

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

CITY OF SANTEE
REGULAR MEETING AGENDA
Santee City Council

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

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

MEETING INFORMATION

Wednesday, December 8, 2021 6:30 p.m. Council Chambers | Building 2 10601 Magnolia Ave • Santee, CA 92071

TO WATCH LIVE:

AT&T U-verse channel 99 (SD Market) | Cox channel 117 (SD County) <u>www.cityofsanteeca.gov</u>

IN-PERSON ATTENDANCE

Please be advised that current public health orders require unvaccinated attendees to wear a face covering while inside the Council Chambers. If you enter the Council Chambers without a face covering, you are self-certifying that you have been vaccinated.

LIVE PUBLIC COMMENT

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

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



REGULAR MEETING AGENDA December 8, 2021 | 6:30 p.m.



ROLL CALL: Mayor John W. Minto

Vice Mayor Rob McNelis

Council Members Ronn Hall, Laura Koval, and Dustin Trotter

LEGISLATIVE INVOCATION: Phil Herrington – Pathways Community Church

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 October 27, 2021, Regular Meeting, November 2, 2021, Special Meeting, and the November 10, 2021 Regular and Special Meetings. (City Clerk Ortiz)
- (3) Approval of Payment of Demands as Presented. (Finance McDermott)
- (4) Approval of the Expenditure of \$58,966.48 for November 2021 Legal Services and Reimbursable Costs. (Finance McDermott)
- (5) Adoption of a Resolution Approving an Amended Salary Schedule for Hourly, General and Management Employees. (Finance McDermott)
- (6) Appointment of Boards, Commissions and Committees Representatives for Council and Citizen Committees. (Mayor Minto)
- (7) Adoption of a Resolution Accepting the Citywide Pavement Repair and Rehabilitation Program 2021 Project (CIP 2021-02) as Complete. (Development Services Kush)
- (8) Adoption of a Resolution Accepting the Public Improvements for the Ariana Subdivision Project (TM2017-02) as Complete. Location: 8707 Carribean Way. (Development Services Kush)





- (9) Second Reading and Adoption of an Ordinance Amending Chapter 9.02 of Title 9 of the Santee Municipal Code, "Solid Waste Management," Related to Implementation of SB 1383 Regulations. (City Clerk Ortiz)
- (10) Authorization of the First Amendment to Grant Agreement with San Diego River Park Foundation for San Diego River Cleanup Activities in an Amount Not to Exceed \$12,000.00. (Community Services Maertz)
- (11) Claim Against the City by James Anderson. (Human Resources Hardy)
- (12) Reinstatement of a Modified Vacation Cash Out Program. (Finance McDermott)

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:

(13) Consideration of Electrification as One of the Measures to Reduce Greenhouse Gas Emissions and Achieve Carbon Neutrality Consistent with the State of California's Decarbonization Efforts. (Development Services – Kush)

Recommendation:

Receive staff report and provide staff direction on the preparation of a draft ordinance, or wait for State code changes during the next triennial code update cycle (2022).

(14) An Ordinance Amending Section 13.10.045 of the Santee Municipal Code Regarding Accessory Dwelling Units and Determining the Ordinance to be Exempt from the California Environmental Quality Act. (City Attorney – Hagerty)

Recommendation:

- 1. Open the Public Hearing and receive comments;
- 2. Close the Public Hearing;
- 3. Introduce and conduct the first reading of the Ordinance; and
- 4. Set the second reading for the Ordinance for January 12, 2022.





(15) Adoption of an Urgency Ordinance and Introduction and First Reading of a Non-Urgency Ordinance Amending Title 12 ("Subdivision of Land, Development Fees, and Dedications") and Title 13 ("Zoning") of the Santee Municipal Code, Relating to Urban Lot Splits and Two-Unit Projects to Implement Senate Bill 9; and Finding the Ordinances to be Exempt from California Environmental Quality Act. (City Attorney – Hagerty)

Recommendation:

It is recommended that the City Council:

- 1. Conduct and close the Public Hearing; and
- 2. Adopt the Urgency Ordinance; and
- 3. Introduce and conduct the first reading of the Non-Urgency Ordinance and schedule the second reading for January 12, 2021.

CONTINUED BUSINESS:

(16) Accept Urban Forestry Management Plan. (Community Services – Maertz)

Recommendation:

Accept the Santee Urban Forestry Management Plan.

NEW BUSINESS:

(17) Resolution Authorizing the City Manager to Opt into Settlement Agreements with Distributors of Opioids, AmerisourceBergen, Cardinal Health, and McKesson, and Opioid Manufacturer Janssen (Owned by Johnson & Johnson). (City Attorney – Hagerty)

Recommendation:

Adopt the Resolution:

- 1. Authorizing the City Manager to opt into the settlement agreement with opioid distributors AmerisourceBergen, Cardinal Health, and McKesson, with the City's funds being directed to the County of San Diego, and directing the City Manager to execute any documents necessary to implement the action.
- 2. Authorizing the City Manager to opt into the settlement agreement with opioid manufacturer Janssen (owned by Johnson & Johnson), with the City's funds being directed to the County of San Diego, and directing the City Manager to execute any documents necessary to implement the action.
- (18) Approval of Amendments to Article IV: Membership and Article VI: Meetings, of the Santee Park and Recreation Committee (SPARC) Bylaws. (Mayor Minto)

Recommendation:

Approve recommendation to amend the SPARC bylaws.





(19) Resolution Amending the Management Services Agreement of the City Clerk. (Mayor Minto)

Recommendation:

Adopt the Resolution approving the Fourth Amendment to the City Clerk's Management Services Agreement.

(20) Resolution Authorizing Execution of a Professional Services Agreement with M.W. Steele Group for the Arts and Entertainment District Overlay Expansion. (Development Services – Kush)

Recommendation:

Adopt Resolution authorizing the City Manager to execute a professional services agreement with M.W. Steele Group to expand the Arts and Entertainment District Overlay, update the goals, policies, and objectives of the General Plan / Town Center Specific Plan, and conduct environmental review for a contract amount not to exceed \$400,000.00.

(21) Resolution Awarding the Construction Contract for the Bridge Repairs – Magnolia Ave Project (CIP 2013-01) to Truesdell Corporation of California, Inc., Determining a Categorical Exemption Pursuant to Section 15301(c) of the California Environmental Quality Act and Appropriating and Transferring Additional Funds. (Development Services – Kush)

Recommendation:

Adopt the Resolution:

- Waiving an immaterial deviation in the bid submitted by Truesdell Corporation of California, Inc. and awarding the construction contract for the Bridge Repairs -Magnolia Ave Project (CIP 2013-01) to Truesdell Corporation of California, Inc. in the total amount of \$1,248,248.00; and
- 2. Authorizing the City Manager, Director of Development Services or City Engineer to approve change orders in a total amount not to exceed \$62,412.00; and
- 3. Appropriating \$213,228.00 from State Gas Tax-RMRA funding; and
- 4. Transferring \$553,185.00 in State Gas Tax-RMRA funding from the Pavement Repair and Rehabilitation and the Pavement Roadway Maintenance projects; and
- 5. Approving a Categorical Exemption pursuant to Section 15301(c) of the California Environmental Quality Act.





(22) Resolution Awarding the Design-Build Construction Contract to Implement the Town Center Community Park West, Field 1 Improvements (CIP 2022-40) Project to 3-D Enterprises, Inc., Determining a Categorical Exemption Pursuant to Section 15301 and Section 15302 of the California Environmental Quality Act, and Transferring and Appropriating Funds. (Development Services – Kush)

Recommendation:

Adopt the Resolution:

- 1. Awarding the Design-Build construction contract to implement the Town Center Community Park West, Field 1 Improvements (CIP 2022-40) Project to 3-D Enterprises, Inc. for a total amount of \$1,666,000.00; and
- 2. Authorizing the City Manager, Director of Development Services or City Engineer to approve change orders in a total amount not to exceed \$249,900.00; and
- 3. Approving a Categorical Exemption pursuant to Section 15301 "Existing Facilities" and Section 15302 "Replacement or Reconstruction" of the California Quality Environmental Quality Act.
- 4. Approving the transfer of American Rescue Plan Act funding from the Pavement Repair and Rehabilitation program (\$500,000.00) and the San Diego River Corridor project (\$250,000.00) and the appropriation of \$425,900.00 from the General Fund reserve balance in order to complete the project.

NON-AGENDA PUBLIC COMMENT (Continued):

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

CITY COUNCIL REPORTS:
CITY MANAGER REPORTS:
CITY ATTORNEY REPORTS:
CLOSED SESSION:
ADJOURNMENT:





BOARDS, COMMISSIONS & COMMITTEES DECEMBER & JANUARY MEETINGS

Dec	-02	SPARC CANCELLED		Council Chamber
Dec	80	Council Meeting		Council Chamber
Dec	13	Community Oriented Policing Committee	CANCELLED	Council Chamber
Jan	06	SPARC		Council Chamber
Jan	10	Community Oriented Policing Committee		Council Chamber
Jan	12	Council Meeting		Council Chamber
Jan	26	Council Meeting		Council Chamber

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

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

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



MEETING DATE December 8, 2021

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

DIRECTOR/DEPARTMENT Annette Ortiz, CMC, City Clerk

SUMMARY

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

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

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

FINANCIAL STATEMENT

CITY ATTORNEY REVIEW ⋈ N/A ☐ Completed

RECOMMENDATION

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

<u>ATTACHMENT</u>

None



MEETING DATE December 8, 2021

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL FOR THE OCTOBER 27, 2021, REGULAR MEETING, NOVEMBER 2, 2021, SPECIAL MEETING, AND THE NOVEMBER 10, 2021, REGULAR AND SPECIAL MEETINGS.

DIRECTOR/DEPARTMENT Annette Ortiz, CMC, City Clerk

<u>SUMMARY</u>

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

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW ⋈ N/A ☐ Completed

RECOMMENDATION

Approve Minutes as presented.

ATTACHMENT

Regular Meeting Minutes

October 27, 2021

Special Meeting Minutes

November 2, 2021

Regular and Special Meeting Minutes

November 10, 2021





Minutes Santee City Council Council Chamber – Building 2 10601 Magnolia Avenue Santee, California October 27, 2021

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:31 p.m.

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

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

<u>INVOCATION</u> was given by Terence Keehan – The Church of Jesus Christ of Latter-day Saints

<u>PLEDGE OF ALLEGIANCE</u> was led by Sam Rensberry, Public Services Manager

PROCLAMATION: Recognition of Outstanding Community Support Displayed During and After the October 11 Plane Crash in Santee.

Council Member Koval presented Proclamations to Heartland Communications Authority staff.

Mayor Minto presented Certificates of Commendation to the members of the community who assisted during the plane crash event.

CONSENT CALENDAR:

The City Manager requested Item 13 be pulled from the Agenda.

- (1) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk Ortiz)
- (2) Approval of Meeting Minutes of the Santee City Council for the October 13, 2021, Regular Meeting. (City Clerk Ortiz)
- (3) Approval of Payment of Demands as Presented. (Finance McDermott)
- (4) Approval of the Expenditure of \$79,520.10 for September 2021 Legal Services and Reimbursable Costs. (Finance McDermott)
- (5) Draft Urban Forestry Management Plan. (Community Services Maertz)

(6) Second Reading and Adoption of an Ordinance Establishing an Automatic One-Year Extension for Active Development Approvals, Due to the Economic Impacts of the Novel Coronavirus (COVID-19). (City Clerk – Ortiz) (Ord. 594)

(7) Resolution Approving an Amended Salary Schedule for Hourly, General and Management Employees. (Human Resources – Hardy) (Reso 087-2021)

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

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

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Dean Velasco thanked staff for their work on the Santee Brews and Bites event.
- (B) Steve Stelman spoke regarding recent racist events that occurred around the City.

CONTINUED BUSINESS:

(8) Resolution Authorizing the City Manager to Execute a Professional Services Agreement with HMC Group dba HMC Architects for Architectural, Engineering, Landscape Architectural and Environmental Design Services for the Santee Community Center Project. (Community Services – Maertz) (Reso 088-2021)

The Director of Community Services introduced the Item, provided a PowerPoint presentation and responded to Council questions along with Kyle Peterson, HMC Architects.

PUBLIC SPEAKERS:

- Dean Velasco, Santee Park and Recreation Committee (SPARC)
- Lynda Marrokal, SPARC
- Dan Bickford, SPARC

Vice Mayor McNelis urged staff to ensure there is a large enough seated capacity for events.

MOTION: Council Member Koval moved approval of staff recommendation. Mayor Minto seconded the motion.

ACTION: Vice Mayor McNelis requested the motion be amended to have him and Council Member Koval on a subcommittee to assist with the project.

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

NEW BUSINESS:

(9) Proposed Waiver of Building Permit Fees and Other Costs for Victims of the Small Plane Crash October 11, 2021. (City Manager – Best)

Mayor Minto introduced the families affected by the plane crash. The City Manager presented the Item.

ACTION: Vice Mayor McNelis moved to waive fees and other related costs for victims of the small plane crash on October 11, 2021, and to give the City Manager discretion, on a case by case basis, which items to approve.

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

(10) Presentation of a Proposed "Safe Santee" Program by the San Diego County Sheriff's Department. (City Manager – Best)

Captain Bavencoff introduced the Item and Captain Mike Rand provided a PowerPoint presentation and responded to Council questions.

The Council provided direction to staff to bring back more information about the program.

(11) Workshop to Consider a Request by Electric Scooter Company Bird to Enter into an Agreement with the City of Santee, California, to Operate Electric Scooters within the Public Right-Of-Way. (Development Services – Kush)

The Director of Development Services introduced the Item and the Principal Planner provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKERS:

- Dan Bickford
- Eleanor Aylesworth-Warsh

Council provided direction to staff to review possible updates to City Ordinances and to not move forward with the request at this time.

