56%	59
Total Respondents: 336		

### Q7 Choose the top three (3) Infrastructure Projects that you believe are highest priority.

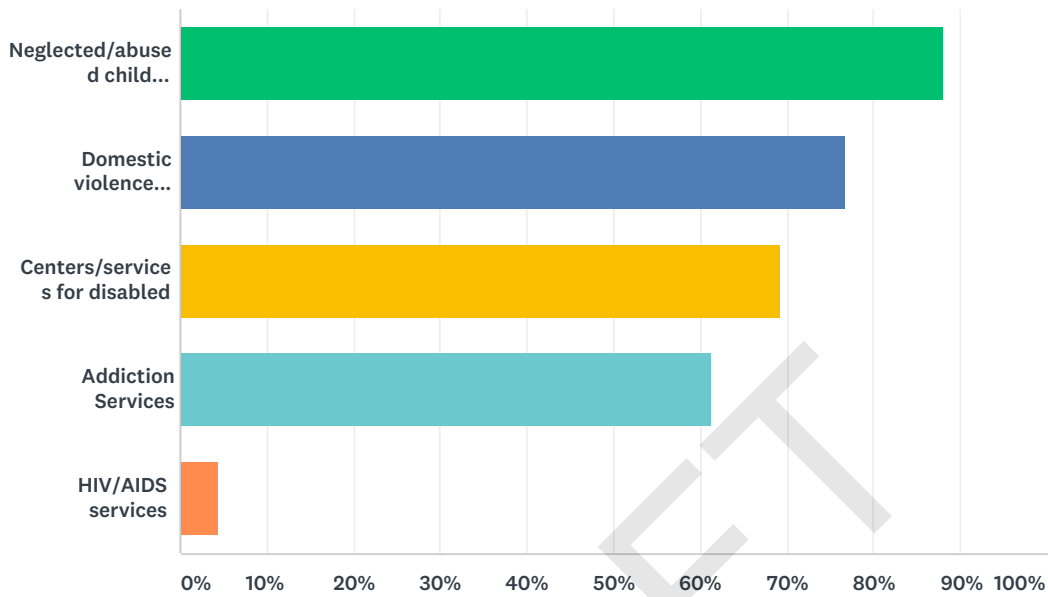
Answered: 336 Skipped: 83



ANSWER CHOICES	RESPONSES	
Street/alley improvements	77.98%	262
Tree planting and urban greenery	50.60%	170
Sidewalk improvements	47.02%	158
Street lighting	35.42%	119
Broadband internet access	25.00%	84
Flood drainage improvements	22.62%	76
Parking facilities	15.48%	52
Accessibility improvements (ADA)	13.10%	44
Electric vehicle charging stations	12.80%	43
Total Respondents: 336		

### Q8 Choose the top three (3) Special Needs services or offerings that you believe are highest priority.

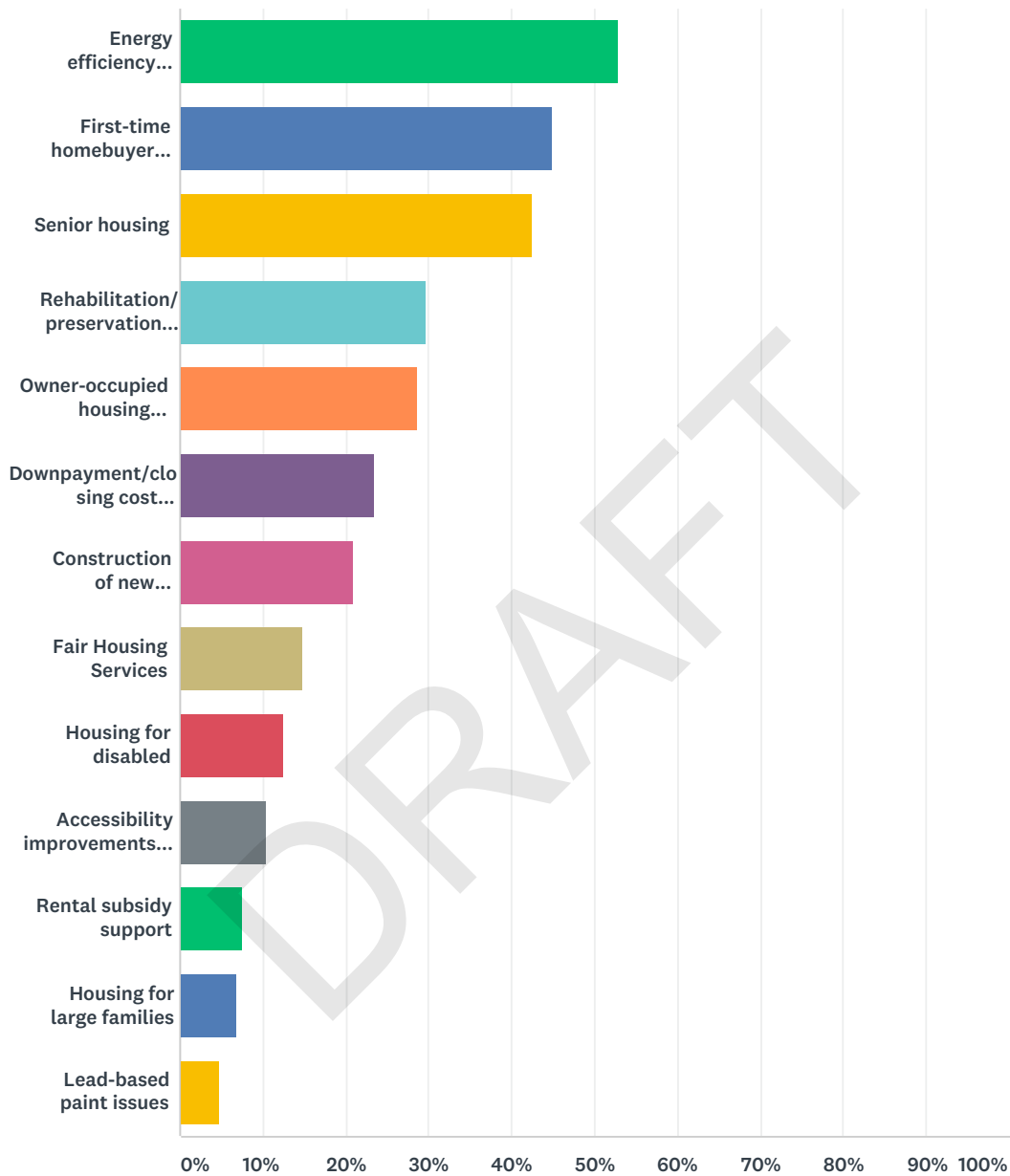
Answered: 336 Skipped: 83



ANSWER CHOICES	RESPONSES	
Neglected/abused child services	88.10%	296
Domestic violence services	76.79%	258
Centers/services for disabled	69.35%	233
Addiction Services	61.31%	206
HIV/AIDS services	4.46%	15
Total Respondents: 336		

### Q9 Choose the top three (3) Housing services or offerings that you believe are highest priority.

Answered: 336 Skipped: 83



ANSWER CHOICES	RESPONSES
Energy efficiency improvements	52.98% 178
First-time homebuyer assistance	44.94% 151
Senior housing	42.56% 143
Rehabilitation/preservation of affordable apartments	29.76% 100
Owner-occupied housing rehabilitation	28.57% 96

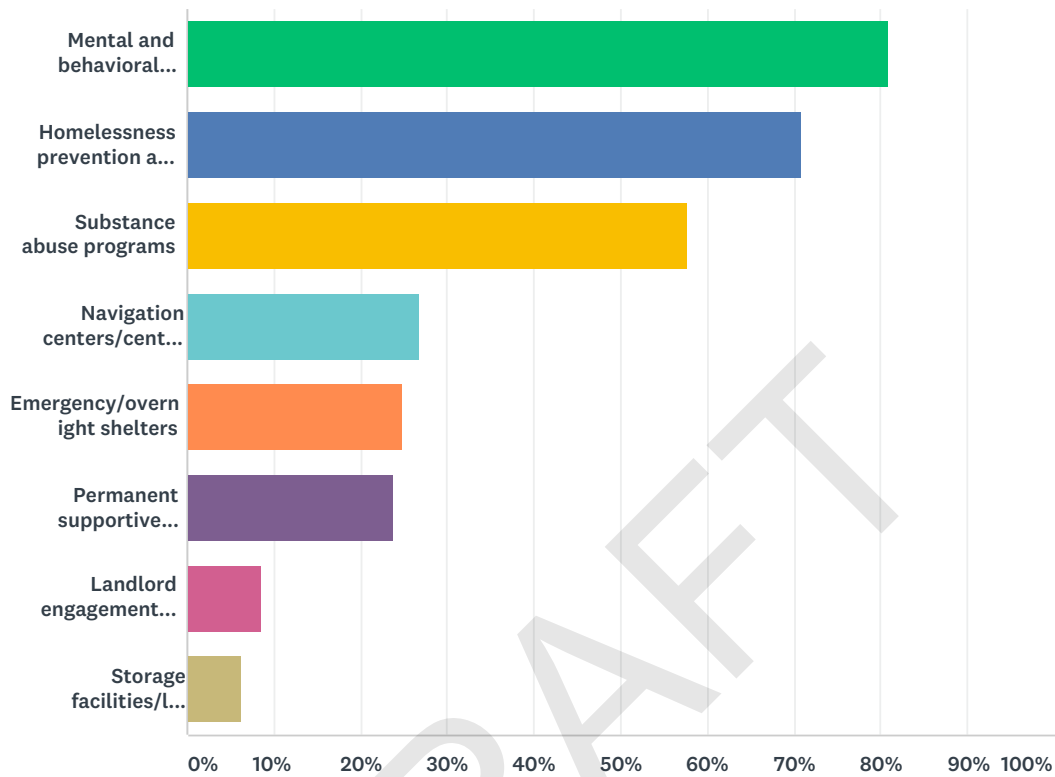
Downpayment/closing cost support	23.51%	79
Construction of new affordable rental housing	20.83%	70
Fair Housing Services	14.88%	50
Housing for disabled	12.50%	42
Accessibility improvements (ADA)	10.42%	35
Rental subsidy support	7.44%	25
Housing for large families	6.85%	23
Lead-based paint issues	4.76%	16
Total Respondents: 336		

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### Q10 Choose the top three (3) Homelessness services or offerings that you believe are highest priority.

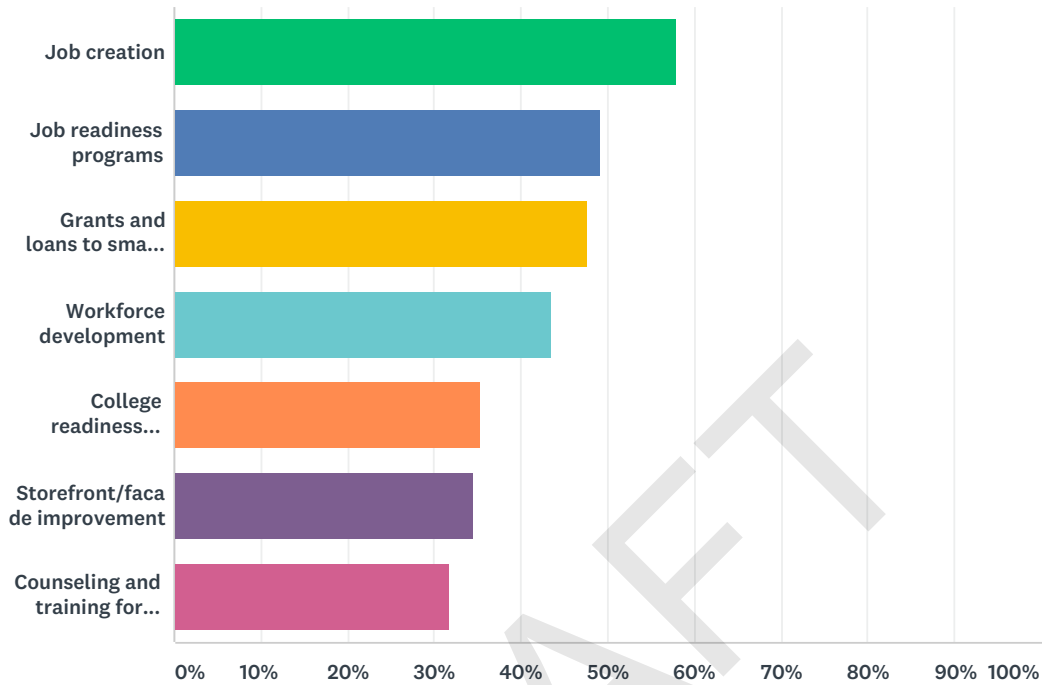
Answered: 336 Skipped: 83



ANSWER CHOICES	RESPONSES	
Mental and behavioral health services	80.95%	272
Homelessness prevention and diversion services	70.83%	238
Substance abuse programs	57.74%	194
Navigation centers/centralized resources	26.79%	90
Emergency/overnight shelters	25.00%	84
Permanent supportive housing	23.81%	80
Landlord engagement programs	8.63%	29
Storage facilities/lockers	6.25%	21
Total Respondents: 336		

### Q11 Choose the top three (3) Economic Development services or offerings that you believe are highest priority.

Answered: 336 Skipped: 83



ANSWER CHOICES	RESPONSES	
Job creation	58.04%	195
Job readiness programs	49.11%	165
Grants and loans to small businesses	47.62%	160
Workforce development	43.45%	146
College readiness programs	35.42%	119
Storefront/facade improvement	34.52%	116
Counseling and training for small businesses and entrepreneurs	31.85%	107
Total Respondents: 336		



# First Program Year Action Plan, City of Santee

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

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## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The City of Santee's (City) 2020-2024 Consolidated Plan outlines the community's strategies for meeting its identified housing and community development needs, developed through a citizen participation process as detailed in the 2015-2019 Citizen Participation Plan. The five-year Consolidated Plan includes a needs assessment, market analysis, and identification of priority needs and long-term strategies.