(12) An Informational Workshop on the Potential for the City of Santee to Consider Electrification as One of the Measures to Reduce Greenhouse

Gas Emissions and Achieve Carbon Neutrality Consistent with the State of California's Decarbonization Efforts. (Development Services – Kush)

The Director of Development Services introduced the Item and the Principal Planner provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKERS:

- Karl Aldinger, Sierra Club San Diego
- Kelly Lyndon, San Diego Building Electrification Coalition
- Dan Bickford
- Joe Britton, San Diego Gas & Electric

Council provided direction to staff to bring back additional information at the Public Hearing before the end of the year.

(13) Item was pulled from the Agenda

NON-AGENDA PUBLIC COMMENT: (Continued)

None.

CITY COUNCIL REPORTS:

Council Member Trotter thanked citizens for supporting Wendy's in the fundraising efforts for the plane crash victims.

Council Member Koval spoke regarding a Zoom meeting she attended pertaining to leveraging federal recovery and infrastructure funding to support regional growth and innovation.

Mayor Minto reported on the San Diego Association of Governments (SANDAG) meeting regarding transit issues.

Council Member Trotter mentioned the update on the Veteran's Memorial Bridge project.

CITY MANAGER REPORTS:

The City Manager reported on the survey conducted regarding Diversity, Equity and Inclusion; she also encouraged citizens to participate redistricting issues for the County Board of Supervisors, Congressional seats and State Assembly and State Senator seats.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Council Members recessed at 9:27 p.m. and convened in Closed Session at 9"33 p.m.

(14) PUBLIC EMPLOYEE PERFORMANCE EVALUATION

(Government Code Section 54957(b))

Title: City Clerk

(15) Conference with Real Property Negotiators

(Gov. Code §54956.8)

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

City Negotiator: City Manager

Negotiating Parties: Excel Hotel Group and Santee Trolley Square 991, LP

Under Negotiation: Price and terms of payment

(16) Conference with Real Property Negotiators

(Gov. Code §54956.8)

Property: 9811 Mission Gorge Rd (APN 384-041-01)

City Negotiator: City Manager Negotiating Party: Orkin Inc.

Under negotiation: Price and terms of payment

Council Members reconvened in Open Session at 10:25 p.m. with all members presents. Mayor Minto reported Item 14 was continued to November 10, 2021, and direction was given to staff on Items 15 and 16.

ADJOURNMENT:

Annette Ortiz, CMC, City Clerk

There being no further business, the meeting was adjourned at 10:27	' p.m.
Date Approved:	



Minutes Santee City Council Council Chamber – Building 2 10601 Magnolia Avenue Santee, California November 2, 2021

The Community Workshop was called to order by Mayor John W. Minto at 6:01 p.m.

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

Mayor Minto thanked the community for attending; provided an overview of the purpose for the workshop; and reminded the community to engage in the redistricting process with the State of California and County of San Diego.

1. Diversity, Equity and Inclusion Workshop

Mayor Minto introduced Josh Williams, BW Research and Sarah Lehmann, BW Research, who provided a PowerPoint presentation and responded to community questions.

Public Speakers:

- Dean Velasco
- Steve Stelman
- Pastor Andreas Walker-Thode, Carlton Hills Evangelical Lutheran Church

Mayor Minto introduced Richard Marks, RDM Management Group who provided a PowerPoint presentation and responded to community questions. Richard asked the community to share information they had learned during the presentation.

Public Speakers:

- Sergio Thompson, Salsa Dance Community
- David Shorey, Institute of Public Strategies

2. Adjournment

There being no further business, the meeting was adjourned at 8:01 p.m.
Date Approved:
Annette Ortiz, CMC, City Clerk



Minutes Santee City Council Council Chamber – Building 2 10601 Magnolia Avenue Santee, California November 10, 2021

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

ROLL CALL: Present: Mayor John W. Minto, Vice Mayor Rob McNelis and Council Members Ronn Hall and Dustin Trotter – 4. Absent: Council Member Koval – 1.

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

INVOCATION was given by Gary Lawton, Calvary Chapel of Santee.

PLEDGE OF ALLEGIANCE was led by Carl Schmitz, Principal Civil Engineer.

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

Council Member Trotter presented the Santee City Cup Trophy to Lucas Hondros, Athletic Director, West Hills High School.

CONSENT CALENDAR:

- (1) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk Ortiz)
- (2) Approval of Payment of Demands as Presented. (Finance McDermott)
- (3) Approval of the Expenditure of \$51,353.50 for October 2021 Legal Services and Reimbursable Costs. (Finance McDermott)
- (4) Adoption of a Resolution Authorizing the Purchase of a New 2023 Freightliner 114SD Chassis with a 15-Foot Dump Body Truck from PB Loader Corporation, Per Sourcewell Contract #052417-PBL in the Amount of \$187,769.58. (Fire Garlow) (Reso 089-2021)
- (5) Adoption of a Resolution Accepting the Traffic Signal Visibility Enhancement Project CIP 2020-05, HSIPL 5429 (032) as Complete. (Development Services Kush) (Reso 090-2021)

(6) Adoption of a Resolution Accepting the Public Improvements for the Village Run Project (TM2015-04) as Complete. Location: Northeast Corner of Buena Vista Avenue and Mission Greens Road. (Development Services – Kush) (Reso 091-2021)

(7) Proposed Additional Service Rates for the Waste Management Franchise Agreement for Solid Waste Services. (Community Services – Maertz)

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

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Council Members Hall: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Council Member Koval – 1.

Mayor Minto announced the City Council would now hear the Special Meeting Item.

NON-AGENDA PUBLIC COMMENT (15 minutes):

(A) Nick Ladis expressed concerns regarding the Padre Dam water district.

PUBLIC HEARING:

(8) Redrawing of City Council Member District Boundaries. (City Attorney)

The Public Hearing was opened at 7:00 p.m. The City Attorney introduced the Item and Stephanie Smith, Best, Best and Krieger, provided a PowerPoint presentation and responded to Council questions.

The Public Hearing was closed at 7:26 p.m.

NEW BUSINESS:

(9) Introduction and First Reading of an Ordinance Amending Chapter 9.02 of Title 9 of the Santee Municipal Code, "Solid Waste Management," Related to Implementation of SB 1383 Regulations. (City Attorney – Hagerty)

The City Attorney introduced the Item, provided a staff report and responded to Council questions.

ACTION: Vice Mayor McNelis moved approval of staff recommendation with direction to wait until required to implement enforcement.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Council Members Hall: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Council Member Koval – 1.

NON-AGENDA PUBLIC COMMENT: (Continued)

None.

CITY COUNCIL REPORTS:

Council Member McNelis commended Council Member Trotter and Michael Ranson for their work on the Santee Veteran's Memorial Bridge.

Council Member Trotter presented a video of the Santee Veteran's Memorial Bridge.

CITY MANAGER REPORTS:

The City Manager reported on the race/walk event and the holiday tree lighting event.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Council Members recessed at 7:40 p.m. and convened in Closed Session at 7:47 p.m.

(10) PUBLIC EMPLOYEE PERFORMANCE EVALUATION

(Government Code Section 54957(b))

Title: City Clerk

Council Members reconvened in Open Session at 8:36 p.m. with all members presents. Mayor Minto reported the Council completed the performance evaluation, a compensation package would be offered and would be brought back for public session at a later date.

ADJOURNMENT:

There being no further	er busines	s, the meeting	was adjourned	at 8:37 p.m.

Date Approved:	
Annette Ortiz, CMC	, City Clerk

Minutes Santee City Council Council Chamber – Building 2 10601 Magnolia Avenue Santee, California November 10, 2021



CALL TO ORDER

This Special Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:31 p.m.

ROLL CALL: Present: Mayor John W. Minto, Vice Mayor Rob McNelis and Council Members Ronn Hall and Dustin Trotter – 4. Absent: Council Member Koyal – 1.

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

1. Adoption of a Resolution to Declare that it is in the Overall Best Interest of Santee Families and the Entire Community of Santee to Remain, as Much as Possible, with the Other East County Communities of Interest with Regard to Redistricting. (Reso 092-2021)

Mayor Minto introduced the Item and requested changes be made to the Resolution to include additional communities sharing interests. Vice Mayor McNelis also requested additional information be included.

ACTION: Vice Mayor McNelis moved approval of the Amended Resolution with the changes made by City Council.

Council Member Hall seconded the motion, which carried by the following roll call vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Council Members Hall: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Council Member Koval – 1.

ADJOURNMENT

Annette Ortiz, MBA, CMC, City Clerk

There being no further business, the meeting was adjourned at 8:37 p.m.
Date Approved:

MEETING DATE

December 8, 2021

ITEM TITLE

PAYMENT OF DEMANDS

DIRECTOR/DEPARTMENT Tim K. McDermott, Director of Finance

SUMMARY

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

FINANCIAL STATEMENT

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

CITY ATTORNEY REVIEW ⋈ N/A ☐ Completed

RECOMMENDATION MAB Approve the Payment of Demands as presented.

ATTACHMENT

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



Payment of Demands Summary of Payments Issued

Date	Description		Amount
10/14/2021	Accounts Payable	\$	32,274.53
11/01/2021	Retiree Health		5,385.00
11/03/2021	Accounts Payable		257,498.67
11/04/2021	Payroll		363,157.39
11/04/2021	Accounts Payable		217,201.61
11/08/2021	Accounts Payable		139,281.33
11/09/2021	Accounts Payable		122,040.89
11/10/2021	Accounts Payable		2,365.76
11/10/2021	Accounts Payable		1,574,722.21
11/17/2021	Accounts Payable		1,412,331.72
11/18/2021	Payroll		365,503.09
11/18/2021	Accounts Payable		14,391.13
11/19/2021	Accounts Payable		22,695.35
11/22/2021	Accounts Payable		141,377.38
11/23/2021	Accounts Payable		452,121.00
11/23/2021	Accounts Payable	8)	122,488.28
	TOTAL		\$5,244,835.34

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

11/03/2021 12:00:26PM

Voucher List CITY OF SANTEE Page:

1

Bank code:

ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
570	10/14/202 ⁻	1 10482 TRISTAR RISK MANAGEMENT	113861		SEPTEMBER- WORKERS COMP LC Total:	32,274.53 32,274.53
	1 Vouchers	for bank code: ubgen			Bank total :	32,274.53
	1 Vouchers	in this report			Total vouchers :	32,274.53

Prepared by:

Date: 111 1 1 1 1 1 1 1

Date:

Page:

11/03/2021 3:52:20PM

Voucher List CITY OF SANTEE Page:

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128845	11/3/2021	12060 ACCOUNTING PRINCIPALS INC	12118196	53612	TEMPORARY ACCOUNTING SPECIA Total:	1,710.40 1,710.40
128846	11/3/2021	11859 AIRGAS USA LLC	9118595832	53422	EQUIPMENT SUPPLIES Total:	723.00 723.00
128847	11/3/2021	10412 AT&T	301053963- OCT 2021		MAST PARK Total:	90.95 90.95
128848	11/3/2021	10189 ATTENTION GETTERS DESIGN INC	49000	53427	VEHICLE DECALS Total:	238.15 238.15
128849	11/3/2021	13405 BOFFO ENTERTAINMENT INC	6304	53611	HOLIDAY LIGHTING Total:	800.00 800.00
128850	11/3/2021	13292 BORDER TIRE	8026002 8026124	53406 53406	TIRES TIRE SERVICE Total :	1,733.38 141.86 1,875.24
128851	11/3/2021	10021 BOUND TREE MEDICAL LLC	84247470	53564	EMS SUPPLIES Total:	2,478.26 2,478.26
128852	11/3/2021	10299 CARQUEST AUTO PARTS	11102-540175	53407	SHOP SUPPLIES Total:	64.84 64.84
128853	11/3/2021	10032 CINTAS CORPORATION #694	4097860834 4098544577	53483 53483	UNIFORM/PARTS CLEANER RNTL UNIFORM/PARTS CLEANER RNTL Total:	62.48 62.48 124.96
128854	11/3/2021	10333 COX COMMUNICATIONS	063453006 -OCT 21		9534 VIA ZAPADOR OCT 21 Total:	93.12 93.12
128855	11/3/2021	11017 DIVISION OF THE STATE	AB1379 JULY-SEP21		AB1379 DISABILITY ACCESS AND E Total:	209.60 209.60
128856	11/3/2021	14325 DREAMSEATS LLC	4740506	53583	FURNITURE FOR STATIONS 4 & 5	250.00

3

Page:

Voucher List CITY OF SANTEE

vchlist 11/03/2021 3:52:20PM

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
128856	11/3/2021	14325 DREAMSEATS LLC	(Continued)		Total :	250.00
128857	11/3/2021	13442 EBBIN MOSER + SKAGGS LLP	4919	52777	MSCP SUBAREA PLAN Total:	12,220.00 12,220.00
128858	11/3/2021	13858 EL LATINO NEWSPAPER	86427	53645	REDISTRICTING FOR PUBLIC HEAF Total:	1,110.00 1,110.00
128859	11/3/2021	13565 FAILSAFE TESTING LLC	11841		EQUIPMENT TESTING & REPAIR Total:	4,318.36 4,318.36
128860	11/3/2021	12638 GEORGE HILLS COMPANY, INC.	INV1020703	53596	LIABILITY CLAIMS ADMINISTRATIOI Total :	1,541.67 1,541.67
128861	11/3/2021	10144 HDL COREN & CONE	SIN012278	53578	FY 21/22 PROP TAX AUDIT & INFO 5 Total:	4,750.00 4,750.00
128862	11/3/2021	14167 HOME START, INC.	5710-09302021	53306	CDBG-CV RENTAL ASSISTANCE Total:	31,434.66 31,434.66
128863	11/3/2021	14371 HORIZON UNDERGROUND INC, ATTN: DA	⁴ EN19116A		REFUNDABLE DEPOSIT ACCOUNT Total:	5,565.27 5,565.27
128864	11/3/2021	10204 LIFE ASSIST INC	1140827 1142070	53477 53477	EMS SUPPLIES EMS SUPPLIES Total:	124.71 1,983.35 2,108.06
128865	11/3/2021	10079 MEDICO HEALTHCARE LINEN	20486223 20486225	53546 53546	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE Total:	20.62 13.01 33.63
128866	11/3/2021	14387 MICHAEL ZAMORA	2004364.001		REFUND OF BABYSITTING CLASS Total:	84.00 84.00
128867	11/3/2021	10507 MITEL LEASING	903399548		MONTHLY RENTAL 122670 Total:	1,878.80 1,878.80
128868	11/3/2021	11665 NGUOI VIET TODAY NEWS	9383		CITY CLERK PUBLICATIONS	60.00

11/03/2021 3:52:20PM

Voucher List CITY OF SANTEE

Page:

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128868	11/3/2021	11665 NGUOI VIET TODAY NEWS	(Continued)		Total :	60.00
128869	11/3/2021	10308 O'REILLY AUTO PARTS	2968-442279 2968-442907	53458 53458	VEHICLE REPAIR PARTS VEHICLE SUPPLIES Total:	51.38 9.69 61.07
128870	11/3/2021	10336 PADRE DAM MUNICIPAL WATER DIST	GRD1306A		REFUNDABLE DEPOSITS ACCOUN' Total:	458.65 458.65
128871	11/3/2021	10344 PADRE DAM MUNICIPAL WATER DIST	90000367-7702177 90000367-SEPT 2021		GROUP BILL - OCT 2021 GROUP BILL-SEPT2021 Total :	40,475.79 56,334.00 96,809.79
128872	11/3/2021	11888 PENSKE FORD	173895	53486	VEHICLE SERVICE Total:	65.32 65.32
128873	11/3/2021	10101 PROFESSIONAL MEDICAL SUPPLY	B016489 B016490	53412 53412	OXYGEN CYLINDERS & REFILLS OXYGEN CYLINDERS & REFILLS F(Total:	218.40 99.00 317.40
128874	11/3/2021	10407 SAN DIEGO GAS & ELECTRIC	0422 970 321 8 OCT21 2237 358 004 2- OCT 4394 020 550 9 OCT21 8509 742 169 4 OCT		STREET LIGHTS OCT 2021 TRAFFIC SIGNALS OCT 21 LMD- PCT 2021 CITY HALL GROUP BILL OCT Total:	36,287.79 5,530.83 6,358.50 11,354.53 59,531.65
128875	11/3/2021	13171 SC COMMERCIAL, LLC	1976111-IN 1978302-IN 1978326-IN	53480 53480 53480	DELIVERED FUEL DELIVERED FUEL DELIVERED FUEL Total:	684.36 157.89 451.20 1,293.45
128876	11/3 / 2021	13554 SC FUELS	0454087-DEF 0454087-F	53488 53481	DIESEL EXHAUST FLUID (DEF) FLEET CARD FUELING Total:	14.47 2,333.61 2,348.08
128877	11/3/2021	10110 SECTRAN SECURITY INC	21100487	53532	FY 21/22 ARMORED CAR TRANSPC Total:	141.67 141.67

11/03/2021 3:52:20PM

Voucher List CITY OF SANTEE Page:

^>

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128878	11/3/2021	13206 SHARP ELECTRONICS CORPORATION	12904674 12910892	53604 53604	SHARP MFP PURCHASE FS#4 SHARP MFP PURCHASE FS#4 Total:	2,854.30 5,244.19 8,098.49
128879	11/3/2021	13531 SHELLHAMMER, JON	1001		HOLIDAY LIGHTING Total:	250.00 250.00
128880	11/3/2021	10314 SOUTH COAST EMERGENCY VEHICLE	505560	53501	VEHICLE REPAIR Total:	354.07 354.07
128881	11/3/2021	10217 STAPLES ADVANTAGE	3489470532 3489470533 3489539531 3489539532 3489539533 3489861820	53548 53513 53467 53513 53513	OFFICE SUPPLY - DDS FY 21/22 OFFICE SUPPLIES-FINAN: OFFICE SUPPLIES FY 21/22 OFFICE SUPPLIES-FINAN: FY 21/22 OFFICE SUPPLIES-FINAN: OFFICE SUPPLIES Total:	68.12 344.37 46.97 1.80 157.11 109.89 728.26
128882	11/3/2021	10217 STAPLES CONTRACT & COMMERCIAL	3489861818 3489861819	53573 53573	AS-NEEDED OFFICE SUPPLIES - C AS-NEEDED OFFICE SUPPLIES - C Total :	260.84 8.07 268.91
128883	11/3/2021	10250 THE EAST COUNTY	00110853	53538	INVITATION TO BID - TOWN CENTE Total :	889.00 889.00
128884	11/3/2021	10467 THE EPOCH TIMES IN SAN DIEGO	SD056202110	53646	REDISTRICTING PUBLIC HEARING Total:	215.00 215.00
128885	11/3/2021	10475 VERIZON WIRELESS	9890351782		CELL PHONE SERVICE Total:	1,213.91 1,213.91
128886	11/3/2021	10148 WESTAIR GASES & EQUIPMENT INC	11323034	53473	WELDING SUPPLIES Total:	202.37 202.37
128887	11/3/2021	13855 WIZEHIVE	106835	53656	SOFTWARE RENEWAL-BUSINESS, Total:	7,875.00 7,875.00
128888	11/3/2021	10318 ZOLL MEDICAL CORPORATION	3375224	53420	EQUIPMENT SUPPLIES	2,613.61

11/03/2021

3:52:20PM

Voucher List CITY OF SANTEE

Page:

6

Bank code :

ubgen

 Voucher
 Date
 Vendor
 Invoice
 PO #
 Description/Account
 Amount

 128888
 11/3/2021
 10318
 10318
 ZOLL MEDICAL CORPORATION
 (Continued)
 Total:
 2,613.61

44 Vouchers for bank code: ubgen

Bank total: 257,498.67

44 Vouchers in this report

Total vouchers : 257,498.67

Prepared by

Approved by:

11/04/2021 10:09:44AM

Voucher List CITY OF SANTEE

Page:

Bank code	: ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128889	11/4/2021	12724 AMERICAN FIDELITY ASSURANCE	D377118		VOLUNTARY LIFE INS-AM FIDELITY Total:	4,963.80 4,963.80
128890	11/4/2021	12903 AMERICAN FIDELITY ASSURANCE CO	6015019		FLEXIBLE SPENDING ACCOUNT Total:	2,385.76 2,385.76
128891	11/4/2021	10208 ANTHEM EAP	81237		EMPLOYEE ASSISTANCE PROGRAI Total:	281.94 281.94
128892	11/4/2021	10334 CHLIC	2908096		HEALTH/DENTAL INSURANCE Total :	204,831.97 204,831.97
128893	11/4/2021	10785 RELIANCE STANDARD LIFE	November 21		VOLUNTARY LIFE INSURANCE Total:	657.67 657.67
128894	11/4/2021	10424 SANTEE FIREFIGHTERS	PPE 10/27/21		DUES/PEC/BENEVOLENT/BC EXP Total:	2,967.44 2,967.44
128895	11/4/2021	10776 STATE OF CALIFORNIA	PPE 10/27/21		WITHHOLDING ORDER Total:	308.30 308.30
128896	11/4/2021	10001 US BANK	PPE 10/27/21		PARS RETIREMENT Total:	804.76 804.76
8	8 Vouchers f	or bank code: ubgen			Bank total :	217,201.64
8	Vouchers i	n this report			Total vouchers :	217,201.64

11/08/2021 12:32:20PM

Voucher List CITY OF SANTEE

Page:

8

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
31950	11/8/2021	10955 DEPARTMENT OF THE TREASURY	November 21 Retirees PPE 10/27/21		FEDERAL WITHHOLDING TAX FED WITHHOLD & MEDICARE Total	211.00 75,880.17 76,091.17
31957	11/8/2021	10956 FRANCHISE TAX BOARD	November 21 Retirees PPE 10/27/21		CA STATE TAX WITHHELD CA STATE TAX WITHHELD Total	46.00 25,402.50 25,448.50
634342	11/8/2021	10959 VANTAGE TRANSFER AGENT/457	PPE 10/27/21		ICMA - 457 Total :	33,530.64 33,530.64
634345	11/8/2021	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 10/27/21		RETIREE HSA Total :	4,211.02 4,211.02
4	Vouchers f	or bank code: ubgen			Bank total :	139,281.33

Prepared b

Approved by: X

Date: 11/8/2021

4 Vouchers in this report

Total vouchers:

139,281.33

11/09/2021 1:13:07PM

Voucher List CITY OF SANTEE

Page:

9

Bank code: ubgen

Voucher	Date	Vendor	Invoice	PO#	Description/Account		Amount
10214	11/9/2021	10353 PERS	10 21 4		RETIREMENT PAYMENT	Total .	122,040.89
						Total :	122,040.89

1 Vouchers for bank code: ubgen Bank total: 122,040.89

1 Vouchers in this report Total vouchers: 122,040.89

Prepared by: UM

Date: 🎢

11/10/2021 8:55:21AM

Voucher List CITY OF SANTEE

Page:

10

Bank code :

ubgen

<u>Voucher</u>	Date	Vendor	Invoice	PO#	Description/Account	Amount
128897	11/10/2021	12903 AMERICAN FIDELITY ASSURANCE CO	6017008		FLEXIBLE SPENDING ACCOUNT	2,365.76
					Total	2 365 76

Total: 2,365.76

1 Vouchers for bank code: ubgen

Bank total: 2,365.76

1 Vouchers in this report

Total vouchers: 2,365.76

Prepared by

Approved by:

Approved by 10/2/

11/10/2021 9:47:29AM

Voucher List CITY OF SANTEE

Page:

Bank code:	ubgen					
Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
128898	11/10/2021	13046 A & D FIRE SPRINKLERS, INC	SDS1222542-1	53543	FY 21/22 ANNUAL BACKFLOW TES ⁻ Total:	4,680.00 4,680.00
128899	11/10/2021	12060 ACCOUNTING PRINCIPALS INC	12127112	53612	TEMPORARY ACCOUNTING SPECIA Total:	1,656.95 1,656.95
128900	11/10/2021	13456 AGRICULTURAL PEST CONTROL ·	611725	53491	PEST CONTROL SERVICES Total:	125.00 125.00
128901	11/10/2021	13321 ALPHA PROJECT FOR THE	0008396	53492	HOMELESS CAMP CLEAN UPS Total:	2,804.56 2,804.56
128902	11/10/2021	10510 AMAZON WEB SERVICES, INC	804122529 837887997 854392837	53648 53648 53648	CLOUD STORAGE CLOUD STORAGE CLOUD STORAGE Total:	1,104.61 1,151.60 355.86 2,612.07
128903	11/10/2021	10516 AWARDS BY NAVAJO	101206	53429	NAMETAGS Total :	47.41 47.41
128904	11/10/2021	14306 AZTEC LANDSCAPING, INC	19554L 19598L 34663	53493 53493 53493	CUSTODIAL SERVICES - PARKS CUSTODIAL SERVICES - PARKS CUSTODIAL SERVICES - PARKS Total :	139.19 199.83 4,184.71 4,523.73
128905	11/10/2021	12496 BALL, BYRON	BB-2021	53621	HOLIDAY LIGHTING Total:	360.00 360.00
128906	11/10/2021	10924 BATTISTI, JEREMY	10282021		EMPLOYEE REIMBURSEMENT Total :	200.00 200.00
128907	11/10/2021	10031 CDW GOVERNMENT LLC	L540255	53622	VEEAM SOFTWARE LICENSE Total:	3,147.00 3,147.00
128908	11/10/2021	12349 CHOICE LOCKSMITHING	091621COS 092821COS 1011221COS	53521 53521 53521	LOCKSMITH SERVICES LOCKSMITH SERVICES LOCKSMITH SERVICES	45.79 78.12 59.80

11/10/2021 9:47:29AM

Voucher List CITY OF SANTEE

Page:

ıe:

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
128908	11/10/2021	12349 CHOICE LOCKSMITHING	(Continued)		Total :	183.71
128909	11/10/2021	10032 CINTAS CORPORATION #694	4099200379	53483	UNIFORM/PARTS CLEANER RNTL Total :	62.48 62.48
128910	11/10/2021	12328 CINTAS CORP. #2	5079709563	53557	FIRST-AID KIT SERVICE Total:	91.38 91.38
128911	11/10/2021	10454 COUNTY MANAGEMENT ASSOCIATION	370348		ICMA MEMBERSHIP RENEWAL Total :	1,400.00 1,400.00
128912	11/10/2021	10333 COX COMMUNICATIONS	3110 038997401O-NOV		10601 N MAGNOLIA-SANTEE TV Total :	159.14 159.14
128913	11/10/2021	10046 D MAX ENGINEERING INC	6883R	53614	STORMWATER PROGRAM ASSISTATION TOTAL:	3,590.32 3,590.32
128914	11/10/2021	10449 DAY WIRELESS SYSTEMS	696822	53401	BREWS & BITES Total:	240.50 240.50
128915	11/10/2021	11295 DOKKEN ENGINEERING	39754 39814	52440 52440	CUYAMACA RIGHT TURN POCKET SANTEE LAKES STORM DRAIN Total:	10,095.00 4,220.00 14,315.00
128916	11/10/2021	13442 EBBIN MOSER + SKAGGS LLP	4922 4923	52777 52777	MSCP SUBAREA PLAN MSCP SUBAREA PLAN Total :	5,255.00 5,751.25 11,006.25
128917	11/10/2021	10826 ECCENTRIC INTERNATIONAL CHEFS	10142021-MAP	53484	REVISED MAP GRANT - ECCENTRI Total :	3,830.87 3,830.87
128918	11/10/2021	10009 FIRE ETC	160739	53444	SAFETY EQUIPMENT Total:	270.60 270.60
128919	11/10/2021	10066 GLOBALSTAR USA LLC	000000022208490		SATELLITE PHONE SERVICE Total:	93.95 93.95
128920	11/10/2021	10070 HAWTHORNE CAT MACHINERY	20816701	53525	EQUIPMENT RENTAL	1,257.04