An Annual Action Plan implements the strategies and provides a basis for allocating federal Community Development Block Grant resources. This document represents the City of Santee's Program Year 2020 CDBG Action Plan. It identifies the goals and programming of funds for activities to be undertaken in the first year of the five-year Consolidated Plan.

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In Program Year 2020, the Santee Annual Action Plan will generate the following estimated results:

- Assist up to 14,000 persons with special needs via CDBG funded public services;
- Render homeless prevention support and services for up to 160 persons;
- Minor rehabilitation of at least 25 dwelling units for 23 Santee seniors with CDBG resources;
- Assist about 885 low- and moderate- income households in census tract 166.17 with the CDBG financed Section 108 project;
- Assist up to 150 persons with fair housing issues funded with CDBG public services.

## ATTACHMENT 2

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Each program year of the Consolidated Plan period, the City must submit to HUD a Consolidated Annual Performance and Review Report (CAPER) with detailed information on progress towards the priorities, goals and objectives outlined in the Consolidated Plan.

In its most recent review of Consolidated Plan program funds, HUD has determined that the overall performance of the City's CDBG program was satisfactory.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City of Santee conducted two public hearings to solicit public participation in the allocation of federal block grant resources. The first was held on February 12, 2020 during which public input on community needs and priorities was invited and received. The second hearing was conducted on February 26, 2020 during which the allocation of Program Year 2020 Community Planning and Development (CPD) funding was determined based on the PY 2020 City of Santee allocation. A 30-day public review and comment period for the City of Santee Program Year 2020 Annual Action Plan began on March 13, 2020 and extended through April 13, 2020. A public hearing was held on April 22, 2020 by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2020 Action Plan. Public hearing dates and comment periods were published in the East County Californian and notices were published on the City's website.

### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

N/A – To be included in final version of Annual Action Plan

### **6. Summary of comments or views not accepted and the reasons for not accepting them**

N/A – To be included in final version of Annual Action Plan

### **7. Summary**

This document represents the City Santee's Program Year 2020 CDBG Annual Action Plan.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SANTEE	Department of Development Services

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

Melanie Kush  
 Director  
 City of Santee Department of Development Services  
 10601 Magnolia Avenue  
 619-258-4100  
 mkush@cityofsanteeca.gov



## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Santee conducted two public hearings to solicit public participation in the allocation of federal block grant resources. The first was held on February 12, 2020 during which public input on community needs and priorities was invited. The second hearing was conducted on February 26, 2020 during which the allocation of Program Year 2020 Community Planning and Development (CPD) funding was determined. A 30-day public review and comment period for the City of Santee Program Year 2020 Annual Action Plan began on March 13, 2020 and extended through April 13, 2020. A public hearing was held on April 22, 2020 by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2020 Action Plan. Public hearing dates and comment periods were published in the East County Californian and notices were published on the City's website.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The City of Santee allocates CDBG resources to expand social services, prevent homelessness, provide emergency shelter, transitional housing, and other support services for homeless and special needs clients throughout the region. The City of Santee participates in the Regional Task Force on the Homeless (RTFH), an integrated array of stakeholders tasked with strategic planning and coordination of resources to strengthen its collective impact with the goal of ending homelessness in the San Diego region.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Santee is committed to addressing the needs of persons experiencing homelessness in relation to both physical and mental/behavioral health needs. The City of Santee participates in a regional Continuum of Care (Regional Task Force on the Homeless). The Regional Task Force on the Homeless provides direction on planning and policy issues that impact the homeless population within the County of San Diego by making updates to the Regional Plan to End Homelessness and a consolidated application to the U.S. Department of Housing and Urban Development in support of programming that assists the Santee's homeless and 'at-risk' population.

ATTACHMENT 2

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Santee consulted with the Regional Task Force on the Homeless, however, the City does not directly receive HUD Emergency Solutions Grant (ESG) resources.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

(see Table 2)

**Table 2 – Agencies, groups, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	CRISIS HOUSE, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing.
2	<b>Agency/Group/Organization</b>	LUTHERAN SOCIAL SERVICES CARING NEIGHBORS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing.

ATTACHMENT 2

3	<b>Agency/Group/Organization</b>	SANTEE MINISTERIAL COUNCIL- SANTEE FOOD BANK
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing.
4	<b>Agency/Group/Organization</b>	MEALS ON WHEELS
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing.



ATTACHMENT 2

5	<b>Agency/Group/Organization</b>	ELDERHELP OF SAN DIEGO
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing.
6	<b>Agency/Group/Organization</b>	SANTEE SANTAS FOUNDATION
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing.
7	<b>Agency/Group/Organization</b>	VOICES FOR CHILDREN
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Abused and Neglected Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

ATTACHMENT 2

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing. City staff visit to offices during application process.
8	<b>Agency/Group/Organization</b>	CSA SAN DIEGO COUNTY
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing.

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## ATTACHMENT 2

**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

The resident and agency input process associated with the preparation of the Program Year 2020 Annual Action Plan was inclusive and involved all possible organizations, entities and persons. No single agency or organization was purposely excluded from providing input

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Regional Task Force on the Homeless	San Diego Regional Continuum of Care	Seek to further the efforts of the Regional Task Force on the Homeless.
City of Santee Housing Element, 2013-2021	City of Santee	The 2020-2024 City of Santee Consolidated Plan conforms with the adopted City of Santee Housing Element, 2013-2021 and will conform with the pending Housing Element.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

All of the Program Year 2020 CDBG applicants addressed the Mayor, City Council and members of the public present during the February 12, 2020 City Council Meeting. The applicants provided information on the programs that would be funded by CDBG and the various needs and persons their programs serve.

**AP-12 Participation – 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

Information regarding the CDBG program, resources, and local program contact information were all posted on the City website. Public notices were published in a local newspaper to inform the public of public meetings, public hearings and document public review periods, including the Program Year 2020 Annual Action Plan containing the proposed activities for the program year. Additionally, an online survey addressing the Consolidated Plan and community needs was posted online as a method to collect community feedback. The survey was offered in both English and Spanish. There were 527 total responses to the survey. All survey data is included in Appendix B- Survey.

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ATTACHMENT 2

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Advertisement	Non-targeted/broad community	Notice of two Public Meetings (1/30/2020) in East County Californian	N/A.	N/A.	
2	Newspaper Advertisement	Non-targeted/broad community	Notice of Public Hearing and Draft Consolidated Plan & 2020 AAP Available for Public Review (2/27/2020) in East County Californian	N/A.	N/A.	
3	Public Hearing	Non-targeted/broad community	Public Meetings on 2/12/2020, 2/26/2020, 3/11/2020 and 4/24/2019 to solicit public input.	Speakers are the public meeting addressed the needs of the community, including elderly persons, homeless, youth, low-income and disabled.	All comments were considered.	ityofsante eca.gov

Table 4 – Citizen Participation Outreach

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City of Santee is a CDBG Entitlement jurisdiction. The City was allocated \$275,561 in CDBG funds for Program Year 2020. The City of Santee is a member of the San Diego County HOME Consortium (Consortium). The County of San Diego is recognized by HUD as a Participating Jurisdiction on behalf of the Consortium and includes HOME Program goals, activities and accomplishments in its Consolidated Plan and Annual Action Plans. The City of Santee does not receive Housing Opportunities for Persons with AIDS (HOPWA) or Emergency Solutions Grant (ESG) program funding. Please refer to the County of San Diego ([www.sdhcd.com](http://www.sdhcd.com)) and City of San Diego ([www.sandiego.gov](http://www.sandiego.gov)) Annual Action Plans for details on the goals and distribution of HOPWA and ESG funds.

The City does not anticipate a regular stream of Program Income over the course of this Consolidated Plan. Program income received from the repayment of home rehabilitation loans (CDBG and HOME) and First Time Homebuyer loans will be applied to approved current year activities.

ATTACHMENT 2

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public – Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$275,561	\$124	\$88,582	\$364,267	\$1,080,000	The City of Santee will expend \$143,584 in FY 2020/21 for its final debt service related to a Section 108 loan to partially fund drainage and roadway improvements to Buena Vista and Railroad Avenues. The balance of resources of \$270,000/annum will be expended on new smaller projects in conformance with city goals and priorities articulated herein.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how

**matching requirements will be satisfied**

All subrecipients rely on a variety of funding sources and several (e.g. Santee Food Bank and Santee Santas) are staffed entirely by volunteers. The City of Santee's Section 108 Loan project leveraged additional resources for drainage and roadway improvements to Buena Vista and Railroad Avenues.

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**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

No publicly owned property is expected to be used.

### **Discussion**

The City of Santee will receive \$275,561 in CDBG funds in Program Year 2020. Prior year resources in the amount of \$88,582 are available for distribution. The allocation of grant funding among program year activities will comply with the 20% cap on administrative activities and the 15% cap on public services activities.

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve community infrastructure and facilities to create an accessible and safe community.	2020	2024	Infrastructure	Citywide	Infrastructure Maintenance & Support Support Services for Special Needs Clients	CDBG: \$267,779	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 885 Persons Assisted
2	Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness.	2020	2024	Public Services	Citywide	Homeless Prevention & Services. Support Services for Special Needs Clients	CDBG \$37,582	Public Services Support: 13,000 persons assisted  Homeless Prevention Services: 750 persons assisted
3	Support affordable housing opportunities for low-to moderate-income residents.	2020	2024	Affordable Housing	Citywide	Acquisition & Maintenance of Affordable Housing Support Services for Special Needs Clients. Provision of Fair Housing.	CDBG \$3,500	Maintenance of Affordable Housing: 23 persons assisted
4	Fair Housing	2020	2024	Affordable Housing	Citywide	Acquisition & Maintenance of Affordable Housing Support Services for Special Needs Clients. Provision of Fair Housing.	CDBG \$15,500	Fair Housing Services: 150 persons assisted

Table 6 – Goals Summary

## ATTACHMENT 2

### Goal Descriptions

1	<b>Goal Name</b>	Improve community infrastructure and facilities to create an accessible and safe community.
	<b>Goal Description</b>	Provision of public facilities/infrastructure maintenance and support via CDBG resources, of which part are comprised of Section 108.
2	<b>Goal Name</b>	Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness.
	<b>Goal Description</b>	Provision of housing and/or support services to clients of which many are comprised of special needs populations, to include those experiencing homelessness.
3	<b>Goal Name</b>	Support affordable housing opportunities for low-to moderate-income residents.
	<b>Goal Description</b>	Assist in facilitation the creation of new affordable rental and homeownership housing through acquisition, preservation, and rehabilitation. Additionally, retain the services of a Fair Housing provider, promote fair housing education, and outreach within Santee.
4	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Retain the services of a Fair Housing provider, promote fair housing education, and outreach within Santee.

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## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following projects are based on the City’s identified priority needs and activities. Projects/programs that are operated citywide are noted. The majority of the projects are targeted low- and moderate-income persons, or neighborhoods in census tracts with 51% or more who are low- or moderate-income. All proposed activities are eligible and meet program service targets.

#### Projects

#	Project Name
1	Program Administration
2	Program Administration - Fair Housing
3	Public Services - Crisis House
4	Public Services - ElderHelp San Diego
5	Public Services - LSS Caring Neighbors Project
6	Public Services - Meals on Wheels Greater San Diego
7	Public Services - Santee Food Bank
8	Public Services - Santee Santas
9	Public Services – Voices for Children
10	Public Facilities - Section 108 Loan Debt Service
11	Public Facilities - Section 108 Loan Debt Service Reserve

Table 7 - Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

**AP-38 Project Summary**

**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Facilities/Infrastructure Support Affordable Housing Production & Maintenance Public Services Support. Homeless Prevention Services Fair Housing Services
	<b>Needs Addressed</b>	Infrastructure Maintenance & Support Acquisition & Maintenance of Affordable Housing Support Services for Special Needs Clients Homeless Prevention & Services. Fair Housing Support
	<b>Funding</b>	CDBG: \$39,636
	<b>Description</b>	General program administration.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	City of Santee administrative resources for the FY 2020/2021 CDBG Program.
<b>2</b>	<b>Project Name</b>	Program Administration - Fair Housing – CSA San Diego
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Support. Fair Housing Services
	<b>Needs Addressed</b>	Support Services for Special Needs Clients Fair Housing Support
	<b>Funding</b>	CDBG: \$15,500

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	<b>Description</b>	Provide fair housing counseling and referral services. Conduct fair housing testing.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 150 residents will receive assistance with fair housing issues and landlord/tenant disputes.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide counseling and referral services to persons alleging violations of Fair Housing laws and persons seeking information and/or resolution regarding conflicts between tenants and landlords.
3	<b>Project Name</b>	Public Services - Crisis House
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Support. Homeless Prevention Services
	<b>Needs Addressed</b>	Support Services for Special Needs Clients Homeless Prevention & Services.
	<b>Funding</b>	CDBG: \$6,852
	<b>Description</b>	Homelessness prevention/resolution through case management, food, shelter and referrals.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Crisis House anticipates servicing approximately 160 City of Santee residents. All will be at or below low- to moderate-income levels.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Address homeless issues through case management. Provide food, shelter vouchers and referrals.
4	<b>Project Name</b>	Public Services - ElderHelp San Diego
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing Production & Maintenance Public Services Support.

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	<b>Needs Addressed</b>	Acquisition & Maintenance of Affordable Housing Support Services for Special Needs Clients
	<b>Funding</b>	CDBG: \$3,000
	<b>Description</b>	Independent living support through case management and referrals.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	ElderHelp of San Diego anticipates serving 36 older adults, with an average age of 79, in the City of Santee. Ninety-six percent of those served are either low income or very low-income person, many of which are disabled.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide case management and services through a trained social worker to help seniors remain in their homes by providing referrals and information.
5	<b>Project Name</b>	Public Services - LSS Caring Neighbors Project
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing Production & Maintenance Public Services Support.
	<b>Needs Addressed</b>	Acquisition & Maintenance of Affordable Housing Support Services for Special Needs Clients
	<b>Funding</b>	CDBG: \$3,500
	<b>Description</b>	Support decent living conditions for low-income older adults through minor home repairs.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Lutheran Social Service - Caring Neighbors program estimates serving 23 eligible City of Santee residents.
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Provide minor home repairs to low-income senior homeowners and referrals to community-based resources and services. .	
6	<b>Project Name</b>	Public Services - Meals on Wheels Greater San Diego
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Support.



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	<b>Needs Addressed</b>	Support Services for Special Needs Clients
	<b>Funding</b>	CDBG: \$4,500
	<b>Description</b>	Administer home delivered meals to elder adults, most of whom are low- to extremely-low income.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Meals on Wheels anticipates serving 56 unduplicated homebound low-income seniors in the city of Santee.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide meals to homebound Santee residents, including seniors and persons with special needs.
7	<b>Project Name</b>	Public Services - Santee Food Bank
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Support. Homeless Prevention Services
	<b>Needs Addressed</b>	Support Services for Special Needs Clients Homeless Prevention & Services.
	<b>Funding</b>	CDBG: \$14,000
	<b>Description</b>	Provide emergency food assistance to community residents.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Santee Food Bank anticipates serving 13,350 Santee residents in Program Year 2020.
	<b>Location Description</b>	The Santee Food Bank is located at 9715 Halberns Boulevard in the city of Santee.
<b>Planned Activities</b>	Provide an emergency food assistance.	
8	<b>Project Name</b>	Public Services - Santee Santas
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Support.
	<b>Needs Addressed</b>	Support Services for Special Needs Clients
	<b>Funding</b>	CDBG: \$5,500

ATTACHMENT 2

	<b>Description</b>	Provide meals, non-perishable food and school supplies to needy families and seniors.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Santee Santas anticipates serving up to 153 qualified families (625 individuals) with the city of Santee with food assistance through its December Holiday Program.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Assist families and individuals with nutritional assistance.
9	<b>Project Name</b>	Public Services – Voices for Children
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Support.
	<b>Needs Addressed</b>	Support Services-Abused and Neglected Children
	<b>Funding</b>	CDBG: \$4,000
	<b>Description</b>	Provide Court Appointed Special Advocates (CASAs) for foster children in Santee
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Voices for Children anticipates serving two foster children with two CASAs. CASAs are volunteers who provide a single child or sibling group with comprehensive advocacy in court and the community.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide CASAs for foster children in Santee.
10	<b>Project Name</b>	Public Facilities - Section 108 Loan Debt Service
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Facilities/Infrastructure Support
	<b>Needs Addressed</b>	Infrastructure Maintenance & Support
	<b>Funding</b>	CDBG: \$143,584
	<b>Description</b>	Repayment of Section 108 loan. Loan proceeds were dedicated to improvement of Buena Vista Avenue and Railroad Avenue.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will</b>	885 persons assisted by these public facilities improvements.

ATTACHMENT 2

	<b>benefit from the proposed activities</b>	
	<b>Location Description</b>	Buena Vista and Railroad Avenues.
	<b>Planned Activities</b>	Funds allocated to principal and interest payments associated with Section 108 loan obtained to fund Buena Vista Avenue/Railroad Avenue public improvements.
<b>11</b>	<b>Project Name</b>	Public Facilities - Section 108 Loan Debt Service Reserve
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Facilities/Infrastructure Support
	<b>Needs Addressed</b>	Infrastructure Maintenance & Support
	<b>Funding</b>	CDBG: \$124,195
	<b>Description</b>	Reserve fund to partially off-set insufficient future CDBG allocations.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	885 persons assisted by these public facilities improvements.
	<b>Location Description</b>	Buena Vista and Railroad Avenues.
	<b>Planned Activities</b>	Funds allocated to principal and interest payments associated with Section 108 loan obtained to fund Buena Vista Avenue/Railroad Avenue public improvements to off-set potential insufficient future CDBG allocations.

**AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The geographic priority area for available CDBG resources (other than the Section 108 Loan) is the City of Santee in its entirety. Public improvements funded by a Section 108 Loan are focused on Buena Vista Avenue and Railroad Avenue, located within a CDBG-eligible census tract.

**Geographic Distribution**

Target Area	Percentage of Funds
Citywide	26

**Table 8 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

The geographic priority area for available CDBG resources (other than Section 108) is the City of Santee in its entirety. CDBG resources were allocated based on the quality and quantity of applications submitted. The allocation of CDBG Section 108 loan proceeds to (partially) fund drainage and roadway improvements to Buena Vista Avenue and Railroad Avenue was due to need in this CDBG-eligible low-income area and this rationale will continue through the Consolidated Plan planning period.

**Discussion**

The allocation of CDBG Section 108 loan proceeds to (partially) fund drainage and roadway improvements to Buena Vista Avenue and Railroad Avenue was due to need in this CDBG-eligible low-income area and this rationale will continue through the Consolidated Plan planning period. However, this is the final year of Section 108 Loan Payments towards the Buena Vista Avenue and Railroad Avenue improvement projects. Future public improvements under the 2020-24 Consolidated Plan will also occur in eligible low- and moderate-income areas of Santee.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City of Santee has a strong record of supporting affordable housing. The City has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential development types and encourage affordable housing, including flexible development standards, density bonus provisions, and reasonable accommodation procedures for persons with disabilities. In addition, the City and its former Redevelopment Agency have provided direct financial assistance to support affordable housing projects. The loss of Redevelopment Housing Funds after the dissolution of redevelopment in California in 2012, combined with reductions in federal HOME funds, has impaired the City's ability to provide direct financial for future affordable housing production in the City.

In addition to funding constraints, the primary barrier to the provision of affordable housing in the City of Santee is the lack of vacant land suitable for residential development. Private lands owners hold much of the underdeveloped and residentially zoned land in the City. This calls for alternative policy tools such as lot consolidation and/or demolition of existing older structures to accommodate higher density infill development.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City firmly believes that its policies and current practices do not create barriers to affordable housing. The City is currently updating its Analysis of Impediments to Fair Housing Choice, which will be available for Public Review in April 2020. The completion on the Analysis of Impediments will provide guidance to the City on how successful it has been in furthering Fair Housing Choice.

### **Discussion:**

The City will continue to review any new policies and procedures to ensure they do not serve as an actual constraint to development.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section of the Program Year 2020 City of Santee Annual Action Plan includes the actions planned to address the obstacles in meeting underserved needs, to foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of families in poverty, develop the institutional structure and enhance coordination between public and private housing and social services agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The primary obstacle to meeting all of the identified needs, including those identified as priorities, is the general deficiency of funding resources available to the public and private agencies that serve the needs of low- and moderate-income residents. The elimination of redevelopment agencies significantly impacted the City's efforts to maintain infrastructure, expand housing and promote economic development. Furthermore, entitlement grants have fallen off over recent years, further decreasing funds available to provide services and meet the City's needs. Santee will seek to remedy obstacles by exploring alternative funding vehicles, leveraging resource investments to the maximum feasible degree and exploring new sources of municipal revenue generation.

### **Actions planned to foster and maintain affordable housing**

Santee will continue efforts to maintain and improve the infrastructure of the City's low- and moderate-income neighborhoods as well as assist residents by helping them acquire and/or maintain affordable housing in the community. The City plans on funding specific activities that will improve the quality of life for seniors and persons with special needs as well as strengthen the local provision of homeless services and homeless prevention services.

Additionally, the City is currently in the process of updating its Housing Element. The Housing Element is the City's main housing policy and planning document that identifies housing needs and constraints, sets forth goals and policies that address these needs and constraints, and plans for projected housing needs for all income levels over an eight-year planning period that coincides with a Regional Housing Needs Allocation (RHNA).

### **Actions planned to reduce lead-based paint hazards**

The City of Santee requires that all federally-funded projects be tested for lead-based paint and abate hazards as needed. Lead-based paint warnings are distributed with applications for property related assistance. All applicants are required to sign and return the lead-based paint warning to verify that they have read its contents and are aware of the dangers lead-based paint presents. Factors such as housing conditions and age of household are taken into consideration when determining lead-based

paint danger.

**Actions planned to reduce the number of poverty-level families**

The City seeks to reduce the number of people living in poverty by continuing to implement its anti-poverty strategy incorporating housing assistance and supportive services. A major partner in reducing poverty in Santee is the County, which administers the CalWORKs Program. CalWORKs provides cash aid to needy families to cover the cost of essentials like housing, healthcare, and clothing. It also supports job training through the County and the Community College Districts. The County also administers CalFresh, the federally funded food assistance program that is widely regarded as one of the most impactful anti-poverty programs in the country.

As a means of reducing the number of persons with incomes below the poverty line, the City will coordinate its efforts with those of other public and private organizations serving lower income residents.

**Actions planned to develop institutional structure**

As administrator of block grant programs, the Director of Development Services collaborates with City departments and outside agencies to implement the objectives established in the Consolidated Plan. The City conducts annual monitoring visits with grant subrecipients to review administrative practices and activity effectiveness.

**Actions planned to enhance coordination between public and private housing and social service agencies**

Santee is committed to fostering coordination between public and private housing and social service agencies. The City of Santee regularly deals with residential development entities that are both profit and non-profits. The city will continue to work with such organizations to foster the provision of affordable housing in the region and connect such housing organizations with social service providers operating and serving the City of Santee.

**Discussion:**

In the course of monitoring CDBG-financed public services/resources to local services agencies, the City will endeavor to strengthen coordination with public and private affordable housing organizations and the San Diego County Housing Authority. Santee will continue to address the needs of persons experiencing Homelessness in relation to both physical and mental/behavioral health needs. Santee participates in a regional Continuum of Care plan.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The following identifies additional resources available for allocation to Program Year 2020 activities. Also identified are the amount of urgent need and percentage expended on activities that benefit persons of low- and moderate- income are provided.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### Discussion

The City of Santee plans to expend all of its CDBG resources for the benefit of low- and moderate-income persons.



## ATTACHMENT 3

### **East County Homeless Task Force Santee Draft Consolidated Plan Public Comment March 27, 2020**

Anna Marie-Piconi Snyder: There is a huge need for senior citizens experiencing homelessness, specifically those on fixed incomes (as low as \$935-40/month). I know of people residing in cars because of limited income and bills. There is a community need for Single Room Occupancy (SRO) places for people to rent rooms and potentially have services available on-site. We need an ability for people to have housing where they pay for a room. This can be applied to populations beyond senior citizens. In general, for people we meet on the street, this would be a way for people to emerge initially from homelessness. Especially if it's in a community setting, with support services. It would be a good step-up.

Amanda McGimpsey: I am still seeing rooms/SROs that are market-rate, so we need to make sure this type of housing is addressing the needs of low-income and very low-income to secure SROS below market rate.

Lois Knowlton: La Mesa needs a shelter for overnight guests as well as a location for overnight parking with facilities. We are encountering issues with local rules and regulations to receive waivers for something we think would be of such value. We have places with overnight property and restrooms in La Mesa where this program could be supported by Dreams for Change and/or Jewish Family Services where they can have overnight property. For example, there is a motel with an empty lot that has electricity and plumbing. We have a need where people can have places to sleep overnight and have onsite facilities, like restrooms.

Rev. Dr. Abraham David Parker: Homeless veterans: Loss of funds for veterans, challenge to find out info on how to connect to the system and help people. Specifically, partnership with the faith-based community and providing information on how organizations to help and assisting. El Cajon is in need of a faith-based alternative to East County Transitional Living Center. Financial assistance for automobile needs for job seekers and those living in their car or otherwise in need of a vehicle. Payment assistance for paying off cars and other things.

Anna Marie-Piconi Snyder: Something we hear when we talk about having housing/homes for people who are extremely low- or no income, some of the feedback is to bring developers to town who want to build those things/manage them. We need to keep people interested in coming to East County to build or rehab properties to provide housing and we need developers who want to do this. Since these are non-market rate rent, there is limited incentive to build. We need voices behind that discussion with expertise to work with advocates on this issue.