13

Page:

Voucher List CITY OF SANTEE

vchlist 11/10/2021 9:47:29AM

Bank code:	ubgen								
Voucher	Date	Vendor		Invoice)	PO#	Description/Account		Amount
128920	11/10/2021	10070	10070 HAWTHORNE CAT MACHIN	IERY	(Continued)			Total:	1,257.04
128921	11/10/2021	10256 F	HOME DEPOT CREDIT SERVICES	515081 816344 816351	2	53410 53410 53410	STATION SUPPLIES TRAINING EQUIPMENT STATION SUPPLIES	Total :	29.04 942.74 21.42 993.20
128922	11/10/2021	12591 I	MS INFRASTRUCTURE	50390-	1	53639	PAVEMENT CONDITION REP	PORT U Total:	31,490.00 31,490.00
128923	11/10/2021	10203 L	AKESIDE EQUIPMENT SALES &	222816 223884		53616 53526	BREWS AND BITES EQUIPMENT RENTAL	Total :	5,015.10 263.53 5,278.63
128924	11/10/2021	10204 L	LIFE ASSIST INC	114233	1	53477	EMS SUPPLIES	Total :	53.88 53.88
128925	11/10/2021	13155 L	IFETIME DOG TRAINING, LLC	1010			INSTRUCTOR PAYMENT	Total :	5,098.50 5,098.50
128926	11/10/2021	10174 L	N CURTIS AND SONS	INV5347	749	53452	FIREFIGHTING SUPPLIES	Total :	882.27 882.27
128927	11/10/2021	10079 M	MEDICO HEALTHCARE LINEN	2049008 2049008		53546 53546	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	Total :	20.62 13.01 33.63
128928	11/10/2021	10507 M	MITEL LEASING	9033522 9033995 9033996 9033996	573 616		MONTHLY RENTAL 130737 C OCT 2021 MONTHLY RENTA OCT 2021 MONTHLY RENTA OCT 2021 MONTHLY RENTA	L 12469 L 13073	276.33 312.66 276.33 266.16 1,131.48
128929	11/10/2021	10805 O	OHD INC	78234		53634	EMS SUPPLIES	Total :	8,857.07 8,857.07
128930	11/10/2021	13117 O	RTIZ, ANNETTE	505			LEAGUE ANNUAL CONFERE	NCE	78.33

Page:

14

vchlist **Voucher List CITY OF SANTEE**

11/10/2021 9:47:29AM

Bank code:	ubgen					
Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
128930	11/10/2021	13117 ORTIZ, ANNETTE	(Continued)		Total :	78.33
128931	11/10/2021	13056 PACIFIC SWEEPING	154190PS	53497	STREET SWEEPING SVCS Total:	16,109.25 16,109.25
128932	11/10/2021	10241 PETTY CASH	11-3-21		PETTY CASH REIMB - DDS Total:	308.12 308.12
128933	11/10/2021	10092 PHOENIX GROUP INFO SYSTEMS	9092021031	53605	FY 21/22 PARKING CITE PROCESS Total:	161.27 161.27
128934	11/10/2021	10101 PROFESSIONAL MEDICAL SUPPLY	B016488	53412	OXYGEN CYLINDERS & REFILLS Total:	116.40 116.40
128935	11/10/2021	12062 PURETEC INDUSTRIAL WATER	1923445	53558	DEIONIZED WATER SERVICE Total:	38.29 38.29
128936	11/10/2021	10095 RASA	5556	53630	MAP CHECK Total:	1,310.00 1,310.00
128937	11/10/2021	10097 ROMAINE ELECTRIC CORPORATION	12-054542	53413	VEHICLE REPAIR PART Total:	242.07 242.07
128938	11/10/2021	13455 ROTO-ROOTER	14706	53499	PLUMBING Total:	250.00 250.00
128939	11/10/2021	10606 S.D. COUNTY SHERIFF'S DEPT.	SHERIFF - AUG 2021		LAW ENFORCEMENT AUG 2021 Total:	1,393,409.79 1,393,409.79
128940	11/10/2021	10677 SANTEE CHAMBER OF COMMERCE	39673		VETERANS MEMORIAL FLAG POLE Total :	4,761.49 4,761.49
128941	11/10/2021	10768 SANTEE SCHOOL DISTRICT	9112	53500	JOINT USE FIELDS - RIO SECO Total :	799.70 799.70
128942	11/10/2021	13171 SC COMMERCIAL, LLC	1980923-IN 1983547-IN	53480 53480	DELIVERED FUEL DELIVERED FUEL Total:	1,179.12 708.97 1,888.09

Voucher List CITY OF SANTEE

Page:

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128943	11/10/2021	13554 SC FUELS	0459396-DEF 0459396-F	53488 53481	DIESEL EXHAUST FLUID (DEF) FLEET CARD FUELING Total :	19.54 1,642.01 1,661.55
128944	11/10/2021	14284 SDI PRESENCE LLC	7593	53387	SANTEE LMS PROCUREMENT Total:	7,525.00 7,525.00
128945	11/10/2021	14038 SINGH GROUP INC	20434 40251 40384	53512 53512 53512	DEAD ANIMAL REMOVAL SERVICE DEAD ANIMAL REMOVAL SERVICE DEAD ANIMAL REMOVAL SERVICE Total:	1,334.30 1,334.30 1,334.30 4,002.90
128946	11/10/2021	11056 STANDARD ELECTRONICS	53510	53510	FY 21/22 SECURITY SYS - MONITOI Total :	2,850.00 2,850.00
128947	11/10/2021	10217 STAPLES ADVANTAGE	3487304737 3489398092 3489861816 3489861817 3490020713 3490373992 3490373993	53466 53513 53466 53466 53467 53548 53573	OFFICE SUPPLIES - PSD FY 21/22 OFFICE SUPPLIES-FINANI OFFICE SUPPLIES - PSD OFFICE SUPPLIES - PSD OFFICE SUPPLIES OFFICE SUPPLIES - DDS AS-NEEDED OFFICE SUPPLIES - C Total:	134.74 6.31 16.15 16.15 47.54 53.89 5.48 280.26
128948	11/10/2021	10617 STATE OF CALIFORNIA	L1220432144		UNEMPLOYMENT 07/21-09/21 Total:	411.00 411.00
128949	11/10/2021	10572 SUNBELT RENTALS INC	117937139 118591880	53542 53542	EQUIPMENT RENTAL EQUIPMENT RENTAL Total:	547.95 294.60 842.55
128950	11/10/2021	13064 TEMECULA CARRIAGE COMPANY LLC	337	53619	HOLIDAY LIGHTING Total:	1,247.50 1,247.50
128951	11/10/2021	10250 THE EAST COUNTY	00110679 00111330	53538 53538	INMTATION TO BID - BRIDGE REPA NOTICE OF PREPARATION - SIXTH Total :	854.00 693.00 1,547.00

11/10/2021 9:47:29AM

Voucher List CITY OF SANTEE

Page:

16

Bank	code	:	ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128952	11/10/2021	14413 THE SHERWIN-WILIAMS CO	Ref000074752		OVERPAYMENT - REFUND Total :	56.00 56.00
128953	11/10/2021	10692 UNITED PARCEL SERVICE	000006150X411		SHIPPING CHARGES DAVID CLARK Total:	43.41 43.41
128954	11/10/2021	12480 UNITED SITE SERVICES	114-12497673 114-12502363 114-12505731 114-12510432	53419 53419 53419 53419	PORTABLE TOILETS, TEMP FENCE PORTABLE TOILETS, TEMP FENCE PORTABLE TOILETS, TEMP FENCE PORTABLE TOILETS, TEMP FENCE Total:	240.00 180.06 201.69 1,727.90 2,349.65
128955	11/10/2021	10148 WESTAIR GASES & EQUIPMENT INC	11327029	53473	WELDING SUPPLIES Total:	94.78 94.78
128956	11/10/2021	14039 WESTERN EXTRACTION	1589	53474	EQUIPMENT MAINTENANCE Total:	1,532.54 1,532.54
128957	11/10/2021	10537 WETMORE'S	06P20299	53475	· VEHICLE REPAIR PARTS Total:	14.70 14.70
128958	11/10/2021	10232 XEROX CORPORATION	014506458 014506459	53540 53541	COPIER LEASE & CHARGES-PSD XEROX FS #5 SEPTEMBER 2021 Total :	318.10 308.85 626.95
128959	11/10/2021	14175 YARWICK, TERRY	RFD#1552		HANDEL'S ICE CRAM GRADING AN Total:	19,687.00 19,687.00
•	62 Vouchers fo	or bank code: ubgen			Bank total :	1,574,722.21

62 Vouchers in this report

Total vouchers: 1,574,722.21

11/17/2021 12:33:51PM

Voucher List CITY OF SANTEE Page:

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
128960	11/17/2021	14402 3 PUNK ALES BREWING CO	1		BREWS AND BITES Tota	500.00 500.00
128961	11/17/2021	13456 AGRICULTURAL PEST CONTROL	609908	53491	PEST CONTROL SERVICES Tota	595.00 595.00
128962	11/17/2021	14306 AZTEC LANDSCAPING, INC	19534L-IN 19572L-IN	53493 53493	CUSTODIAL SERVICES - PARKS CUSTODIAL SERVICES - PARKS Total	487.69 293.68 : 781.37
128963	11/17/2021	10177 BAYOU BROTHERS PRODUCTIONS	111921	53662	HOLIDAY LIGHTING Total	800.00 : 800.00
128964	11/17/2021	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS OCT 2021		LEGAL SVCS OCT 2021 Total	51,353.50 : 51,353.50
128965	11/17/2021	10021 BOUND TREE MEDICAL LLC	84266744	53430	EMS SUPPLIES Total	402.70 : 402.70
128966	11/17/2021	13098 CAKED BAKERY	4668		BREWS AND BITES Total	500.00 : 500.00
128967	11/17/2021	10299 CARQUEST AUTO PARTS	11102-541526 11102-5415 <i>7</i> 2	53407 53407	VEHICLE REPAIR PART VEHICLE REPAIR PART Total	8.47 42.37 : 50.84
128968	11/17/2021	14406 CHEESY EXPRESS	9779		BREWS AND BITES Total	500.00 500.00
128969	11/17/2021	12582 CHICK-FIL-A SANTEE	101621B&B		BREWS AND BITES Total	500.00 500.00
128970	11/17/2021	12349 CHOICE LOCKSMITHING	102221COS	53521	LOCKSMITH SERVICES Total	95.00 : 95.00
128971	11/17/2021	10032 CINTAS CORPORATION #694	4099870859	53483	UNIFORM/PARTS CLEANER RNTL	77.50

Voucher List CITY OF SANTEE

CITY OF SANTI

Bank code :	ubgen						
Voucher	Date	Vendo	r	Invoice	PO #	Description/Account	Amount
128971	11/17/2021	10032	10032 CINTAS CORPORATION #694	(Continued)		Total :	77.50
128972	11/17/2021	12328	CINTAS CORP. #2	5072232031	53557	FIRST-AID KIT SERVICE Total:	155.88 155.88
128973	11/17/2021	10050	CITY OF EL CAJON	0000015868		HFTA FEES - 2ND QUARTER Total :	12,198.00 12,198.00
128974	11/17/2021	10035	COMPETITIVE METALS INC	422178	53434	SHOP SUPPLIES Total:	12.02 12.02
128975	11/17/2021	10486	COUNTY OF SAN DIEGO	10252021		COUNTY RECORDER FEE - NOE Total:	50.00 50.00
128976	11/17/2021	10040	COUNTYWIDE MECHANICAL SYSTEMS	43834 44609	53436 53436	HVAC MAINT & REPAIRS HVAC MAINT & REPAIRS Total:	240.00 14,795.00 15,035.00
128977	11/17/2021	10333		038997401-NOV21 094486701NOV21 112256001-NOV		10601 N MAGNOLIA AVE 11/04/-12/0 CITY HALL GROUP BILL NOV21 9130 CARLOTN OAKS CHARGES 10 Total:	159.75 3,172.90 92.30 3,424.95
128978	11/17/2021	14400	CREATIVE CREATURE BREWING	3466		BREWS AND BITES Total:	500.00 500.00
128979	11/17/2021	14410	CRUMBL COOKIES, `	5474		BREWS AND BITES Total:	500.00 500.00
128980	11/17/2021	13129		07212021 09142021	53644 53644	DAVID TURCH & ASSOCIATES AGR DAVID TURCH & ASSOCIATES AGR Total :	5,000.00 5,000.00 10,000.00
128981	11/17/2021	12593	ELLISON WILSON ADVOCACY, LLC	2021-11-10	53567	LEGISLATIVE ADVOCACY SERVICE Total:	1,500.00 1,500.00
128982	11/17/2021	11119 F	ERGUSON ENTERPRISES INC	0179982	53591	PLUMBING SUPPLIES	198.79