Amanda McGimpsey: We need to identify any policies surrounding permitting and zoning that make it difficult or cost-prohibitive to build housing and streamline it from city to city. There are a lot of faith-based groups who want to use their properties, but encounter challenges. It would be good to have proposed streamlining to the city so we can build more housing.

Jeremy Kaercher: I would like to encourage various jurisdictions to dialogue with each other across the East County region. We need a regional approach to addressing homelessness, including La Mesa, Santee, El Cajon, the County of San Diego, and Lemon Grove.

Diane: There is a community-first village in Austin, Texas. They created a master plan community for men and women coming out of chronic homelessness and may have lessons learned for our region.

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

**Item 13**

**MEETING DATE**

April 22, 2020

**AGENDA ITEM NO.**

**ITEM TITLE** INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, ADDING CHAPTER 11.50 TO TITLE 11 OF THE MUNICIPAL CODE IMPLEMENTING THE REQUIREMENTS OF AB 1236 TO STREAMLINE PROCESSING OF PERMIT APPLICATIONS FOR ELECTRIC VEHICLE CHARGING STATIONS, AND DETERMINING ORDINANCE IS NOT SUBJECT TO ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**DIRECTOR/DEPARTMENT**

Melanie Kush, Development Services



**SUMMARY** Assembly Bill 1236, adopted by the State legislature in 2015, was adopted to limit the restrictions that cities and counties could impose on applicants installing electric vehicle charging stations ("EV stations") to achieve timely and cost-effective installation of electric vehicle charging stations. This ordinance follows the mandates set forth in AB 1236 and would streamline processing of applications for EV stations throughout the City. Assembly Bill 1236 is part of the State's efforts to modernize and facilitate the installation of EV stations throughout the State. In furtherance of this goal, the State is requiring that cities and counties throughout the State adopt ordinances setting forth guidelines to facilitate expedited review and processing for EV stations.

The attached ordinance complies with the requirements set forth in AB 1236 by requiring that the City administratively approve applications that comply with the "Plug-In Vehicle Infrastructure Permitting Checklist" and limit review to whether the installation would comply with safety and performance standards.

**ENVIRONMENTAL REVIEW** This ordinance is not subject to the requirements of the California Environmental Quality Act (CEQA), pursuant to Sections 15060(c)(2) and 15060(c)(3) of Title 14 of the California Code of Regulations because it will not result in a direct or reasonably foreseeable indirect physical change in the environment. Additionally, an EV station would be categorically exempt under Section 15303, Class 3, as a new small structure, and further, under Section 15311, Class 11 as an accessory structure.

**FINANCIAL STATEMENT** The construction of an EV station is considered an accessory structure involving review and approval of an electrical permit and related site inspection. Current electrical permit fees charged in accordance with the City's Consolidated Fee Schedule are \$211.41 for each such accessory structure, including the cost of inspection. The proposed Ordinance will not eliminate permit fees.

**CITY ATTORNEY REVIEW**

N/A

Completed

**RECOMMENDATIONS**

1. Conduct and close the public hearing; and
2. Find that the Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15060, 15303 and 15311; and
3. Introduce the Ordinance for first reading and schedule the Ordinance for a second reading on May 13, 2020; and
4. Authorize staff to file a Notice of Exemption in accordance with CEQA after the second reading.

**ATTACHMENTS**

Staff Report

Ordinance adding Chapter 11.50 to Title 11 of the Santee Municipal Code including Exhibit A, entitled "Plug-In Electric Vehicle Infrastructure Permitting Checklist"

## STAFF REPORT

### INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, ADDING CHAPTER 11.50 TO TITLE 11 OF THE MUNICIPAL CODE IMPLEMENTING THE REQUIREMENTS OF AB 1236 TO STREAMLINE PROCESSING OF PERMIT APPLICATIONS FOR ELECTRIC VEHICLE CHARGING STATIONS, AND DETERMINING ORDINANCE IS NOT SUBJECT TO ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

APPLICANT: CITY OF SANTEE

CITY COUNCIL MEETING  
April 22, 2020

#### A. SUMMARY:

Assembly Bill 1236, adopted by the State legislature in 2015, was adopted to limit the restrictions that cities and counties may impose on applicants installing electric vehicle charging stations to achieve timely and cost-effective installation of the stations. This ordinance follows the mandates set forth in AB 1236 and would streamline processing of applications for electric charging stations throughout the City. Assembly Bill 1236 is part of the State's efforts to modernize and facilitate the installation of electric vehicle charging stations throughout the State. Key components of the proposed ordinance are provisions to allow electronic application submittal, and a Permitting Checklist which, if followed, allows for non-discretionary (ministerial) permit processing of electric vehicle charging stations.

#### ANALYSIS:

The proposed ordinance will amend Title 11 of the Santee Municipal Code, entitled "Buildings and Construction", specifically by adding Chapter 11.50, "Electric Vehicle Charging Systems Expedited, Streamlined Permitting Process". This new chapter consists of six subsections further described below.

##### Subsection 11.50.010, Definitions

This ordinance section will add three definitions to the Santee Municipal Code including "Electric vehicle charging station" which is a vehicle supply equipment station that delivers electricity from an outside source to a plug-in vehicle.

##### Subsection 11.50.020, Purpose

The purpose of the chapter is to promote the use of electric vehicles while also protecting the public health and safety.

### Subsection 11.50.030, Applicability

This section establishes that the ordinance applies to the permitting of all new electric vehicle charging systems in the City of Santee.

### Subsection 11.50.040, Charging Station System Requirements

This section lists the requirements of electric charging systems including a) meeting minimum requirements of State codes, State commissions, professional associations and accredited testing laboratories; b) the incorporation of system load calculations into new or existing electrical services; and c) anchorage requirements of floor or wall mounted stations.

### Subsection 11.50.050, Building Official Duties

This section provides the duties of the Building Division and Building Official, which are:

- All documents required for submission must be available on the City website.
- The City must adopt a checklist of all of the requirements for expedited review.
- The permit process and checklist must substantially conform to recommendations from the Governor's Office of Planning and Research.
- The Building Official must allow the electronic submittal of the charging station application.

### Subsection 11.50.060, Permit Review Requirements

The application is to be administratively reviewed by the Building Official as a non-discretionary permit. The application is deemed complete once it is found to satisfy the requirements found in the checklist. If found incomplete, a written plan check correction notice is provided to the applicant within ten working days with instructions for resubmittal.

If there is substantial evidence that a proposed electric vehicle charging station could have a specific adverse impact upon the public health and safety, the Building Official in consultation with the Director of Development Services could require a use permit application. If a use permit is required, the application for a use permit may be denied if there is substantial evidence in the record of a specific, adverse impact. Such decisions may be appealed pursuant to the provisions of the Santee Municipal Code.

### Plug-in Electric Vehicle Infrastructure Permitting Checklist

The City of Santee permit process and checklist must substantially conform to recommendations contained in the most current version of the "Plug-in Electric

Infrastructure Permitting Checklist” contained in the “Zero-Emission Vehicles in California: Community Readiness Guidebook” adopted by the Governor’s Office of Planning and Research (OPR). The checklist that the Building Division and Building Official will use is attached to the proposed ordinance as **Exhibit A**. The checklist distinguishes between charging stations serving residential and non-residential land uses, and lists construction-related items for consideration during each phase of the process. Each construction phase is summarized as follows:

- Phase 1, Pre-work contractor;
- Phase 2, Pre-work customer;
- Phase 3, On-site evaluation;
- Phase 4, On-site survey and Contractor installation preparation;
- Phase 5, Installation;
- Phase 6: Inspection; and
- Additional resources.

The attached ordinance complies with the requirements set forth in AB 1236 by requiring that the City administratively approve applications that comply with the “Plug-In Vehicle Infrastructure Permitting Checklist” and limit review to whether the installation would comply with safety and performance standards. The ordinance adding these provisions is shown on **Attachment 1**.

#### Consistency with Santee General Plan’s Mobility Element and the Sustainable Santee Plan

The proposed ordinance is consistent with Santee General Plan’s Mobility Element and the Sustainable Santee Plan. Policy 1.4 of the General Plan Mobility Element calls for a mobility hub at the Santee Trolley Square providing features including neighborhood electric vehicles. Goal 7 of the Sustainable Santee Plan is to increase the use of electric vehicles by installing 3,000 electric vehicle charging stations by 2030 and 4,500 electric vehicle charging stations by 2035. Adoption of the proposed ordinance will implement AB 1236 and support the City’s efforts to encourage the installation of electric vehicle charging stations throughout the City.

#### Environmental Review

This ordinance is not subject to CEQA pursuant to Sections 15060(c)(2) and 15060(c)(3) of Title 14 of the California Code of Regulations because it will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a project. Additionally, an EV station would be categorically exempt under Section 15303, Class 3, as a new small structure, and further, under Section 15311, Class 11 as an accessory structure.

**B. STAFF RECOMMENDATIONS:**

1. Conduct and close the public hearing; and
2. Find that the Ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Sections 15060, 15303 and 15311; and
3. Introduce the Ordinance for first reading and schedule the Ordinance for a second reading on May 13, 2020; and.
4. Authorize staff to file a Notice of Exemption in accordance with CEQA after the second reading.

Attachment 1:

Draft Ordinance adding Chapter 11.50 to Title 11 of the Santee Municipal Code, including Exhibit A, entitled “Plug-In Electric Vehicle Infrastructure Permitting Checklist”.

Attachment A: Draft Ordinance

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, ADDING CHAPTER 11.50 TO TITLE 11 OF THE MUNICIPAL CODE IMPLEMENTING THE REQUIREMENTS OF AB 1236 TO STREAMLINE PROCESSING OF PERMIT APPLICATIONS FOR ELECTRIC VEHICLE CHARGING STATIONS, AND DETERMINING ORDINANCE IS NOT SUBJECT TO ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, the State of California and the City of Santee have consistently promoted and encouraged the use of fuel-efficient electric vehicles; and

**WHEREAS**, the State of California adopted Assembly Bill 1236, which requires local agencies to adopt an ordinance that creates an expedited and streamlined permitting process for electric vehicle charging systems; and

**WHEREAS**, creation of an expedited, streamlined permitting process for electric vehicle charging stations would facilitate convenient charging of electric vehicles and help reduce reliance on environmentally damaging fossil fuels; and

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA) and the State of California Guidelines for Implementation of CEQA (commencing with Section 15000 of Title 14 of the California Code of Regulations), the City is the “lead agency” for the preparation and consideration of environmental documents for this ordinance; and

**WHEREAS**, the City Council finds and determines that this ordinance is not subject to CEQA pursuant to Sections 15060 (c)(2) and 15060(c)(3) of the Title 14 of the California Code of Regulations because it will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a project; and

**WHEREAS**, on April 9, 2020, the Department of Development Services published a Notice of Public Hearing on the proposed addition of Chapter 11.50, Title 11, of the Santee Municipal Code informing the public of consideration of the ordinance first reading at the City Council meeting of April 22, 2020; and

**WHEREAS**, on April 22 2020, the City Council held a duly advertised public hearing on the proposed amendment to the Santee Municipal Code; and

**WHEREAS**, the City Council considered the staff report, all recommendations by staff and public testimony; and

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

**Section 1.** The Santee City Council hereby finds and determines that the above recitals are true and correct and incorporated herein.

**Section 2.** This ordinance is not subject to CEQA because the adoption of this ordinance is not a “project” pursuant to Section 15060 (c)(2) and 15060 (c)(3) of Title 14 of the California Code of Regulations. Specifically, this ordinance only establishes a streamline process for electric vehicle charger permits and is merely authorizing administrative activities which will not result in a direct or reasonably foreseeable indirect physical change in the environment.

**Section 3.** Chapter 11.50 is added to the Santee Municipal Code to read in full as follows:

**ELECTRIC VEHICLE CHARGING SYSTEMS EXPEDITED, STREAMLINED  
PERMITTING PROCESS**

**11.50.010 Definitions**

- A. “Electric vehicle charging station” or “charging station” means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this Chapter, and delivers electricity from a source outside an electric vehicle into a plug-in vehicle.
- B. “Specific adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
- C. “Electronic submittal” means the utilization of one or more of the following:
  - 1. Electronic mail
  - 2. The Internet
  - 3. Facsimile

**11.50.020 Purpose**

The purpose of this Chapter is to promote and encourage the use of electric vehicles by creating an expedited, streamlined permitting process for electric vehicle charging stations while promoting public health and safety and preventing specific adverse impacts in the installation and use of such charging stations.



**11.50.030 Applicability**

This ordinance applies to the permitting of all electric vehicle charging systems in the City of Santee. Electric vehicle charging systems legally established or permitted prior to the effective date of this ordinance are not subject to the requirements of this ordinance unless physical modifications or alterations are undertaken that materially change the size, type or components of an electric vehicle charging system in such a way as to require new permitting. Routine operation and maintenance or like-kind replacements shall not require a permit.

**11.50.040 Electric Vehicle Charging System Requirements**

- A. All electric vehicle charging systems shall meet the requirements of the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission regarding safety and reliability.
- B. Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical code. Electric vehicle charging equipment shall be considered a continuous load.
- C. Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions. Mounting of charging stations shall not adversely affect building elements.

**11.50.050 Duties of the Building Division and the Building Official**

- A. All documents required for submission of an electric vehicle charging system application shall be made available on the publicly accessible City of Santee website.
- B. The City of Santee shall adopt a checklist, shown on attached **Exhibit A**, of all requirements with which electric vehicle charging systems shall comply to be eligible for expedited review.
- C. The electric vehicle charging system permit process and checklist shall substantially conform to recommendations contained in the most current version of the "Plug-In Electric Vehicle Infrastructure Permitting Checklist" contained in the "Zero-Emission Vehicles in California: Community Readiness Guidebook" adopted by the Governor's Office of Planning and Research.
- D. The Building Official shall allow the electronic submittal of the electric vehicle charging station application.

**11.50.060 Permit Review Requirements**

- A. Review of the permit application shall be limited to the Building Official's review of whether the application meets local, state and federal health and safety requirements. The application shall be administratively reviewed by the Building Official as a nondiscretionary permit.
- B. The City shall not condition approval of an application on the approval of an association, as that term is defined by Civil Code Section 4080.
- C. An application for an electric vehicle charging station shall be deemed complete and the permit available for issuance, when the Building Official determines that the application satisfies all the requirements found in the checklist.
- D. If an application is deemed incomplete, a written plan check correction notice will be available to the applicant within 10 working days, detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permit issuance shall be given to the applicant for resubmission.
- E. The Building Official, in consultation with the Director of the Department of Development Services, may require an applicant to apply for a use permit if the Building Official finds, based on substantial evidence, that the electric vehicle charging station could have a specific, adverse impact upon the public health and safety. The Building Official's decision to require a use permit may be appealed by the applicant pursuant to Chapter 13.04.070 of this Code.
- F. If a use permit is required, the application for the use permit may be denied if the Planning Commission makes written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Such findings shall include the basis for the rejection of potential feasible alternatives for preventing the specific, adverse impact. Such decisions may be appealed to the pursuant to Santee Municipal Code Sections 13.04.040 and 13.04.070.

**Section 4.** Severability. If any section, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases thereof be declared invalid or unconstitutional.

**Section 5.** This Ordinance shall become effective thirty (30) days after its passage. Upon adoption of the Ordinance, the added Chapter 11.50 shall be incorporated into the Municipal Code, Title 11 of the City of Santee.

**ORDINANCE NO. \_\_\_\_\_**

**Section 6.** The City Clerk is hereby directed to certify the adoption of this Ordinance, to file a Notice of Exemption, and cause the same to be published as required by law.

**INTRODUCED AND FIRST READ** at a Regular Meeting of the City Council of the City of Santee, California, on the 22nd day of April, 2020, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 13th day of May, 2020, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CMC, CITY CLERK**



## Plug-In Electric Vehicle Infrastructure Permitting Checklist

	Residential	Non-Residential
<b>Phase 1</b> <b>Pre-Work Contractor</b>	<ul style="list-style-type: none"> <li>✓ Understands intended use of the EVSE (i.e. personal)</li> </ul>	<ul style="list-style-type: none"> <li>✓ Obtain an address for the location</li> <li>✓ Determine the ownership of the site and/or authorization to install equipment at site</li> <li>✓ Understands intended use of the EVSE (i.e., fleet, employee, customer, visitor, etc.)</li> <li>✓ Determine number of vehicles charging and connectors per charging station</li> <li>✓ Determine source of power and authorization to use source</li> </ul>
	<ul style="list-style-type: none"> <li>✓ Determine type of vehicle(s) to be charged at EVSE</li> <li>✓ Evaluate mounting type options (i.e., bollard, pole-mount, wall-mount, ceiling-mount)</li> <li>✓ Clarify communication requirements (i.e., Ethernet, cellular, Wi-Fi, none or other)</li> <li>✓ Determine the NEMA Enclosure type</li> <li>✓ Determine the physical dimensions of the space(s)</li> <li>✓ Inspect the type of circuit breaker panel board intended for the installation</li> </ul>	
<b>Phase 2</b> <b>Pre-Work Customer</b>	<ul style="list-style-type: none"> <li>✓ Identify incentives or rate structures through the utility</li> <li>✓ Determine size of electrical service at the site</li> <li>✓ Identify and contact applicable local permit office(s) to identify specific requirements, including local fire, environmental, construction, building, concealment and engineering requirements</li> <li>✓ Identify incentives available through local, state or federal programs</li> <li>✓ Contact insurance company to acquire additional insurance or separate coverage as needed</li> <li>✓ Hire the contractor and verify credentials with all subcontractors; ensure electrical contractor's license for electrical work is current</li> </ul>	
<b>Phase 3</b> <b>On-Site Evaluation</b>	<ul style="list-style-type: none"> <li>✓ Verify EVSE meets UL requirements and is listed by UL or another nationally recognized testing laboratory</li> <li>✓ Verify EVSE has an appropriate NEMA rated enclosure (NEC 110.28) based on environment and customer needs, such as weatherization or greater levels of resistance to water and corrosive agents</li> <li>✓ Determine the level or charger meets customer's PEV requirements (most vehicles require the maximum of a 240V/32A (40A breaker)</li> <li>✓ Based on proposed EVSE location, determine if cord length will reach a vehicle's charging inlet without excessive slack and does not need to be more than 25' in length (NEC 625.17)</li> <li>✓ Cord management methodologies have been considered to reduce the risk of tripping hazards and accidental damage to the connector</li> <li>✓ Mounting type selection based on requirements to meet site guidelines</li> <li>✓ Determine whether EVSE communication options are beneficial to customer and/or local utility</li> </ul>	

<p><b>Phase 4 On-Site Survey</b></p>	<ul style="list-style-type: none"> <li>✓ Ensure overhead doors and vehicle parking spot do not conflict with EVSE location</li> <li>✓ Place EVSE in a location convenient to charging port on vehicle and typical orientation of the vehicle in garage (i.e., backed in or head-first)</li> <li>✓ Ensure functionality of lighting in the garage to meet NEC code 210-70</li> </ul>	<ul style="list-style-type: none"> <li>✓ Space(s) should be visible to drivers and pedestrians</li> <li>✓ Determine proximity to building entrance (could be considered an incentive for PEV use)</li> <li>✓ Select spaces proximate to existing transformer or panel with sufficient electrical capacity</li> <li>✓ EVSE installation should maintain a minimum parking space length to comply with local zoning requirements</li> <li>✓ If available, use wider spaces to reduce the risk of cord damage and minimize the intersection of cords with walking paths</li> <li>✓ Ensure sufficient lighting at proposed space(s) to reduce the risk of tripping and damage to charging station from vehicle impact or vandalism; light levels above two foot candles are recommended</li> <li>✓ Address accessibility requirements (refer to the Plug-In Electric Vehicle Infrastructure and Equipment Accessibility section of the Guidebook for more information)</li> <li>✓ Determine availability of space for informative signing</li> <li>✓ EVSE with multiple cords should be placed to avoid crossing other parking spaces</li> <li>✓ All available charging station mounting options should be considered and optimized for the space</li> <li>✓ Determine if hazardous materials were located at the site</li> </ul> <p><b>PARKING DECKS</b></p> <ul style="list-style-type: none"> <li>✓ Place EVSE towards the interior of a parking deck to avoid weather-related impacts on equipment</li> </ul> <p><b>PARKING LOTS</b></p> <ul style="list-style-type: none"> <li>✓ Avoid existing infrastructure and landscaping to mitigate costs, potential hazards and other negative impacts</li> </ul> <p><b>ON-STREET</b></p> <ul style="list-style-type: none"> <li>✓ Install on streets with high foot and vehicle traffic to mitigate vandalism</li> <li>✓ Avoid existing infrastructure to mitigate costs, potential hazards and other negative impacts</li> </ul>
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		<ul style="list-style-type: none"> <li>✓ Address accessibility requirements (refer to the Plug-In Electric Vehicle Infrastructure and Equipment Accessibility section of the Guidebook for more information)</li> <li>✓ For pull-in spaces, EVSE should be placed in front of the space and either centered on the space if placed between two spaces (if two connectors are available); EVSE with more than two connectors should not be used in on-street applications</li> <li>✓ For parallel parking locations, the charging station should be installed at the front third of the parked vehicle and based on the direction of traffic flow; EVSE with a single connector is recommended to reduce potential trip hazards</li> </ul>
	<ul style="list-style-type: none"> <li>✓ Mount the connector at a height between 36" and 48" from the ground (NEC 625.29) unless otherwise indicated by the manufacturer</li> <li>✓ Install wall or pole-mount stations and enclosures at a height between 36" and 48"</li> <li>✓ Ensure sufficient space exists around electrical equipment for safe operation and maintenance (NEC 110.26); recommended space is 30" wide, 3' deep and 6'6" high</li> <li>✓ Minimize tripping hazards and utilize cord management technologies when possible</li> <li>✓ Equipment operating above 50 volts must be protected against physical damage (NEC 110.27); ensure the vehicle is out of the line of vehicle travel and use wheel stops or other protective measures</li> <li>✓ EVSE must be located such that ADA routes maintain a pathway of 36" at all times</li> </ul>	
<p><b>Phase 4 Contractor Installation Preparation</b></p>	<ul style="list-style-type: none"> <li>✓ Price quote submitted to customer and approved including utility upgrades</li> <li>✓ Order equipment</li> <li>✓ Provide stamped engineering calculations as needed</li> <li>✓ Provide site plan modification with diagrams as necessary</li> <li>✓ Complete all necessary service upgrades and/or new service assessments</li> <li>✓ Complete permit applications as required by local permitting department</li> <li>✓ Ensure permit is approved and collected</li> <li>✓ Schedule all necessary contract work (i.e., boring, concrete and/or paving restoration) and utility work (i.e., utility marking, service upgrade, new service and/or meter pull)</li> <li>✓ Ensure utility marking of existing power lines, gas lines or other infrastructure is completed and utilize "call before you dig" services</li> </ul>	
<p><b>Phase 5 Installation</b></p>	<ul style="list-style-type: none"> <li>✓ Residential garages may permit the use of nonmetallic-sheathed cable in lieu of conduit</li> </ul>	<ul style="list-style-type: none"> <li>✓ Run conduit from power source to station location</li> <li>✓ For EVSE greater than 60 amperes, a separate disconnect is required (NEC 625.23) and should be installed concurrently with conduit and visible from the EVSE</li> </ul>
	<ul style="list-style-type: none"> <li>✓ Post permit at site in visible location</li> <li>✓ Remove material to run conduit and/or wiring (i.e., drywall, insulation, pavers, concrete, pavement, earth, etc.)</li> </ul>	

	<ul style="list-style-type: none"> <li>✓ Contractors are encouraged to examine requirement for installation sites and types of wiring in Chapter 3 of the NEC</li> <li>✓ Pull wiring; charging stations require a neutral line and a ground line and equipment is considered to be a continuous load</li> <li>✓ Conductors should be sized to support 125% of the rated equipment load (NEC 625.21)</li> <li>✓ Preparing mounting surface and install per equipment manufacturer instructions</li> <li>✓ Floor-mount: typically requires a concrete foundation with J-bolts on station base; place with space to allow conductors to enter through the base</li> <li>✓ Wall/pole/ceiling-mount: install brackets for mounting of the equipment</li> <li>✓ Install bollard(s) and/or wheel stop(s) as needed</li> <li>✓ Install informative signage to identify the EVSE and potential trip hazards</li> <li>✓ Install additional electrical panels or subpanels as needed</li> <li>✓ Install service upgrades, new service and/or new meter as needed; utility may also pull a meter to allow for charging station wires to be connected to a panel</li> <li>✓ Make electrical connection</li> <li>✓ Perform finish work to repair existing infrastructure, surfaces and landscaping</li> </ul>
<p><b>Phase 6 Inspection</b></p>	<ul style="list-style-type: none"> <li>✓ An initial electrical inspection by applicable building, fire, environmental and electrical authorities should occur after conduit has been run and prior to connecting equipment and running wires; if necessary, contractor should correct any issues and schedule a second rough inspection</li> <li>✓ If required, the inspector will perform a final inspection to ensure compliance with NEC and other codes adopted within the jurisdiction by inspecting wiring, connections, mounting and finish work</li> <li>✓ Contractor should verify EVSE functionality</li> </ul>
<p><b>Additional Resources</b></p>	<ul style="list-style-type: none"> <li>✓ National Codes and Standards</li> <li>✓ American National Standards Institute (ANSI)</li> <li>✓ National Fire Protection Association (NFPA)</li> <li>✓ Underwriters Laboratories, Inc. (UL)</li> <li>✓ International Association of Electrical Inspectors (IAEI)</li> <li>✓ International Code Council (ICC)</li> <li>✓ NECA-NEIS Standards</li> <li>✓ NECA and NFPA Webinars</li> <li>✓ Electrical Vehicle Infrastructure Training Program (EVITP) Installer Training Course/Certification</li> </ul>

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

Item 14

**MEETING DATE** April 22, 2020

**AGENDA ITEM NO.**

**ITEM TITLE** PUBLIC HEARING TO AMEND THE CONSOLIDATED FEE SCHEDULE TO ADD DISC GOLF FEES AT MAST PARK AND TO UPDATE AND ADD CERTAIN FIRE INSPECTION FEES

**DIRECTOR/DEPARTMENT** Tim K. McDermott, Finance *TM*  
Bill Maertz, Community Services  
John Garlow, Fire Chief *JG*

**SUMMARY**

On June 27, 2012, the City Council adopted Resolution 047-2012 adopting a Consolidated Fee Schedule establishing user fee amounts for various City services and facilities. Santee Municipal Code Section 3.02.010(A) provides that the Consolidated Fee Schedule may be amended as necessary by a resolution of the City Council.