Voucher List CITY OF SANTEE

Bank code: ubgen

Voucher	Date	Vendor	r	Invoice	e	PO#	Description/Account		Amount
128982	11/17/2021	11119	11119 FERGUSON ENTERPRISES	INC	(Continued)			Total:	198.79
128983	11/17/2021	10065	GLOBAL POWER GROUP INC	76359		53495	GENERATOR MAINT & RE	PAIRS	348.25
				76360		53495	GENERATOR MAINT & RE	PAIRS	3,153.23
				76957		53495	GENERATOR MAINT & RE	PAIRS	100.00
				76958		53495	GENERATOR MAINT & RE	PAIRS	100.00
				76959		53495	GENERATOR MAINT & RE	PAIRS	100.00
				76960		53495	GENERATOR MAINT & RE	PAIRS	100.00
				77080		53495	GENERATOR MAINT		219.70
				77458		53495	GENERATOR REPAIRS		7.74
				77459		53495	GENERATOR REPAIRS		2.38
				77506		53495	GENERATOR REPAIRS		5,749.43
								Total:	9,880.73
128984	11/17/2021	10490	HARRIS & ASSOCIATES INC	49376		53305	SAFETY & ENV JUSTICE E	LEMENT	1,361.25
								Total:	1,361.25
128985	11/17/2021	11724 I	ICF JONES & STOKES INC	015875	3	53609	MSCP SUBAREA PLAN		6,275.00
								Total:	6,275.00
128986	11/17/2021	14407	JAMUL BREWING	1130			BREWS AND BITES		500.00
								Total:	500.00
128987	11/17/2021	14408 .	JE FUTURE INC, DBA DELI BELLY	526			BREWS AND BITES		500.00
				020			5.12.107.11.5 51725	Total:	500.00
128988	11/17/2021	1/308	JOHN'S SWEETFIRE BBQ	SF1016	:021		BREWS AND BITES		500.00
120300	11/1//2021	14000 0	JOHN O OWLETT INC DDQ	31 1010	0021		BREWS AND BITES	Total:	500.00
100000				5000				101411	
128989	11/17/2021	14396	JUNCTION 52 BAR & GRILL	5399			BREWS AND BITES		500.00
								Total:	500.00
128990	11/17/2021	13097 k	KRAVINGS FRUIT BAR	0116			BREWS AND BITES		500.00
								Total:	500.00
128991	11/17/2021	13851 I	AWSON PRODUCTS, INC	930894	4183	53411	SHOP SUPPLIES		8.60
000.		.555. E	2	00000		55111	3.101 3311 2.23	Total :	8.60
								iotai .	0.00

vchlist 11/17/2021 12:33:51PM CIT

11/17/2021 10083 MUNICIPAL EMERGENCY SERVICES

11/17/2021 13127 MYERS, CHRIS

11/17/2021 14152 MYSTERY RANCH

11/17/2021 14401 NANCY STEWART

11/17/2021 13509 NCA ENTERTAINMENT INC

11/17/2021 14409 NAT SWEETS

Bank code:

128997

128998

128999

129000

129001

129002

ubgen

Voucher List CITY OF SANTEE

	45.90%					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128992	11/17/2021	10204 LIFE ASSIST INC	1144895	53477	EMS SUPPLIES	8,943.07
			1145143	53477	EMS SUPPLIES	241.90
			1145217	53477	EMS SUPPLIES	347.82
			1145233	、53477	EMS SUPPLIES	391.00
					Total :	9,923.79
128993	11/17/2021	10207 LOCKHART TRAINING	2158		INSTRUCTOR PAYMENT	538.20
					Total:	538.20
128994	11/17/2021	12797 MARIE CALLENDER'S #74	1910		BREWS AND BITES	500.00
					Total :	500.00
128995	11/17/2021	10079 MEDICO HEALTHCARE LINEN	20493907	53546	MEDICAL LINEN SERVICE	20.62
			20493909	53546	MEDICAL LINEN SERVICE	13.01
					Total :	33.63
128996	11/17/2021	10306 MOTOROLA SOLUTIONS INC	8281268043	53640	ALL BAND PORTABLE RADIOS	12,384.11
					Total :	12,384.11

IN1636923

545940

IN158102

IN158673

810068

001

91911

53454

53385

53456

53660

SAFETY APPAREL

WEARING APPAREL

BREWS AND BITES

BREWS AND BITES

HOLIDAY LIGHTING

FIREFIGHTING EQUIPMENT

FIREFIGHTING EQUIPMENT

473.48

473.48

162.36

162.36

808.13

560.60

500.00

500.00

500.00

500.00

1,500.00

1,500.00

1,368.73

Total:

Total:

Total:

Total:

Total:

Total:

11/17/2021 12:33:51PM

Voucher List CITY OF SANTEE

Page:

Bank code :	ubgen						
Voucher	Date	Vendor	Invoice	PO#	Description/Account		Amount
129003	11/17/2021	10308 O'REILLYAUTO PARTS	2968-445898	53458	SHOP SUPPLIES	Total :	9.46 9.46
129004	11/17/2021	10344 PADRE DAM MUNICIPAL WATER DIST	7726151		GROUP BILL NOV 2021	Total :	24,881.68 24,881.68
129005	11/17/2021	10932 PERRY ELECTRIC	1319-4 1319-4R	53562	TRAFFIC SIGNAL VISIBILITY RETENTION	PROJE	23,840.00 -1,192.00 22,648.00
129006	11/17/2021	10150 PROBUILD	04-0306792	53629	BUILDING MATERIALS & SUF	PPLIES Total:	465.66 465.66
129007	11/17/2021	14374 RALPHANDERSON & ASSOCIATES	INV-03322	53641	CLASSIFICATION STUDY	Total :	1,500.00 1,500.00
129008	11/17/2021	14394 RDM MANAGEMENTGROUP LLC	COS01	53669	DEI WORKSHOP FACILITATO	R Total :	7,500.00 7,500.00
129009	11/17/2021	12994 RINCON CONSULTANTS, INC	34354	53171	FANITA RANCH PHASE II CUL	TURA Total:	2,347.50 2,347.50
129010	11/17/2021	10097 ROMAINE ELECTRIC CORPORATION	12-054662	53413	EQUIPMENT REPAIR	Total :	511.59 511.59
129011	11/17/2021	13455 ROTO-ROOTER	14714	53499	PLUMBING REPAIRS	Total :	8,587.50 8,587.50
129012	11/17/2021	14403 RUSTIC RIDGE VINEYARDS	1		BREWS AND BITES	Total :	500.00 500.00
129013	11/17/2021	13171 SC COMMERCIAL, LLC	1986392-IN 1988540-IN	53480 53480	DELIVERED FUEL DELIVERED FUEL	Total :	1,215.50 900.53 2,116.03
129014	11/17/2021	13554 SC FUELS	0460346-DEF 0460346-F	53488 53481	DIESEL EXHAUST FLUID (DEF FLEET CARD FUELING	=)	7.86 1,787.68

Voucher List CITY OF SANTEE

Page:

Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
129014	11/17/2021	13554 SC FUELS	(Continued)		Total :	1,795.54
129015	11/17/2021	14399 SDCA DISTILLING LLC	21-108		BREWS AND BITES Total:	500.00 500.00
129016	11/17/2021	10110 SECTRAN SECURITY INC	21110488	53532	NOV 2021 ARMORED CAR TRANSP Total:	141.67 141.67
129017	11/17/2021	10585 SHARP REES-STEALY MEDICAL	361212922 6361899935		TB TEST PREPLACEMENT PHYSICAL Total:	49.00 1,119.00 1,168.00
129018	11/17/2021	14038 SINGH GROUP INC	20301 40234	53512 53512	DEAD ANIMAL REMOVAL SERVICE DEAD ANIMAL REMOVAL SERVICE Total:	1,312.50 1,312.50 2,625.00
129019	11/17/2021	14265 SOUTHLAND PAVING INC	5 - CIP 2020-24 5R-CIP 2020-24	53357	SANTEE LAKES STORM DRAIN REF RETENTION Total :	1,121,492.50 -56,074.62 1,065,417.88
129020	11/17/2021	10217 STAPLES ADVANTAGE	3490510439 3490888273 3490888274 3490888275	53631 53573 53631 53631	AS NEEDED OFFICE SUPPLIES AS-NEEDED OFFICE SUPPLIES - C AS NEEDED OFFICE SUPPLIES AS NEEDED OFFICE SUPPLIES Total:	64.64 47.94 16.15 16.15 144.88
129021	11/17/2021	10119 STEVEN SMITH LANDSCAPE INC	48048 48049 48050 48204 53417	53417 53418 53502 53417 53417	A1 LANDSCAPE SERVICES A2 LANDSCAPE SERVICES A3 LANDSCAPE SERVICES A1 LANDSCAPE SERVICES A1 LANDSCAPE SERVICES Total:	50,386.25 18,652.80 11,940.16 3,273.47 32,445.00 116,697.68
129022	11/17/2021	14405 TAP TRUCK SAN DIEGO	TapTruck1		BREWS AND BITES Total:	500.00 500.00
129023	11/17/2021	14397 THE CIDER HOUSE LLC	PH001		BREWS AND BITES	500.00

11/17/2021 12:33:51PM

Voucher List CITY OF SANTEE

Page:

Bank code	: ubgen						
Voucher	Date	Vendor		Invoice	PO#	Description/Account	Amount
129023	11/17/2021	14397	14397 THE CIDER HOUSE LLC	(Continued)			500.00
129024	11/17/2021	10250 7	THE EAST COUNTY	00110987 00111311 00111482	53574 53538 53574	CLERK OFFICE PUBLICATIONS INVITATION TO BID - SIGNAL UPGR CLERK OFFICE PUBLICATIONS Total:	304.50 889.00 322.00 1,515.50
129025	11/17/2021	14388 T	RAVIS STOUT	8405051		WEARING APPAREL Total:	127.38 127.38
129026	11/17/2021	11194 U	SAFACT INC	1090440		BACKGROUND CHECKS Total:	37.04 37.04
129027	11/17/2021	10136 V	VEST COAST ARBORISTS INC	176264	53503	FY 21/22 URBAN FORESTRY MANA Total :	2,453.30 2,453.30
6	8 Vouchers f	or bank (code: ubgen			Bank total :	1,412,331.72
68	8 Vouchers i	n this rep	Port			Total vouchers :	1,412,331.72

11/18/2021 9:45:02AM

Voucher List CITY OF SANTEE

Page:

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
129028	11/18/2021	12724 AMERICAN FIDELITY ASSURANCE	D387724		VOLUNTARY LIFE INS-AM FIDELITY Total:	4,963.80 4,963.80
129029	11/18/2021	12722 FIDELITY SECURITY LIFE	165018314		EYEMED - VOLUNTARY VISION Total:	842.40 842.40
129030	11/18/2021	10508 LIFE INSURANCE COMPANY OF	November 2021		LIFE/LTD INSURANCE Total:	2,849.36 2,849.36
129031	11/18/2021	10784 NATIONAL UNION FIRE INSURANCE	November 2021		VOLUNTARY AD&D Total:	79.75 79.75
129032	11/18/2021	10335 SAN DIEGO FIREFIGHTERS FEDERAL	November 2021		LONG TERM DISABILITY-SFFA Total:	1,445.50 1,445.50
129033	11/18/2021	10424 SANTEE FIREFIGHTERS	PPE 11/10/21		DUES/PEC/BENEVOLENT/BC EXP Total:	2,967.44 2,967.44
129034	11/18/2021	12892 SELMAN & COMPANY, LLC	November 2021		ID THEFT PROTECTION Total:	180.00 180.00
129035	11/18/2021	10776 STATE OF CALIFORNIA	PPE 11/10/21		WITHHOLDING ORDER Total:	308.30 308.30
129036	11/18/2021	10001 US BANK	PPE 11/10/21		PARS RETIREMENT Total:	754.58 754.58
9	Vouchers fo	or bank code: ubgen			Bank total :	14,391.13
9	Vouchers in	n this report			Total vouchers :	14,391.13

25

Page:

Voucher List CITY OF SANTEE

vchlist 11/19/2021 12:17:18PM

Bank code: ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129038	11/19/2021	10001 US BANK	0047401870040925210	0	STATION SUPPLIES	8.62
			0047438330020926210)	STATION SUPPLIES	4.30
			012008		MEETING SUPPLIES	15.48
			0300		BREWS & BITES	14.11
			038947		FIRE STATION REPAIR	372.42
			04466		BUG SPRAY FOR TEEN CENTER	18.45
			045501		SMALL TOOLS	38.75
			054997		PLANTS MAT/SUP	79.30
			074377		VEHICLE REPAIR	208.25
			078929		TEEN CENTER BIRTHDAY TREATS	15.08
			0801		LEAGUE ANNUAL CONFERENCE	755.33
			09242021		BLS INSTRUCTOR CARDS	35.00
		092721		MECHANIC INTERVIEWS	24.67	
			09292021		BLS CARDS FOR FIREFIGHTERS	370.50
			09302021		BLS CARDS FOR FIREFIGHTERS	38.00
			10023		BREWS & BITES	45.77
			10112021		JEREMY INCIDENT	355.90
			10119		LEAGUE ANNUAL CONFERENCE	42.61
			101521		PROFESSIONAL DEVELOPMENT W	160.00
			10182021		VEHICLE MAINTENANCE	120.00
			10192021		EMPLOYEE BENEFIT MEETING LUC	101.50
			10202021		BLS CARDS FOR FIREFIGHTERS	28.50
			102121		PROFESSIONAL DEVELOPMENT W	10.00
			10330		LEAGUE ANNUAL CONFERENCE	79.24
			1046		REGISTRATION	30.00
			111-3068654-9029056		VEHICLE REPAIR PARTS	140.96
			1113325581-5313013A		VEHICLE REPAIR PARTS	423.44
			1113325581-5313013-B		VEHICLE REPAIR PARTS	420.70
			112-3088006-3744232		STATION SUPPLIES	284.83
			112-6725002-7176249		STATION SUPPLIES	40.93
			112-6853248-5461031		STATION SUPPLIES	92.51
			112-9790452-6153848		OFFICE SUPPLIES	57.22
			113-8211389-5429000		SAFETY EQUIPMENT	58.62
			11696		SUPPLIES FOR BREWS AND BITES	38.55
			1208564256		ONLINE MEETING SOFTWARE	129.35
			1208568057		ONLINE MEETING SOFTWARE	129.35

Voucher List CITY OF SANTEE

Page:

26

/oucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
129038	11/19/2021	10001 US BANK	(Continued)			
			1208572468		ONLINE MEETING SERVICES	30.00
			12110		VEHICLE REPAIR PARTS	154.76
			1211405		LEAGUE ANNUAL CONFERENCE	714.75
			1212		EMPLOYEE BENEFIT LUNCHEON	15.28
			1284767		FAWN FIRE	80.00
			1370608		MISCELLANEOUS OFFICE SUPPLIE	19.38
			13M28761P7929691X		TRAINING REGISTRATION	199.00
			14171584		EOC EQUIPMENT	624.49
			17029891		WELLNESS PROGRAM LUNCH	318.63
			181025612		FIERO CONFERENCE	100.30
			1948		VETERANS MEMORIAL	1,725.00
			200035636		SOFTWARE LICENSING	180.00
			200035637		SOFTWARE MAINTENANCE	180.00
			2021		BREWS & BITES	45.00
			204518		DRY RUN LUNCH 10/12/2021	18.04
			20613		LMD WALL REPAIR	22.57
			211006-03-5		SPARC BREAKFAST	65.55
			211008-03-30		WORKING LUNCH	33.31
			21511		SUPPLIES FOR GENERAL SPECIAL	8.29
			225966		FAWN FIRE	29.28
			228055		MAT/SUP GAS TAX	21.64
			23214		OPS YARD MAT/SUP	103.78
			23430		BREWS & BITES	71.96
			2351		SENIOR PROGRAM SUPPLIES	35.90
			236511		DRY RUN LUNCH 10/12/2021	32.16
			242		GREETING CARDS	87.72
			2440666		FAWN FIRE	49.19
			249430		PROFESSIONAL DEVELOPMENT	714.75
			26111286		BREWS & BITES	442.22
			26159107		HOLIDAY LIGHTING	63.67
			279 3 1065 3060		STATION SUPPLIES	42.24
			29CA329A-A6		MECHANIC INTERVIEWS	11.17
			30004146		MEMBERSHIP RENEWAL	130.00
			300384169		CITY CUP FOOTBALL GAME PATCH	184.25
			3027706 30920		GFOA ANNUAL GAAP UPDATE	135.00
					FLOOD CONTROL	21.44

Voucher List CITY OF SANTEE

Page:

27

Bank code: ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129038	11/19/2021	10001 US BANK	(Continued)	-		
			310727		BREWS & BITES	51.63
			3326		MEMBERSHIP RENEW-GF	120.00
			34783		GRAFFITI ABATEMENT PAINT	58.16
			35579		ALISAL FIRE	48.52
			3716053001		ONLINE MEETING SERVICE	88.67
			374402823		KNP COMPLEX FIRE	95.28
			3803		SENIOR PROGRAM SUPPLIES	64.25
			3F5IFY		LEAGUE ANNUAL CONFERENCE	30.00
			403 202 52 202		STATION SUPPLIES	46.29
			403202134202		JEREMY INCIDENT	24.48
			40549		FOUNTAIN MAINT	139.45
			40630472		TOOL FOR DISC GOLF MACHINE	16.14
			4111		SENIOR PROGRAM TRIP	900.00
			41540349		SURVEY SOFTWARE SUBSCRIPTION	408.00
			4521413901		FIERO CONFERENCE	749.48
			480575		MAT/SUP DISC GOLF	886.11
			49414		SANTEETV PROMO	22.68
			4DTWVB		MONUMENT FIRE	1,910.17
			56956		GF-MAT/SUP	107.73
			57805		SPECIAL EVENTS - SUPPLIES	2.60
			59122283		RECYCLING CANS FOR DDS	111.72
		•	600024		STAFF LUNCH BREWS AND BITES:	56.25
			6046		SENIOR PROGRAM SUPPLIES	4.98
			6143985		WEARING APPAREL	93.06
			618291		WEARING APPAREL	73.88
			62529		MAT/SUP -GT	58.29
			63691		MAT/SUP CONCRETE REPAIR	64.62
			6802		OFFICE SUPPLIES	4.88
			684424908		FAWN FIRE	117.18
			7069		LEAGUE ANNUAL CONFERENCE	122.23
			709358708		ALISAL FIRE	75.21
			714576		FIRE INCIDENT #2021-00063491	17.95
			744		BREWS & BITES	100.00
			780748584		KNP COMPLEX FIRE	126.79
			780748590		KNP COMPLEX FIRE	126.79
			7846		SENIOR PROGRAM SUPPLIES	32.26

Bank code	:	ubgen
-----------	---	-------

Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
129038	11/19/2021	10001 US BANK	(Continued)			
			803965229		ALISAL FIRE	44.43
			865999		FIRE INCIDENT #2021-00063491	12.41
			8840		EMPLOYEE BENEFIT LUNCHEON	133.99
			9073452		KNP COMPLEX FIRE	1.09
			90936		EMPLOYEE BENEFIT LUNCHEON	946.50
			9163487		KNP COMPLEX FIRE	123.15
			93209		FIRE STATION 5 WALL REPAIR	64.70
			93946		MAT/SUP CONCRETE REPAIR	65.66
			96434		FOUNTAIN MAINT	214.29
			96442		FOUNTAIN & GRAFFITI MAT/SUP	204.30
			9861809		MINOR EQUIPMENT	183.08
			9870		EMPLOYEE BENEFIT LUNCH	86.84
			CR1123849854-9529044		CR, VEHICLE PART RETURNED	-75.41
			E/4038408		ALISAL FIRE	71.38
			INV693914		EQUIPMENT REPAIR	570.78
			PD-49185		MAT/SUP FLOOD CONTROL	934.43
			PD-49548		MAT/SUP FLOOD CONTROL	294.14
					Total :	22,330.45
129039	11/19/2021	10001 US BANK	58720		TONER SUPPLIES	318.92
			opsntmaxex16mk		MICROSOFT OFFICE TRAINING	22.99
			opsntwjpoh2p		MICROSOFT OFFICE TRAINING	22.99
			, ,, ,		Total :	364.90
2	2 Vouchers fo	or bank code: ubgen			Bank total :	22,695.35

2 Vouchers in this report

Page:

Total vouchers:

22,695.35

642192

11/22/2021 1:3

1:37:12PM

11/22/2021 10782 VANTAGEPOINT TRNSFR AGT/801801

Voucher List CITY OF SANTEE

Page:

29

4,273.27 **4,273.27**

Total:

Bank code:	ubgen						
Voucher	Date	Vendor	Invoice	PO#	Description/Account		Amount
73958	11/22/2021	10955 DEPARTMENT OF THE TREASURY	PPE 11/10/21		FED WITHHOLD & MEDICAR	RE Total:	77,854.68 77,854.68
74020	11/22/2021	10956 FRANCHISE TAX BOARD	PPE 11/10/21		CA STATE TAX WITHHELD	Total :	25,986.24 25,986.24
642181	11/22/2021	10959 VANTAGE TRANSFER AGENT/457	PPE 11/10/21		ICMA - 457	Total:	33,263.19 33,263.19

PPE 11/10/21

4 Vouchers for bank code: ubgen Bank total: 141,377.38

RETIREE HSA

4 Vouchers in this report Total vouchers: 141,377.38

Prepared by

Date: 11 22

Approved by:

Date:

30

Page:

Voucher List CITY OF SANTEE

vchlist 11/23/2021 12:43:59PM

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129040	11/23/2021	12060 ACCOUNTING PRINCIPALS INC	12143252 12143917	53612 53612	TEMPORARY ACCOUNTING SPECIATEMPORARY ACCOUNTING SPECIATORIAL:	972.79 1,635.57 2,608.36
129041	11/23/2021	11445 AMERICAN MESSAGING	L1072898VK		FD PAGER SERVICE Total:	164.48 164.48
129042	11/23/2021	10412 AT&T	17221532		TELEPHONE 09/22-10/22/2021 Total :	806.97 806.97
129043	11/23/2021	14306 AZTEC LANDSCAPING, INC	0037697-IN	53493	CUSTODIAL SERVICES - PARKS - C Total :	4,184.71 4,184.71
129044	11/23/2021	12506 BEST, MARLENE	111921		ICSC CONFERENCE 2021 Total:	241.50 241.50
129045	11/23/2021	12525 BILL HOWE PLUMBING	RFD21STE-01343		REFUND FOR PERMIT APPLICATIO Total:	117.29 117.29
129046	11/23/2021	11513 BOND, ELLEN	12012021-263		MEADOWBROOK HARDSHIP PROG Total:	61.55 61.55
129047	11/23/2021	13292 BORDER TIRE	8024672-B 8026100	53406 53406	TIRES TIRES Total :	659.43 325.94 985.37
129048	11/23/2021	14384 C.W DRIVER LLC	RFD IP18003s		COUNTY ARCC REFUNDABLE DEF Total:	1,845.45 1,845.45
129049	11/23/2021	10876 CANON SOLUTIONS AMERICA INC	4040404846 4040404847	53552 53552	SCANNER MAINTENANCE PLOTTER MAINT & USAGE Total:	106.46 38.73 145.19
129050	11/23/2021	10299 CARQUESTAUTO PARTS	11102-542938	53407	VEHICLE REPAIR PARTS Total:	30.73 30.73
129051	11/23/2021	12665 CARROLL BUSINESS SUPPLY	970501-0	53433	OFFICE SUPPLIES	382.16

31

Page:

Voucher List CITY OF SANTEE

vchlist 11/23/2021 12:43:59PM

Bank code :	ubgen						
Voucher	Date	Vendo	or	Invoice	PO#	Description/Account	Amount
129051	11/23/2021	12665	12665 CARROLL BUSINESS SUPPLY	(Continued)		Total :	382.16
129052	11/23/2021	11402	CARROLL, JUDI	12012021-96		MEADOWBROOK HARDSHIP PROG Total :	61.70 61.70
129053	11/23/2021	10031	CDW GOVERNMENT LLC	M960910	53658	TABLET COMMAND EQUIPMENT Total:	1,177.16 1,177.16
129054	11/23/2021	10032	CINTAS CORPORATION #694	4100553018 4100691443	53483 53483	UNIFORM/PARTS CLEANER RENTA STATION SUPPLIES Total:	62.48 44.39 106.87
129055	11/23/2021	12328	CINTAS CORP. #2	5082316032	53557	FIRST-AID KIT SERVICE Total:	237.89 237.89
129056	11/23/2021	11409	CLAYTON, SYLVIA	12012021-340		MEADOWBROOK HARDSHIP PROG Total :	64.57 64.57
129057	11/23/2021	12153	CORODATA RECORDS	RS4738916	53565	RECORD STORAGE, RETRIEVEL & Total :	501.37 501.37
129058	11/23/2021	11862	CORODATA SHREDDING INC	DN1335975	53566	SECURE DESCTRUCTION SERVICE Total:	42.87 42.87
129059	11/23/2021	10234	COUNTY OF SAN DIEGO	01149-2012-RI-2021	53522	GENERATOR AIR POLLUTION PERI Total :	769.00 769.00
129060	11/23/2021	10358		22CTOFSAN04 22CTOFSASN04	53559 53508	SHERIFF RADIOS 800 MHZ ACCESS (FIRE/PS) Total :	3,705.00 1,710.00 5,415.00
129061	11/23/2021	10486	COUNTY OF SAN DIEGO	110221		COUNTY RECORDER FEE Total:	50.00 50.00
129062	11/23/2021	10040		45269 45394	53436 53436	HVAC REPAIRS HVAC MAINT & REPAIRS Total:	433.95 1,100.84 1,534.79

Voucher List CITY OF SANTEE

11/23/2021 12:43:59PM CITY OF SAN

Bank code: ubgen

bank code:	ubgen					
Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
129063	11/23/2021	10046 D MAX ENGINEERING INC	6890 6891	53372 53613	2021 MS4 OUTFALL MONITORING STORMWATER PROGRAM ASSISTA Total:	7,511.69 20,516.54 28,028.23
129064	11/23/2021	14347 DIAMOND EDUCATION	1007	53595	CONTINUING EDUCATION Total:	1,788.00 1,788.00
129065	11/23/2021	14216 EXTREME SAFETY INC.	00103184	53608	SAFETY EQUIPMENT Total:	1,613.19 1,613.19
129066	11/23/2021	10196 FIRE PREVENTION SERVICES INC	111821		WEED ABATEMENT Total:	2,099.12 2,099.12
129067	11/23/2021	12120 GEOCON INCORPORATED	121100302	53284	GEOTECHNICAL REVIEW - SLOPE Total:	617.50 617.50
129068	11/23/2021	13021 GROSSMONT HEALTHCARE DISTRICT	10222021		WILL EVENT - PROFESSIONAL DE\ Total:	190.00 190.00
129069	11/23/2021	11875 HALL, RONN	5175		ICSC CONVENTION 2021 Total:	241.50 241.50
129070	11/23/2021	11196 HD SUPPLY FM	9197029100	53408	FLEET SHOP SUPPLIES Total:	292.67 292.67
129071	11/23/2021	10600 HINDERLITER, DE LLAMAS & ASSOC	SIN012678	53570	2021 OCT CANNABIS MGMT PROG Total :	2,250.00 2,250.00
129072	11/23/2021	10256 HOME DEPOT CREDIT SERVICES	0673 00097 66403 3150940 5160230 6150848 6160215	53410 53410 53410 53410 53410	STATION SUPPLIES STATION SUPPLIES EQUIPMENT SUPPLIES TOOL MAINTENANCE SUPPLIES TRAINING PROP Total:	124.83 178.38 171.32 114.37 7.09 595.99
129073	11/23/2021	11391 HUMPHREY, BREANNE	11102021		ICSC CONFERENCE - MEAL PER D Total :	241.50 241.50