Mast Park was completed and opened to the public on February 1, 2020. The disc golf course is scheduled to open once the landscaping is established, which is currently expected to be in July. Staff would like to ensure that disc golf fees are established so there are no delays once the course opens. The disc golf fees are divided into three categories, one-day use, monthly pass, and special use (clinics, camps, instruction, special events, tournaments, etc.).

There are several updated and new fees related to fire inspections. The revised fee schedule will provide the ability to recover the cost of additional inspections when required due to phased construction, for larger construction projects that require several inspections and for re-inspections. Currently these types of projects are charged a flat fee. A fee has been added for Underground Fire Line inspection. The definition of "Places of Assembly" has been expanded which will provide the ability to recover the cost of annual fire and life safety inspection of places of worship, restaurants, taverns, bars, banquet halls, and associated commercial kitchens. The revised fee schedule will also allow the City to recover the cost of annual inspections which are now required for every building used as a public or private school, as well as hotels, motels and apartments.

The proposed fees are established at amounts not to exceed the estimated reasonable cost of providing the service for which the fee is to be charged. A summary of all proposed changes to the Consolidated Fee Schedule is included as Attachment 1 to this report.

**FINANCIAL STATEMENT** *TM*

Disc golf fees are expected to generate \$15,000 per year in revenue in Fiscal Year 2020-21. The fire inspection fees will provide cost recovery for work performed by the Fire Inspector.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *MSB*

Conduct and close the public hearing; and adopt the resolution amending the Consolidated Fee Schedule.

**ATTACHMENTS** (Listed Below)

1. Summary of Changes to the Consolidated Fee Schedule
2. Resolution (w/ Exhibits)



**City of Santee**  
**Summary of Changes to the Consolidated Fee Schedule**  
**April 22, 2020**

**Community Services - Recreation**

1. Add disc golf fees
  - a. Day-use (not to exceed) \$5
  - b. Monthly pass (not to exceed) \$25
  - c. Special use (clinics/camps/instruction/special events/  
tournaments/extended services) – fee negotiated based on impact

**Fire Prevention - Miscellaneous Items/Permit Fees**

1. For the following projects that request additional inspections due to phased construction or failed inspections, standard re-inspection fee (\$145 per hour) applies:
  - a. Fire Sprinkler Systems
  - b. Fire Sprinkler-Tenant Improvements
  - c. Fire Sprinkler Review Items
  - d. Fire Alarm Systems
2. Underground Fire Line Inspection fee added \$382
3. Changed “Annual Permits” to “Operational Permits” to better align with the California Fire Code.
4. Expanded “Places of Assembly” to include places of worship, restaurants, taverns, bars, banquet halls, and commercial kitchens. \$155
5. Expanded “Schools” to include both private and public schools \$435
6. Inspection fees have been added for the following building types:
  - a. Apartments (based on # of units) \$51 - \$201
  - b. Hotels/Motels (based on # of units) \$51 - \$201

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
AMENDING THE CONSOLIDATED FEE SCHEDULE TO ADD DISC GOLF FEES AT  
MAST PARK AND UPDATE AND ADD CERTAIN FIRE INSPECTION FEES**

**WHEREAS**, the City, under various statutory provisions under California Government Code, may set and collect fees for the costs of providing various public services to the community; and

**WHEREAS**, on June 27, 2012, the City Council adopted Resolution 047-2012 adopting a Consolidated Fee Schedule establishing User Fee amounts at no more than the estimated reasonable cost of providing each service and to provide a means of adjusting the User Fees, so adopted, to reflect the rate of inflation; and

**WHEREAS**, Santee Municipal Code Section 3.02.010(A) provides that the Consolidated Fee Schedule may be amended as necessary by a Resolution of the City Council; and

**WHEREAS**, Mast Park, located at 9125 Carlton Hills Boulevard, has undergone a comprehensive reconstruction, including a new disc golf course; and

**WHEREAS**, the current fee schedule does not cover the costs of certain fire prevention services, including inspections, re-inspections, plan review, and inspection of Underground Fire Lines; and

**WHEREAS**, amendments to the Consolidated Fee Schedule are needed to incorporate disc golf fees and to update certain fire prevention service fees; and

**WHEREAS**, staff conducted an analysis of the recreational and fire prevention service fees proposed, including the costs reasonably borne of providing those services, the beneficiaries of the services, and the revenues produced by paying those fee and charges for such services,

**WHEREAS**, this adjustment to the Consolidated Fee Schedule modifies fees in accordance with CGC §66016 and §66014, and the City, in considering this modification, is adhering to the procedures of CGC §66016(a);

**WHEREAS**, the City of Santee ("City") is authorized to establish fees in an amount not to exceed the estimated reasonable cost of providing the service for which a fee is charged; and

**WHEREAS**, the City Council has considered any verbal and/or written testimony, and has reviewed information provided at the public hearing by staff and the public.

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

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

**Section 1.** The Recitals set forth above are true and correct and are hereby incorporated into this Resolution.

**Section 2.** The fees as reflected in Exhibit "A" and Exhibit "B" to this Resolution are hereby adopted and incorporated into the Consolidated Fee Schedule.

**Section 3.** This action is statutorily exempt from the environmental review requirement of the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code section 21080(b)(8) and CEQA Guidelines section 15273(a)(1).

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 22<sup>nd</sup> day of April, 2020, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CMC, CITY CLERK**

Exhibit "A" – Community Services-Recreation Fee Schedule

Exhibit "B" – Fire Prevention-Miscellaneous Items/Permits Fee Schedule

<b>Consolidated Fee Schedule</b>
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<b>Community Services - Recreation</b>
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	Unit	Fee
<b>City of Santee Civic Center Rentals (Rates are based on group size)</b>		
<b>Building 8A:</b>		
Resident- Business Hours		
Under 20	first 2-hour	\$49
21-50	first 2-hour	\$95
51-70	first 2-hour	\$169
each add'l hr	per hour	\$24
Resident- Non-Business Hours		
Under 20	first 2-hour	\$75
21-50	first 2-hour	\$121
51-70	first 2-hour	\$196
each add'l hr	per hour	\$37
Non-Resident- Business Hours		
Under 20	first 2-hour	\$75
21-50	first 2-hour	\$136
51-70	first 2-hour	\$239
each add'l hr	per hour	\$37
Non-Resident- Non-Business Hours		
Under 20	first 2-hour	\$100
21-50	first 2-hour	\$162
51-70	first 2-hour	\$264
each add'l hr	per hour	\$50
Extended Services		
Under 20	ea.	\$38
21-50	ea.	\$64
51-70	ea.	\$102
<b>Buildings 7 &amp; 8P:</b>		
Resident- Business Hours		
Under 20	first 2-hour	\$59
21-50	first 2-hour	\$108
51-70	first 2-hour	\$183
71-99	first 2-hour	\$256
100 and Up	first 2-hour	\$397
each add'l hr	per hour	\$30
Resident- Non-Business Hours		
Under 20	first 2-hour	\$85
21-50	first 2-hour	\$134
51-70	first 2-hour	\$208
71-99	first 2-hour	\$282
100 and Up	first 2-hour	\$423
each add'l hr	per hour	\$43

<b>Consolidated Fee Schedule</b>		
<b>Community Services - Recreation</b>		
	Unit	Fee
<b>Non-Resident- Business Hours</b>		
Under 20	first 2-hour	\$85
21-50	first 2-hour	\$154
51-70	first 2-hour	\$254
71-99	first 2-hour	\$356
100 and Up	first 2-hour	\$544
each add'l hr	per hour	\$43
<b>Non-Resident- Non-Business Hours</b>		
Under 20	first 2-hour	\$111
21-50	first 2-hour	\$179
51-70	first 2-hour	\$279
71-99	first 2-hour	\$382
100 and Up	first 2-hour	\$569
each add'l hr	per hour	\$56
<b>Extended Services</b>		
Under 20	ea.	\$38
21-50	ea.	\$64
51-70	ea.	\$102
71-99	ea.	\$128
100 and Up	ea.	\$154
<p>Note: Community Groups: Santee Service organizations, youth organizations, sports groups and special interest groups with a minimum of 50% Santee residents and the Santee Chamber of Commerce.</p> <p>Eligible for 6 FREE hours per month with 3 tables and 20 chairs. Receive a 25% discount from the Resident Rate-Business Hours pricing structure for additional hours and equipment. Does not apply to room rental for fundraising events.</p>		
<b>Equipment - Resident:</b>		
Table - Round Dining Seats 8 Size: 66.5" Diameter	ea.	\$9
Table - Rectangle Seats 8 - Size: 3' x 8'	ea.	\$8
Chair: Folding /Stacking	ea.	\$2
Chair: Purple Dining	ea.	\$4
Belly Bar Table	ea.	\$6
Bistro Set Table with Two Chairs	ea.	\$19
Dance Floor Size: 12' x 12'	ea.	\$76
TV/HDMI 40" for presentations (computer not provided)	ea.	\$64

<b>Consolidated Fee Schedule</b>		
<b>Community Services - Recreation</b>		
	<b>Unit</b>	<b>Fee</b>
Dry Erase Easel Size: 3' x 5'	ea.	\$12
Magnolia Tree	ea.	\$12
Market Umbrella	ea.	\$15
Mobile Stage with Ramp Size: 6' x 8' Sections (4)	ea.	\$32
Space Heater	ea.	\$32
<b>Equipment - Non-Resident:</b>		
Table - Round Dining Seats 8 Size: 66.5" Diameter	ea.	\$12
Table - Rectangle Seats 8 - Size: 3' x 8'	ea.	\$10
Chair: Folding /Stacking	ea.	\$3
Chair: Purple Dining	ea.	\$5
Belly Bar Table	ea.	\$9
Bistro Set Table with Two Chairs	ea.	\$25
Dance Floor Size: 12' x 12'	ea.	\$102
TV/HDMI 40" for presentations (computer not provided)	ea.	\$87
Dry Erase Easel Size: 3' x 5'	ea.	\$17
Magnolia Tree	ea.	\$18
Market Umbrella	ea.	\$20
Mobile Stage with Ramp Size: 6' x 8' Sections (4)	ea.	\$44
Space Heater	ea.	\$44

<b>Consolidated Fee Schedule</b>
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<b>Community Services - Recreation</b>
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	Unit	Fee
<b>Park Pavilions &amp; Amenities</b>		
Resident:		

**Big Rock Park Pavilion**

(Lath covers; tables seat 6 – 8)

Large (All 10 tables) Approx 80 - 110 people	per hour (up to 5)	\$20
Medium (5 tables) Approx 40 - 55 people	per hour (up to 5)	\$16
Small (2 or 3 tables) Approx 20 - 26 people	per hour (up to 5)	\$10

**Mast Park Pavilion**

(Tables seat approx 8 people)

Large Solid Cover (All 7 tables), 1 reserved parking space	per hour	\$30
Medium Solid Cover (4 tables)	per hour	\$20
Medium Lath Cover (4 tables)	per hour	\$20

**Shadow Hill Park Pavilion**

(Solid cover; tables seat approx 8)

Medium (All 6 tables) Approx 50 people	per hour (up to 5)	\$16
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**Town Center Community Park Pavilion**

(Solid cover; tables seat approx 8)

Large-West (7 tables)	per hour	\$16
Playground Pavilion (All 5 tables) Approx 40 people	per hour (up to 5)	\$16
Football Pavilion (All 5 tables) Approx 40 people	per hour (up to 5)	\$16

**West Hills Park Pavilions**

(Solid covers; tables seat approx 8)

Playground Pavilion (All 7 tables) Approx 55 people	per hour (up to 5)	\$16
Hilltop Pavilion (All 4 tables) Approx 30 people	per hour (up to 5)	\$16

**Weston Park Pavilion**

(Tables seat approx 8 people)

Medium Solid Cover (4 tables)	per hour	\$20
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**Consolidated Fee Schedule**

**Community Services - Recreation**

	Unit	Fee
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**Woodglen Vista Park Pavilion**

(Solid covers; tables seat approx 8)

Large (All 18 tables) Approx 145 people	per hour (up to 5)	\$20
Medium (9 tables) Approx 70 people	per hour (up to 5)	\$16
Small (3 tables) Approx 25 people	per hour (up to 5)	\$10

**All Parks**

Space for special entertainment/set up:

Air jumps, outdoor apparatus, small animal petting zoo, entertainment area.