vchlist 11/23/2021 12:43:59PM

Voucher List CITY OF SANTEE

Bank code	: ubgen					
Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
129074	11/23/2021	11807 IMPERIAL SPRINKLER SUPPLY	4770875-00	53602	IRRIGATION PARTS	429.93
			4778149-00	53602	IRRIGATION PARTS	644.89
			4819652-00	53602	IRRIGATION PARTS	2,400.50
			4819652-01	53602	IRRIGATION PARTS	81.45
			4823532-00	53602	IRRIGATION PARTS	746.71
			4823546-00	53602	IRRIGATION PARTS	96.06
			4823579-00	53602	IRRIGATION PARTS	121.86
			4828314-00	53602	IRRIGATION PARTS	147.50
			4841986	53602	IRRIGATION PARTS	1,803.84
			4841986-01	53602	IRRIGATION PARTS	17.34
			4853474-00	53602	IRRIGATION PARTS	286.49
			4856876-00	53602	IRRIGATION PARTS	1,516.00
			4856876-01	53602	IRRIGATION PARTS	104.87
			4856876-02	53602	IRRIGATION PARTS	211.73
			4868539-00	53602	IRRIGATION PARTS	120.48
			4872435-00	53602	IRRIGATION PARTS	36.73
			4873763-00	53602	IRRIGATION PARTS	95.67
			4878325-00	53602	IRRIGATION PARTS	59.53
			4906217-00	53602	IRRIGATION PARTS	356.74
					Tota	9,278.32
129075	11/23/2021	14166 INTERFAITH SHELTER NETWORK	Sant2103	53299	CDBG-CV RENTAL ASSISTANCE	35,283.64
					Tota	35,283.64
129076	11/23/2021	10204 LIFE ASSIST INC	1145843	53477	EMS SUPPLIES	339.91
			1146305	53477	EMS SUPPLIES	290.33
			1146555	53477	EMS SUPPLIES	130.33
			1148058	53477	EMS SUPPLIES	290.33
					Total	: 1,050.90
129077	11/23/2021	10079 MEDICO HEALTHCARE LINEN	20497718	53546	MEDICAL LINEN SERVICE	20.62
		~	20497720	53546	MEDICAL LINEN SERVICE	13.01
					Total	
129078	11/23/2021	11783 MINTO, JOHN	24150		ICSC CONVENTION 2021	241.50
		·			Total	: 241.50

vchlist 11/23/2021 12:43:59PM

Voucher List CITY OF SANTEE

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
129079	11/23/2021	10085 NATIONAL SAFETY COMPLIANCE INC	87777		DOT CERTIFIED DRUG TEST Total:	69.95 69.95
129080	11/23/2021	13056 PACIFIC SWEEPING	154328PS	53497	STREET SWEEPING SVCS Total:	16,109.25 16,109.25
129081	11/23/2021	10344 PADRE DAM MUNICIPAL WATER DIST	29700016- OCT 21 7734609		CONSTRUCTION METER 10/03-10/5 GROUP BILL NOV-2021 Total:	256.58 25,577.77 25,834.35
129082	11/23/2021	11442 PATTERSON, LUANNE	12012021-225		MEADOWBROOK HARDSHIP PROG Total:	59.52 59.52
129083	11/23/2021	10161 PRIZM JANITORIAL SERVICES INC	34116 34117 34149 34161 34185	53498 53498 53498	CUSTODIAL OFFICES PARK CUSTODIAL CUSTODIAL SERVICES - OFFICES CUSTODIAL SERVICES - OFFICES CUSTODIAL SERVICES - OFFICES Total:	3,419.67 2,580.01 3,419.67 3,419.67 3,419.67 16,258.69
129084	11/23/2021	10161 PRIZM JANITORIAL SERVICES INC	34203	53498	CUSTODIAL SERVICES - OFFICES Total:	3,419.67 3,419.67
129085	11/23/2021	10101 PROFESSIONAL MEDICAL SUPPLY	B016885 B016886 B016887	53412 53412 53412	OXYGEN CYLINDERS & REFILLS OXYGEN CYLINDERS & REFILLS OXYGEN CYLINDERS & REFILLS Total:	114.90 103.20 206.00 424.10
129086	11/23/2021	10791 RECON ENVIRONMENTAL INC	64297	53341	SANTEE GP AMEND & ZONE CHAN Total:	7,221.75 7,221.75
129087	11/23/2021	14298 ROBERTS, JENNIFER	2004285.001		OVERPAYMENT FOR CAMP-SIBLIN Total:	40.00 40.00
129088	11/23/2021	12256 ROE, DARLENE	12012021-318		MEADOWBROOK HARDSHIP PROG Total :	62.56 62.56
129089	11/23/2021	10096 ROGER DANIEL'S ALIGN & BRAKE	56936	53464	VEHICLE SERVICE	43.20

Voucher List CITY OF SANTEE

vchlist 11/23/2021 12:43:59PM

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
129089	11/23/2021	10096 10096 ROGER DANIEL'S ALIGN & E	BRAKE (Continued)		Total :	43.20
129090	11/23/2021	14415 SAN DIEGO FOOD SYSTEM ALLIANCE	4237	53668	SB 1383 REQUIREMENTS Total:	700.00 700.00
129091	11/23/2021	13061 SAN DIEGO HUMANE SOCIETY &	NOV-21	53530	ANIMAL CONTROL SERVICES Total:	36,794.00 36,794.00
129092	11/23/2021	13171 SC COMMERCIAL, LLC	1988794-IN 1991547-IN 1993711-IN	53480 53480 53480	DELIVERED FUEL DELIVERED FUEL DELIVERED FUEL Total:	81.47 436.21 630.21 1,147.89
129093	11/23/2021	13554 SC FUELS	0464306-DEF 0464603-F	53488 53481	DIESEL EXHAUST FLUID (DEF) FLEET CARD FUELING Total:	11.34 1,996.30 2,007.64
129094	11/23/2021	13206 SHARP BUSINESS SYSTEMS	9003545551	53579	SHARP COPY/MAINT NOV 2021 Total :	932.80 932.80
129095	11/23/2021	14038 SINGH GROUP INC	40592	53512	DEAD ANIMAL REMOVAL SERVICE Total :	1,334.30 1,334.30
129096	11/23/2021	13162 SOCAL PPE	3525 3526 3543 3554	53509 53509 53509 53509	TURNOUT REPAIR TURNOUT REPAIR TURNOUT REPAIR TURNOUT REPAIR TURNOUT REPAIR Total:	2,489.25 98.50 1,251.75 3,487.50 7,327.00
129097	11/23/2021	10314 SOUTH COAST EMERGENCY VEHICLE	505987	53501	VEHICLE REPAIR PARTS Total:	730.49 730.49
129098	11/23/2021	10837 SOUTHWEST TRAFFIC SIGNAL	81281 81282	53587 53587	USA MARKOUTS TRAFFIC SIGNAL SERVICE CALLS Total :	203.40 4,327.51 4,530.91
129099	11/23/2021	14240 SPICER CONSULTING GROUP	0912	53327	SPECIAL DISTRICT -OCT 2021 ADM	2,229.17

vchlist 11/23/2021 12:43:59PM

Voucher List CITY OF SANTEE

Bank code: ubgen

Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
			- 	PO#		Amount
129099	11/23/2021	14240 SPICER CONSULTING GROU	P (Continued)		Total :	2,229.17
129100	11/23/2021	11403 ST. JOHN, LYNNE	12012021-78		MEADOWBROOK HARDSHIP PROG	61.81
					Total :	61.81
129101	11/23/2021	10217 STAPLES ADVANTAGE	3489470531	53466	OFFICE SUPPLIES - PSD	389.68
			3490990297	53573	AS-NEEDED OFFICE SUPPLIES - C	247.71
			3490990299	53631	AS NEEDED OFFICE SUPPLIES	183.99
			3490990300	53416	OFFICE SUPPLIES	86.68
			3491063232	53513	FY 21/22 OFFICE SUPPLIES-FINAN	38.71
			3491312664	53513	FY 21/22 OFFICE SUPPLIES FINANCE	26.28
			3491828685	53573	AS-NEEDED OFFICE SUPPLIES - C	31.78
					Total :	1,004.83
129102	11/23/2021	10027 STATE OF CALIFORNIA	543584		FINGERPRINT COSTS	96.00
					Total :	96.00
129103	11/23/2021	10119 STEVEN SMITH LANDSCAPE INC	47742	53418	A2 LANDSCAPE SERVICES	360.00
			47743	53502	A3 LANDSCAPE SERVICES	540.00
			47747	53417	A1 LANDSCAPE SERVICES	465.00
			47899	53417	A1 LANDSCAPE SERVICES	9,815.00
			47900	53417	A1 LANDSCAPE SERVICES	14,722.50
			47901	53417	A1 LANDSCAPE SERVICES	58,890.00
			47943	53417	A1 LANDSCAPE SERVICES	1,220.40
			47944	53417	A1 LANDSCAPE SERVICES	610.20
			47945	53417	A1 LANDSCAPE SERVICES	427.14
			47949	53418	A2 LANDSCAPE SERVICES	4,161.20
			48196	53417	A1 LANDSCAPE SERVICES	21,630.00
			48205	53418	A2 LANDSCAPE SERVICES	3,432.65
			48302	53417	A1 LANDSCAPE SERVICES	49,486.25
			48303	53418	A2 LANDSCAPE SERVICES	18,652.80
			48304	53502	A3 LANDSCAPE SERVICES	11,447.56
					Total :	195,860.70
129104	11/23/2021	12477 STREAMLINE AUTOMATION	2021-123	53652	ANNUAL PORTAL LICENSE & CLOU	3,286.00
					Total :	3,286.00
129105	11/23/2021	11587 STRYKER SALES CORPORATION	3569489M	53536	EMS SUPPLIES	1,018.36

11/23/2021 12:43:59PM

Voucher List CITY OF SANTEE

Page:

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
129105	11/23/2021	11587 STRYKER SALES CORPORA	TION (Continued)	<u> </u>	Total :	1,018.36
129106	11/23/2021	10572 SUNBELT RENTALS INC	119461122	53542	EQUIPMENT RENTAL Total:	432.45 432.45
129107	11/23/2021	10121 SUPERIOR READY MIX LP	241891	53505	ASPHALT MATERIALS & SUPPLIES Total:	133.61 133.61
129108	11/23/2021	14354 TROLOGY MEDWASTE WEST, LLC	830093 830094		BIOMEDICAL WASTE DISPOSAL BIOMEDICAL WASTE DISPOSAL Total :	116.69 116.69 233.38
129109	11/23/2021	10133 UNDERGROUND SERVICE ALERT	1020210687 dsb20205645	53563 53563	DIG ALERT SERVICES DIG ALERT SERVICES - STATE FEE Total:	175.00 70.79 245.79
129110	11/23/2021	10550 UNIFORMS PLUS INC	54858 54859 54860	53469 53469 53469	CLASS B UNIFORMS CLASS B UNIFORMS CLASS B UNIFORMS Total :	864.73 506.27 448.09 1,819.09
129111	11/23/2021	11194 USAFACT INC	1110629		BACKGROUND CHECK Total:	33.92 33.92
129112	11/23/2021	10136 WEST COAST ARBORISTS INC	177472 177489 178170 178809	53503 53070 53503 53070	URBAN FORESTRY URBAN FORESTRY URBAN FORESTRY URBAN FORESTRY Total:	854.40 2,421.65 8,686.40 840.00 12,802.45
129113	11/23/2021	10537 WETMORE'S	06P22636	53475	VEHICLE REPAIR PART Total:	58.91 58.91
129114	11/23/2021		014752151 014752152	53540 53541	COPIER LEASE & CHARGES-PSD XEROX FS #5 OCTOBER 2021 Total :	318.10 308.85 626.95
129115	11/23/2021	10318 ZOLL MEDICAL CORPORATION	3386775	53420	EMS SUPPLIES	126.71

11/23/2021 12:43:59PM

Voucher List CITY OF SANTEE

Page:

38

Bank code: ub

ubgen

Voucher	Date	Vendor	Invoice	PO#	Description/Account		Amount
129115	11/23/2021	10318 ZOLL MEDICAL CORPORATION	(Continued) 3387586	53420	EMS SUPPLIES	Total :	1,622.13 1,748.84

76 Vouchers for bank code: ubgen

Bank total : 452,121.00

76 Vouchers in this report

Total vouchers : 452,121.00

Prepared by: | Subl Sunding |
Date: | | | 23 | 2021 |

Date: 1/-23-21

11/23/2021

4:09:08PM

1 Vouchers in this report

Voucher List CITY OF SANTEE

Page:

122,488.28

Total vouchers:

39

Bank code: ubgen

Voucher	Date	<u>Vendor</u>		Invoice	ePO#	Description/Account		Amount
11213	11/23/2021	10353 PERS		11 21 3	3	RETIREMENT PAYMEN	Т	122,488.28
							Total :	122,488.28
	1 Vouchers f	for bank code :	ubgen				Bank total :	122,488.28

Prepared by:_

Date:

Janes.

Date: <u>//-</u>

MEETING DATE December 8, 2021

ITEM TITLE APPROVAL OF THE EXPENDITURE OF \$58,966.48 FOR NOVEMBER 2021 LEGAL SERVICES AND REIMBURSABLE COSTS

DIRECTOR/DEPARTMENT Tim K. McDermott, Finance

SUMMARY

Legal services invoices proposed for payment for the month of November 2021 total \$58,966.48 as follows:

1)	General Retainer Services	\$	15,743.00
2)	Labor & Employment		5,175.90
3)	Litigation & Claims		15,108.13
4)	Special Projects - General Fund		16,230.00
5)	Special Projects – Other Funds		2,043.75
6)	Third-Party Reimbursable Projects	<u>6.5.</u>	4,665.70
	Total	\$	58,966.48

FINANCIAL STATEMENT

General Fund:	AMOUNT	BALANCE
Adopted Budget	\$ 796,920.00	"
Revised Budget	\$ 796,920.00	
Prior Expenditures	(227,299.10)	
Current Request	(52,257.03)	\$ 517,363.87
Other Funds (excluding third-party reimbursable it	ems):	
Adopted Budget	\$ 85,000.00	
Revised Budget	\$ 85,000.00	
Prior Expenditures	(26,038.61)	
Current Request	(2,043.75)	\$ 56,917.64

CITY ATTORNEY REVIEW ⋈ N/A ☐ Completed

RECOMMENDATION MASS

Approve the expenditure of \$58,966.48 for November 2021 legal services and reimbursable costs.