Permit	ea.	\$34
Special Use: clinics/camps/instruction/special events/tournaments/activity/extended services		negotiated based on impact
<b>Park Pavilions</b>		
<b>Non-Resident:</b>		

**Big Rock Park Pavilion**

(Lath covers; tables seat 6 – 8)

Large (All 10 tables) Approx 80 - 110 people	per hour (up to 5)	\$24
Medium (5 tables) Approx 40 - 55 people	per hour (up to 5)	\$19
Small (2 or 3 tables) Approx 20 - 26 people	per hour (up to 5)	\$15

**Mast Park Pavilion**

(Tables seat approx 8 people)

Large Solid Cover (All 7 tables), 1 reserved parking space	per hour	\$40
Medium Solid Cover (4 tables)	per hour	\$30
Medium Lath Cover (4 tables)	per hour	\$30

**Shadow Hill Park Pavilion**

(Solid cover; tables seat approx 8)

Medium (All 6 tables) Approx 50 people	per hour (up to 5)	\$19
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<b>Consolidated Fee Schedule</b>
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<b>Community Services - Recreation</b>
----------------------------------------

	Unit	Fee
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**Town Center Community Park Pavilion**

(Solid cover; tables seat approx 8)

Large-West (7 tables)	per hour	\$20
Playground Pavilion (All 5 tables) Approx 40 people	per hour (up to 5)	\$19
Football Pavilion (All 5 tables) Approx 40 people	per hour (up to 5)	\$19

**West Hills Park Pavilions**

(Solid covers; tables seat approx 8)

Playground Pavilion (All 7 tables) Approx 55 people	per hour (up to 5)	\$19
Hilltop Pavilion (All 4 tables) Approx 30 people	per hour (up to 5)	\$19

**Weston Park Pavilion**

(Tables seat approx 8 people)

Medium Solid Cover (4 tables)	per hour	\$30
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**Woodglen Vista Park Pavilion**

(Solid covers; tables seat approx 8)

Large (All 18 tables) Approx 145 people	per hour (up to 5)	\$24
Medium (9 tables) Approx 70 people	per hour (up to 5)	\$19
Small (3 tables) Approx 25 people	per hour (up to 5)	\$15

**All Parks**

Space for special entertainment/set up:

Air jumps, outdoor apparatus, small animal petting zoo, entertainmanet area.

Permit	ea.	\$54
Special Use: clinics/camps/instruction/special events/tournaments/activity/extended services		negotiated based on impact

<b>Consolidated Fee Schedule</b>		
<b>Community Services - Recreation</b>		
	<b>Unit</b>	<b>Fee</b>
<b>Athletic Fields &amp; Courts</b>		
<b>Player Fees - Sports Council</b>		
Sports Council resident player fee (primary season)	per player	\$5/per player
Sports Council non-resident player fee (primary season)	per player	\$15
<b>Athletic Fields (grass) &amp; courts (other than Sports Council league play, private, club/travel or business use)</b>		
Residents	per hour	\$13
Non-residents	per hour	\$29
<b>Synthetic fields</b>		
Residents	per hour	\$32
Non-residents	per hour	\$64
<b>Sports Lights</b>		
		100% of direct cost/hr/field.
<b>Disc Golf Fees</b>		
Disc golf day-use (not to exceed)	per day	\$5
Monthly pass (not to exceed)	per month	\$25
Special Use: clinics/camps/instruction/special events/tournaments/extended services		negotiated based on impact
<b>All Areas</b>		
Special Use: clinics/camps/instruction/special events/tournaments/activity/extended services		negotiated based on impact
<b>Recreation Programs</b>		
Teen Center Membership resident	annual	\$46
Teen Center Membership non-resident	annual	\$61
Skate park non-resident	annual	\$0

## Consolidated Fee Schedule

### Fire Prevention - Miscellaneous Items/ Permit Fees

	Unit	Fee
<b>Fire Sprinkler Systems</b>		
1-20 Heads	per floor or system	\$145
21-100 Heads	per floor or system	\$180
101-200 Heads	per floor or system	\$217
201-350 Heads	per floor or system	\$253
351+	per floor or system	\$289
Fees are based on the number of heads and include one plan review and the following inspections: (1) Hydrostatic Test, (1) Rough Inspection, and (1) Final Inspection per system. *Additional inspection requests due to phased construction or failed inspections will be charged a reinspection fee for each additional inspection.		
<b>Fire Sprinkler —Tenant Improvements</b>		
1-4 Heads	per floor or system	\$72
5-20 Heads	per floor or system	\$72
21-100 Heads	per floor or system	\$108
101-200 Heads	per floor or system	\$145
201-350 Heads	per floor or system	\$180
351+	per floor or system	\$217
Fees are based on the number of heads and include one plan review and the following inspections: (1) Hydrostatic Test, (1) Rough Inspection, and (1) Final Inspection per system. *Additional inspection requests due to phased construction or failed inspections will be charged a reinspection fee for each additional inspection.		
<b>Additional Fire Sprinkler Review Items</b>		
Hydraulic Calculation	per remote area	\$145
Dry Pipe Valve	per valve	\$290
Deluge/Preaction	per valve	\$290
Fire Pump	per pump	\$871
Trenching/Confined Space Permits	inspection	\$145
Underground Fire Line	per system	\$382
<b>Fire Standpipe System</b>		
Class I, II, III & Article 81	per outlet	\$145
<b>Fire Alarm System</b>		
0-15 Devices	per system	\$145
16-50 Devices	per system	\$217
51-100 Devices	per system	\$257
101-500 Devices	per system	\$290
Each additional 25 devices up to 1,000	per system	\$108
1001+	per system	\$399
Each additional 100 devices	per system	\$217
Devices=All Initiating and indicating appliances		
Fees include one plan review and the following inspections: (1) pre-wire, (1) Rough Inspection, and (1) Final Inspection per system. *Additional inspection requests due to phased construction or failed inspections will be charged a reinspection fee for each additional inspection.		

## Consolidated Fee Schedule

### Fire Prevention - Miscellaneous Items/ Permit Fees

	Unit	Fee
Additional Fire Alarm Review Items		
Dampers	each	\$180
Hazardous Activities or Uses		
Installation Permits (Includes Inspection)		
Clean Agent Gas Systems	each	\$435
Dry Chemical Systems	each	\$435
Wet Chemical/Kitchen Hood	each	\$408
Foam Systems	each	\$362
Paint Spray Booth	each	\$435
Vehicle Access Gate	each	\$108
Monitoring	each	\$217
Propane Tank (LPG)	each	\$435
Aboveground—Flammable/Combustible Liquid Tank and/or Pipe	per site	\$290
Underground—Flammable/Combustible Liquid Tank and/or Pipe	per site	\$290
Fuel Dispensing System Complete	per site	\$580
High Piled/Rack/Shelf Storage	each	\$290
Smoke Control IFC Chapter 9	each	\$290
Smoke Control IBC Chapter 9	each	\$290
Nurse Call	each	\$290
Medical Gas Alarms	each	\$361
Medical Gas Level 1 (Hospital)		
1-36 outlets	group	\$290
each additional 36 outlets	group	\$290
Medical Gas Level 2 (Dental w/oxygen)		
1-36 outlets	group	\$290
each additional 36 outlets	group	\$290
Medical Gas Level 3 (Dental)	per system	\$290
Refrigerant System	each	\$290
Refrigerant Monitoring System	each	\$290
Knox Box Installation (and/or FDC Caps)	each	\$72
Operational Permits (includes inspection)		
Aerosol Products	per permit	\$155
Aircraft Refueling Vehicles	per permit	\$11
Aviation Facility	per permit	\$155
Automobile Wrecking Yard	per permit	\$11
Battery System	per permit	\$155
Candles and Open Flames in Assembly Areas	per permit	\$155
Cellulose Nitrate Film	per permit	\$155
Cellulose Nitrate Storage	per permit	\$155
Cellulose Fiber Storage	per permit	\$155
Combustible Material Storage	per permit	\$155
Compressed Gases	per permit	\$155
Commercial Rubbish-Handling Operation	per permit	\$155

<b>Consolidated Fee Schedule</b>		
<b>Fire Prevention - Miscellaneous Items/ Permit Fees</b>		
	<b>Unit</b>	<b>Fee</b>
Cryogenics	per permit	\$155
Dry Cleaning Plants	per permit	\$155
Dust-Producing Operations	per permit	\$155
Explosives or Blasting Agents, Use or Transportation	per permit	\$155
Fire; Manufacture, Compound, Store, Sale	per permit	\$155
Flammable or Combustible Liquids; Pipelines; Store, Handle, Use	per permit	\$155
Fruit Ripening	per permit	\$156
Fumigation or Thermal Insecticide Fogging	per permit	\$155
Hazardous Materials; Store, Transport on Site, Dispense, Use, Handle	per permit	\$155
High-Piled Combustible Storage	per permit	\$155
Hot-Works Operations	per permit	\$155
Liquefied Petroleum Gases, Store, Use, Handle, Dispense	per permit	\$155
Lumber Yards	per permit	\$155
Magnesium Working	per permit	\$155
Motor Vehicle Fuel-Dispensing Stations	per permit	\$155
Organic Coatings	per permit	\$155
Places of Assembly	per permit	\$155
Radioactive Materials	per permit	\$155
Refrigeration Equipment; Operate	per permit	\$155
Repair Garages	per permit	\$155
Spraying or Dipping	per permit	\$155
Tire Storage	per permit	\$155
Wood Products	per permit	\$155
<b>Activity Permits (Single Event/One-Time)</b>		
Bowling Pin or Alley Refinishing	per permit	\$145
Candles and Open Flames in Assembly Areas	per permit	\$145
Carnivals and Fairs	per permit	\$290
Explosive or Blasting Agents; Use, Dispose	per permit	\$217
Fireworks; Displays	per permit	\$871
Hot Work Operations	per permit	\$435
Liquefied Petroleum Gasses; install Containers	per permit	\$290
Liquid- or Gas-Fueled Vehicles or Equipment in Assembly Buildings	per permit	\$290
Temporary Membrane Structures, Tents, and Canopies	per permit	\$145
<b>Reports</b>		
Life Safety Report	per hour	\$145
Hazardous Material Inventory Statement	per hour	\$145
Hazardous Material Management Plan	per hour	\$145
Hazardous Material Spill Verification Letter	per request	\$145

<b>Consolidated Fee Schedule</b>		
<b>Fire Prevention - Miscellaneous Items/ Permit Fees</b>		
	<b>Unit</b>	<b>Fee</b>
<b>Other Fire Fees</b>		
Hydrant Flow Test (existing Hydrants)	each	\$290
Fire Special Plan Review	each	\$145
Reinspection Fee	per hour	\$145
Hot Work Permit (Roofing)	per inspection	\$145
Residential or Commercial Fumigation Inspection	per inspection	\$290
<b>Inspections Pursuant to Health &amp; Safety Code Section 13.146.4</b>		
<b>24-Hour Care Facilities</b>		
6 or less	per facility	\$435
more than 6	per facility	\$435
<b>Day Care Centers</b>		
7-12	per facility	\$290
12+	per facility	\$290
High Rise Building	per facility	\$725
Homes for the Mentally Impaired, 6+	per facility	\$725
Hospital and Jail	per facility	\$435
Nursery School	per facility	\$290
Schools	per facility	\$435
<b>Apartment Inspections</b>		
2-14 units	per inspection	\$51
15-50 units	per inspection	\$63
51-100 units	per inspection	\$118
101-150 units	per inspection	\$177
151-200 units	per inspection	\$177
201-250 units	per inspection	\$201
<b>Hotel/Motel Inspections</b>		
2-14 units	per inspection	\$51
15-50 units	per inspection	\$63
51-100 units	per inspection	\$142
101-150 units	per inspection	\$177
151-200 units	per inspection	\$177
201-250 units	per inspection	\$201
<b>OTHER NON-FEE ACTIVITIES</b>		
Multiple Fire Alarm Response Fee	Per false alarm after three false alarms in a 12 month period	\$104

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

Item 15

**MEETING DATE** April 22, 2020

**AGENDA ITEM NO.**

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, TO ADOPT A LIST OF PROJECTS FUNDED BY SENATE BILL 1, THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017, FOR FISCAL YEAR 2020-21

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

**SUMMARY**

On April 28, 2017 the Governor signed Senate Bill 1 (SB1) known as the Road Repair and Accountability Act of 2017. SB1 increases per gallon fuel excise taxes; increases diesel fuel sales taxes and vehicle registration fees; and provides for inflationary adjustments to tax rates in future years, to address basic road maintenance, rehabilitation and critical safety needs on the state highway and local streets and road system.

Beginning November 1, 2017, the State Controller (Controller) began depositing SB1 revenues into the newly created Road Maintenance and Rehabilitation Account (RMRA). A percentage of RMRA funding is apportioned by formula to eligible cities and counties pursuant to Streets and Highways Code (SHC) Section 2032(h).

In order to receive RMRA funds local agencies must submit to the California Transportation Commission (CTC) a list of projects proposed to be funded by RMRA in the form of a City Council Resolution. SB1 includes accountability and governmental transparency provisions to inform the public of projects proposed for funding, and to report on status of projects each year.

This item requests City Council approval of the proposed project list within the resolution to meet CTC reporting requirements. The proposed list includes the following Capital Improvement Program projects: Bridge Restorations Citywide, CMP Storm Drain Replacement Program, Pavement Repair and Rehabilitation Citywide, and Pavement Roadway Maintenance Citywide.

**ENVIRONMENTAL REVIEW** Compliance with the Environmental Quality Act (CEQA) would be required prior to construction authorization.

**FINANCIAL STATEMENT** 

Funding for the SB1 RMRA (Gas Tax) projects was included in the adopted Capital Improvement Program budget for Fiscal Year 2020-21. However, revised revenue projections reflecting reduced RMRA revenues for FY 2020-21 are expected to be received from the State in the upcoming weeks which will likely require an amendment to the Capital Improvement Program.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** 

Adopt the resolution for submitting the project list to meet SB1 reporting requirements.

**ATTACHMENT**

Resolution

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
TO ADOPT A LIST OF PROJECTS FUNDED BY SENATE BILL 1, THE ROAD  
REPAIR AND ACCOUNTABILITY ACT OF 2017, FOR FISCAL YEAR 2020-21**

**WHEREAS**, Senate Bill 1 (SB1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and signed into law by the Governor in April 2017 in order to address the significant multi-modal transportation funding shortfalls statewide; and

**WHEREAS**, SB1 includes accountability and transparency provisions that will ensure the residents of the City are aware of the projects proposed for funding in our community and which projects are in progress or have been completed each fiscal year; and

**WHEREAS**, the City of Santee must adopt a list of all projects proposed to receive funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

**WHEREAS**, the City will receive estimated RMRA funding to be determined in the upcoming weeks for Fiscal Year 2020-21 from SB1 which will require a Capital Improvement Program Amendment; and

**WHEREAS**, this is the third year in which the City of Santee is receiving SB 1 funding and will enable the City of Santee to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

**WHEREAS**, the City has undergone a public process to ensure public input into our community's transportation priorities through the Capital Improvement Program (CIP) review process which included two Council workshops on May 22 and June 12, 2019, before City Council adoption on June 26, 2019; and

**WHEREAS**, the City used a Pavement Management Analysis Report and the Capital Improvement Program five-year budget to develop the SB1 project list to ensure revenues are being used on high-priority and cost-effective projects that also meet the community's priorities for transportation investment; and

**WHEREAS**, the funding from SB1 will help the City maintain and rehabilitate roads and bridges throughout the City this year and several similar projects into the future; and

**WHEREAS**, the 2018 California Statewide Local Streets and Roads Needs Assessment found that the City's roads are in an at-risk condition and this revenue will



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

help the City increase the overall quality of our road system and over the next decade will bring our roads into a good condition; and

**WHEREAS**, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

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

**Section 1:** The foregoing recitals are true and correct.

**Section 2:** The City of Santee is adopting the following list of projects planned to be funded in Fiscal Year 2020-21 with Road Maintenance and Rehabilitation Account revenues.

**A. Bridge Restorations Citywide**

**Description:** This project will provide maintenance and repairs to bridges Citywide. This includes the replacement of bridge deck joint seals, deck sealing, and minor patching.

**Location:** At the five locations identified in the adopted Capital Improvement Program 2020 – 2024.

**Schedule:** Design will begin August 2020 with construction anticipated to begin by April 2021 and completed by December 2021.

**Estimated useful life:** 20 to 50 years.

**B. Corrugated Metal Pipe (CMP) Storm Drain Replacement Program**

**Description:** This project will provide maintenance and repairs to aging storm drain facilities Citywide that are at the end of their useful life. This includes the replacement of failed CMP storm drains and cast in place pipe lining of storm drains within the road right of way prior to conducting pavement repairs above.

**Location:** As recommended and identified in our CMP Assessment Report, April 2012 and the supplemental CMP Additional Report, February 2013.

**Schedule:** Design will begin September 2020 with construction anticipated to begin by March 2021 and completed by December 2021.

**Estimated useful life:** 30 to 50 years.

**C. Pavement Repair and Rehabilitation Citywide**

**Description:** This project will repair roads with overlays and or full reconstruction of the pavement section. It will also conduct adjacent repairs to curbs, pedestrian ramps, cross gutters, and drainage.

**Location:** As recommended and identified in our Pavement Management Analysis Report, May 2017.

**Schedule:** Design will begin January 2021 with construction anticipated to begin July 2021 and complete by December 2021.

**Estimated useful life:** 20 to 25 years.

**D. Pavement Roadway Maintenance Citywide**

**Description:** This project will conduct maintenance repairs to roads with slurry seals, cape seals, and chip seals. It will also conduct adjacent repairs to curbs, pedestrian ramps, cross gutters, and drainage.

**Location:** As recommended and identified in our Pavement Management Analysis Report, May 2017.

**Schedule:** Design will begin January 2021 with construction anticipated to begin July 2021 and complete by December 2021.

**Estimated useful life:** 10 to 15 years.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 22nd day of April, 2020, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CMC, CITY CLERK**

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

Item 16

**MEETING DATE**      April 22, 2020

**AGENDA ITEM NO.**

**ITEM TITLE**      **RESOLUTION APPROVING APPLICATION OF THE TERMS OF THE SIDE LETTER WITH THE SANTEE FIREFIGHTERS' ASSOCIATION TO UNREPRESENTED BATTALION CHIEFS AND APPROVING LIMITED PANDEMIC LEAVE**

**DIRECTOR/DEPARTMENT**      Erica Hardy, Director of Human Resources

**SUMMARY**

On April 8, 2020, the City Council approved a Side Letter with the Santee Firefighters' Association (SFFA) to address the unique concerns faced by the City of Santee's Fire Department first responders during the COVID-19 pandemic. The Side Letter provides SFFA members with salary protection if they are exposed to COVID-19 and cannot work, or become ill with COVID-19. The benefit is available from April 1 2020 through December 31, 2020. The Side Letter also excludes SFFA members from a provision of the Families First Corona Response Act which provides 12 weeks of partially paid leave to care for children who are home from school or daycare, based on the understanding that operational needs would not enable to the Department to facilitate such extended leaves during the current emergency. The attached Resolution, if approved, would provide those same benefits to the unrepresented Battalion Chiefs, who face the same unique issues as SFFA members.

In addition, in recognition of the necessity of employees to be in service for the duration of this pandemic situation and as a result the limited ability for the City to grant voluntary time off, for those employees who reach the vacation/annual leave accrual limits (accrual cap), the City wishes to create a new form of leave for general and management employees. Limited Pandemic Leave (LPL) for all general and management employees is being proposed. If approved, LPL will accrue through December 31, 2020, or when the City declares the local emergency is over, whichever occurs first. Vacation/ annual leave which does not accrue based on the accrual cap will be provided to employees as LPL. LPL could be used by employees through June 30, 2021, upon approval by their supervisor in accordance with normal procedures for vacation/annual leave use. LPL will not be cashed out upon separation from the City or upon expiration of the entitlement to use LPL leave on June 30, 2021.

**FINANCIAL STATEMENT** <sup>jm</sup> There is no expected financial impact to the City by providing Limited Pandemic Leave as proposed.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** <sup>MAB</sup>  
Adopt the attached Resolution.

**ATTACHMENTS**

1. Resolution
2. Side Letter to the SFFA MOU

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
APPROVING APPLICATION OF THE SAME BENEFITS AND EXCLUSIONS TO  
BATTALION CHIEFS AS APPROVED IN THE SIDE LETTER TO THE  
MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE SANTEE  
FIREFIGHTERS' ASSOCIATION AND APPROVING LIMITED PANDEMIC LEAVE**

**WHEREAS**, the City of Santee (hereinafter, the "City") and the recognized exclusive bargaining representatives for its Fire Department safety employees, excluding management employees, the Santee Firefighters' Association (SFFA) entered into a four-year Memorandum of Agreement (MOU) effective July 1, 2019 through June 30, 2023, setting forth the terms and conditions of employment, including accrued leaves; and

**WHEREAS**, unique concerns face the City of Santee's Fire Department first responders during the COVID-19 pandemic, and therefore a Side Letter was approved on April 8, 2020; and

**WHEREAS**, the Side Letter provides for salary protection for SFFA members who cannot work due to exposure or illness related to COVID-19, excludes SFFA members from provisions of the Families First Corona Response Act which provide expanded FMLA leave for employees to care for their children whose school or daycare are closed due to COVID-19, and provides Limited Pandemic Leave; and

**WHEREAS**, the same unique concerns are faced by the unrepresented Battalion Chiefs as the SFFA members and the City would like to provide the same benefits and exclusions to the Battalion Chiefs; and

**WHEREAS**, during the COVID-19 pandemic employees will not be able to use accrued vacation time, and would otherwise lose time based on the current cap on vacation/annual leave accrual; and

**WHEREAS**, acknowledging the necessity of employees to be in service for the duration of this pandemic situation and as a result the inability for the City to grant voluntary time off, for those employees who reach the vacation/annual leave accrual limits (accrual cap), the City wishes to create a new form of leave for general and management employees.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Santee, California does hereby approve application of the same benefits and exclusions as provided in the April 8, 2020 Side Letter to the MOU between the City and SFFA to the unrepresented Battalion Chiefs, retroactive to April 1, 2020.

**BE IT FURTHER RESOLVED** that the City of Santee does hereby approve the creation of Limited Pandemic Leave (LPL) for all general and management employees. LPL will accrue through December 31, 2020, or when the City declares the local emergency is over, whichever occurs first. Vacation/annual leave which does not accrue based on the accrual cap will be provided to employees as LPL. LPL can be used by employees through June 30, 2021, upon approval by their supervisor in accordance with

**RESOLUTION NO.**

normal procedures for vacation/annual leave use. LPL will not be cashed out upon separation from the City or upon expiration of the entitlement to use leave on June 30, 2021.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 22<sup>nd</sup> day of April, 2020, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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**JOHN W. MINTO, MAYOR**

**ATTEST:**

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**ANNETTE ORTIZ, CMC, CITY CLERK**

Attachment: Side letter to the SFFA MOU



Side Letter Between The  
City of Santee  
And The  
Santee Firefighters Association, Local 4373  
To Address The Emerging Coronavirus Disease 2019 (Covid-19)

This Side Letter of Agreement (Agreement) between the City of Santee and the Santee Firefighters Association, Local 4373 (collectively “Parties”) is entered into with respect to the following:

**WHEREAS**, the Parties are currently parties to a Memorandum of Understanding (MOU) with a term that expires on June 30, 2023;

**WHEREAS**, on February 11, 2020, the World Health Organization announced a disease, Coronavirus Disease 2019 (COVID-19), that is causing worldwide uncertainty, with unprecedented steps being taken by world leaders, which has resulted in a practical halt to nearly all daily life activities;

**WHEREAS**, on March 4, 2020, Governor Newsom declared a state of Emergency in the state of California and on March 18, 2020, the City of Santee declared a Local Emergency and EOC Activation in Response to COVID-19;

**WHEREAS**, members of the Santee Firefighters Association (“Association”) are essential first responders (emergency responders);

**WHEREAS**, to support the City’s first responders and Association members, and ensure the operational needs of the Santee Fire Department can be met, the Parties have reached the following agreement:

1. This Agreement shall be incorporated into terms and conditions of Association members’ employment, during its effective dates.
2. Members who are directed by the City not to report to a scheduled shift or are sent home during a scheduled shift due to signs and symptoms related to COVID-19 as described per CDC guidelines and in accordance with Department and local guidance, shall be placed on paid administrative leave to cover any missed regularly scheduled shifts, while they are seeking a medical diagnosis (testing). This time will be counted against the newly adopted federal paid sick benefit of 80 hours (Emergency Paid Sick Leave Act- “EPSLA”), insofar as it qualifies.
3. Any member who tests negative for COVID-19, will no longer be on paid administrative leave, and may either be returned to work, or remain off work using sick leave in accordance with existing provisions of the MOU and City policy, and in accordance with medical guidance.
4. Any member who is subject to quarantine based on a specific federal, state or local order related to that employee (not a general Order applicable to all employees or all members of the public), isolation based on an order of a health care provider due to symptoms of or diagnosis with COVID-19, or placed off work due to a diagnosis with COVID-

- 19 by a healthcare provider, shall be placed on paid administrative leave during that leave status, and shall be quarantined/isolated at a facility provided by the City of Santee, or at home if so desired by the member. The first 80 hours of leave will be counted against the newly adopted federal paid sick benefit of 80 hours (EPSLA), insofar as it qualifies, and pay supplemented by the City up to full pay for all regularly scheduled shifts. If additional leave is required, beyond 80 hours, the member will be on paid administrative leave with full pay from the City.
5. In the event that a member has had known travel outside the United States or been on a cruise within the timeline for incubation periods as described per CDC guidelines, the member may be required to use personal leave to cover required time off. This time will be counted against the newly adopted federal paid sick benefit of 80 hours (EPSLA), insofar as it qualifies.
  6. The parties agree that as emergency responders whose role is critical to support the health and safety of the community, and who serve a critical role in the continuity of the operations of the City of Santee Fire Department, members are excluded from the Emergency Family and Medical Leave Expansion Act.
  7. The above provisions of the Side Letter shall be in effect through December 31, 2020, with any leave entitlements described above expiring on that date.
  8. Acknowledging the necessity of members to be in service for the duration of this pandemic situation and as a result the inability for the Department to grant voluntary time off, for those members who reach the annual leave accrual limits (accrual cap), any additional leave which does not accrue based on the cap will be provided to the member as Limited Pandemic Leave (LPL). LPL will accrue through December 31, 2020, or when the City declares the local emergency is over, whichever occurs first. LPL can be used by members through June 30, 2021, upon approval by their supervisor in accordance with normal procedures for annual leave use. LPL will not be cashed out upon separation from the City or upon expiration of the entitlement to use leave on June 30, 2021.
  9. The Parties understand the COVID-19 pandemic situation is rapidly changing and mutually agree to review the provisions of this side letter, as necessary.
  10. Nothing in this side letter is intended to waive the Management Rights of the City or to require negotiations over matters not otherwise required to be negotiated under applicable law.
  11. This Side Letter will be in effect from the date of approval by the City Council through June 30, 2021, but the provisions will be applied retroactively to April 1, 2020.

For the City: Markued Best Date: 4/9/20

For the Association: Joe Jones Date: 4/5/2020