ATTACHMENTS

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



LEGAL SERVICES BILLING SUMMARY NOVEMBER 2021

DESCRIPTION	CURRENT AMOUNT	INVOICE NUMBER	NOTES
Retainer 1001.00.1201.51020	\$ 15,743.00 15,743.00	920950	
Labor & Employment: Labor & Employment Employee Benefits 1001.00.1201.51020	4,811.40 364.50 5,175.90	920951 920959	
Litigation & Claims: Litigation & Claims Affordable Housing Coalition of San Diego County Parcel 4 Litigation Brooks Receivership 1001.00.1201.51020	5,394.60 1,015.44 6,315.86 2,382.23 15,108.13	920952 920956 920961 920963	
Special Projects (General Fund): Community Oriented Policing Municipal Code Update Climate Action Plan General Elections Housing Element Cannabis AT&T Wireless Facility 1001.00.1201.51020	2,089.80 8,054.60 388.80 461.70 4,137.20 24.30 587.60	920953 920955 920957 920958 920960 920964 920969	
Special Projects - CSA 69 (General Fund) CSA 69 Dissolution 1001.03.2203.51020	486.00	920965	
Special Projects (Other Funds): Cuyamaca Street Right-of-Way Acquisition	2,043.75 2,043.75	920962	cip71402.30.05
Third-Party Reimbursable: Lantern Crest Castlerock (Weston) HomeFed Project	1,367.60 470.60 2,827.50 4,665.70	920966 920967 920968	cup1704a.10.05 spp0801a.10.05 spp1704a.10.05
Total	\$ 58,966.48		

LEGAL SERVICES BILLING RECAP FY 2021-22

	Adopted	Revised	Previously Spent	Available	Curre	ent Request
Category	Budget	Budget	Year to Date	Balance	Mo/Yr	Amount
General Fund: General / Retainer Labor & Employment Litigation & Claims Special Projects Total	\$ 190,920.00 60,000.00 275,000.00 271,000.00 \$ 796,920.00	\$ 190,920.00 60,000.00 275,000.00 271,000.00 \$ 796,920.00	\$ 62,990.12 7,168.50 39,442.14 117,698.34 \$ 227,299.10	\$ 127,929.88 52,831.50 235,557.86 153,301.66 \$ 569,620.90	Nov-21 Nov-21 Nov-21 Nov-21	\$ 15,743.00 5,175.90 15,108.13 16,230.00 \$ 52,257.03
Other City Funds: MHFP Commission Capital Projects Highway 52 Coalition Total	\$ 5,000.00 75,000.00 5,000.00 \$ 85,000.00	\$ 5,000.00 75,000.00 5,000.00 \$ 85,000.00	\$ 8,869.50 16,367.21 801.90 \$ 26,038.61	\$ (3,869.50) 58,632.79 4,198.10 \$ 58,961.39	Nov-21	\$ - 2,043.75 - \$ 2,043.75
Third-Party Reimbursab	le:					
Total			\$ 41,325.58		Nov-21	\$ 4,665.70

Total Previously	Spent to Date				
FY 202	1-22	Total Proposed for Payment			
General Fund	\$ 227,299.10	General Fund	\$ 52,257.03		
Other City Funds	26,038.61	Other City Funds	2,043.75		
Applicant Deposits or Gra	nts 41,325.58	Applicant Deposits or Grants	4,665.70		
Total	\$ 294,663.29	Total	\$ 58,966.48		

MEETING DATE December 8, 2021

ITEM TITLE RESOLUTION APPROVING AN AMENDED SALARY SCHEDULE FOR HOURLY, GENERAL AND MANAGEMENT EMPLOYEES

DIRECTOR/DEPARTMENT Tim K. McDermott, Finance

SUMMARY

This item requests that the City Council adopt a Resolution approving an amended salary schedule to reflect the January 1, 2022 California minimum wage increase and to reinstate a City Engineer position that was eliminated in 2009.

As set forth in California Labor Code section 1182.12(b)(1)(F), effective January 1, 2022 the minimum wage for non-exempt employees will increase from \$14.00 to \$15.00 per hour for employers with 26 or more employees. The proposed salary schedule reflects increases to six part-time salary bands affected by this increase.

Santee is somewhat unique in that it has operated since 2009 without a formally designated City Engineer. This position was eliminated when a vacancy occurred during the recession in 2009 and has not been filled since. Upcoming staffing changes in the Development Services Department, along with the ongoing workload demands of the Engineering Division support the need to reinstate this position.

The proposed effective date of the amended salary schedule is December 23, 2021 in order to align with the City's payroll calendar.

FINANCIAL STATEMENT Im

The minimum wage increases were included in the adopted FY 2021-22 budget. The current fiscal year cost of the City Engineer position will be funded with salary savings from positions that have been or will be vacant in the Development Services Department for a portion of the current fiscal year.

CITY ATTORNEY REVIEW □ N/A • ⋈ Completed

RECOMMENDATION pr. for MB

Adopt the attached Resolution approving an amended salary schedule for hourly, general and management employees.

ATTACHMENT

Resolution (w/ Exhibit A – Salary Schedule)



RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, APPROVING AN AMENDED SALARY SCHEDULE FOR HOURLY, GENERAL AND MANAGEMENT EMPLOYEES

WHEREAS, as set forth in Labor Code section 1182.12(b)(1)(F), the State of California has increased the minimum wage rate from \$14.00 to \$15.00 per hour for any employer with 26 or more employees effective January 1, 2022; and

WHEREAS, in 2009 the City Engineer position was eliminated during the recession when a vacancy occurred and has not been filled since; and

WHEREAS, due to staffing changes in the Development Services Department and ongoing workload demands in the Engineering Division it is desired to reinstate the position of City Engineer with a salary band of \$128,895.50 to \$174,579.97 annually; and

WHEREAS, California Code of Regulations, Title 2, Section 570.5 requires that, for purposes of determining a retiring employee's pension allowance, the pay rate be limited to the amount listed on a pay schedule that meets certain requirements and is approved by the governing body in accordance with the requirements of the applicable public meeting laws; and

WHEREAS, the Hourly, General and Management Salary Schedule has been amended effective December 23, 2021 to reflect the increase in the minimum wage affecting six part-time classifications, to add the City Engineer position and is included at Exhibit "A".

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Santee, California, does hereby find, determine and declare that the Hourly, General and Management Salary Schedule as provided in Exhibit "A" is approved effective December 23, 2021.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 8th day of December 2021, by the following roll call vote to wit:

AYES:		
NOES:		
ABSENT:		
	APPROVED:	
ATTEST:	JOHN W. MINTO, MAYOR	
ANNETTE ORTIZ, CMC, CITY CLERK		

Attachment: Exhibit A (Salary Schedule)

Classification	[Α	В	С	D	E
Fire Captain / PM	Hourly	33.19	34.85	36.59	38.42	40.34
Base salary	Annual	96,645.04	101,478.38	106,551.98	111,878.80	117,473.39
Educational Incentive						
Fire Captain / PM	Hourly	33.69	35.37	37.14	39.00	40.95
31-45 units = 1.5% over base	Annual	98,094.51	103,000.57	108,150.36	113,557.14	119,235.53
Fire Captain / PM	Hourly	34.18	35.89	37.69	39.57	41.55
46 units and over = 3.0% over base	Annual	99,544.29	104,522.73	109,748.72	115,234.87	120,997.33
Fire Captain / PM	Hourly	34.68	36.42	38.24	40.15	42.16
A.A. Degree = 4.5% over base	Annual	100,994.07	106,044.61	111,346.75	116,913.21	122,759.43
Fire Captain / PM	Hourly	35.18	36.94	38.79	40.73	42.76
Bachelor Degree = 6% over base	Annual	102,443.53	107,566.77	112,945.13	118,591.57	124,521.89

Classification	[Α	В	С	D	E
Fire Captain	Hourly	31.76	33.35	35.01	36.77	38.60
Base salary	Annual	92,483.16	97,108.18	101,963.33	107,060.96	112,414.02
Educational Incentive						
Fire Captain	Hourly	32.24	33.85	35.54	37.32	39.18
31-45 units = 1.5% over base	Annual	93,870.36	98,564.60	103,493.10	108,666.91	114,100.27
Fire Captain	Hourly	32.71	34.35	36.07	37.87	39.76
46 units and over = 3.0% over base	Annual	95,257.86	100,021.32	105,022.23	110,272.55	115,786.52
Fire Captain	Hourly	33.19	34.85	36.59	38.42	40.34
A.A. Degree = 4.5% over base	Annual	96,645.04	101,478.07	106,551.68	111,878.80	117,472.77
Fire Captain	Hourly	33.66	35.35	37.12	38.97	40.92
Bachelor Degree = 6% over base	Annual	98,032.24	102,934.50	108,081.43	113,484.46	119,159.00

Classification	[Α	В	С	D	E
Fire Engineer/PM	Hourly	28.47	29.87	31.34	32.93	34.49
Base salary	Annual	82,908.07	86,977.04	91,248.67	95,903.80	100,446.15
Educational Incentive						
Fire Engineer / PM	Hourly	28.90	30.32	31.81	33.43	35.01
31-45 units = 1.5% over base	Annual	84,151.91	88,281.55	92,617.08	97,342.42	101,952.71
Fire Engineer / PM	Hourly	29.33	30.76	32.28	33.92	35.53
46 units and over = 3.0% over base	Annual	85,395.46	89,586.41	93,986.10	98,780.68	103,459.34
Fire Engineer / PM	Hourly	29.75	31.21	32.75	34.42	36.05
A.A. Degree = 4.5% over base	Annual	86,638.98	90,890.93	95,354.79	100,219.28	104,966.24
Fire Engineer / PM	Hourly	30.18	31.66	33.22	34.91	36.56
Bachelor Degree = 6% over base	Annual	87,882.82	92,195.78	96,723.49	101,657.90	106,472.85

Classification		Α	В	С	D	E
Fire Engineer	Hourly	27.11	28.44	29.84	31.36	32.84
Base salary	Annual	78,943.22	82,816.79	86,884.76	91,317.29	95,642.90
Educational Incentive						
Fire Engineer	Hourly	27.52	28.87	30.28	31.83	33.34
31-45 units = 1.5% over base	Annual	80,127.47	84,059.18	88,188.18	92,687.07	97,077.49
Fire Engineer	Hourly	27.92	29.29	30.73	32.30	33.83
46 units and over = 3.0% over base	Annual	81,311.69	85,301.28	89,491.29	94,056.87	98,512.44
Fire Engineer	Hourly	28.33	29.72	31.18	32.77	34.32
A.A. Degree = 4.5% over base	Annual	82,495.61	86,543.67	90,794.69	95,426.67	99,947.04
Fire Engineer	Hourly	28.74	30.15	31.63	33.24	34.82
Bachelor Degree = 6% over base	Annual	83,680.14	87,785.75	92,097.79	96,796.47	101,381.64

Classification		Α	В	С	D	E	F	G	Н
Firefighter Paramedic	Hourly	24.40	25.40	26.45	27.53	29.16	30.34	31.57	32.84
Base salary	Annual	71,051.63	73,970.47	77,010.71	80,175.51	84,920.68	88,351.30	91,920.77	95,642.90
Educational Incentive (after comple	ting 3 1/2 year	rs of employm	ent)				ſ	G	н
Firefighter Paramedic			•				_	32.04	33.34
31-45 units = 1.5% over base								93,299.41	97,077.49
Firefighter Paramedic								32.51	33.83
46 units and over = 3.0% over base								94,678.08	98,512.44
Firefighter Paramedic								32.99	34.32
A.A. Degree = 4.5% over base								96,057.36	99,947.04
Firefighter Paramedic								33.46	34.82
Bachelor Degree = 6% over base								97,436.01	101,381.64

Classification	_ [Α	В	С	D	E	F	G	Н
Firefighter	Hourly	20.70	21.74	22.73	23.97	25.16	26.42	27.74	29.13
Base salary	Annual	60,287.96	63,301.00	66,185.40	69,790.25	73,280.03	76,944.35	80,790.70	84,831.19
Educational Incentive (after complet	ing 3 1/2 years	of employm	ent)				ſ	G	Н
Firefighter							_	28.16	29.57
31-45 units = 1.5% over base								82,002.74	86,103.62
Firefighter								28.58	30.01
46 units and over = 3.0% over base								83,214.50	87,376.05
Firefighter								28.99	30.44
A.A. Degree = 4.5% over base								84,426.52	88,648.80
Firefighter								29.41	30.88
Bachelor Degree = 6% over base								85,638.26	89,920.91

CITY OF SANTEE HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE EFFECTIVE DECEMBER 23, 2021

Range	Classification	_	Α	В	С	D	E
		_					
29	Account Clerk	Hourly	22.73	23.87	25.06	26.31	27.63
		Annual	47,277.64	49,641.59	52,123.73	54,730.13	57,466.43
35	Administrative Secretary	Hourly	26.36	27.68	29.06	30.51	32.04
		Annual	54,827.80	57,569.14	60,447.65	63,470.32	66,643.73
	Assistant City Clerk	Hourly		31.69	to	45.27	
		Annual		65,916.12	to	94,165.89	
	Assistant to the	Hourly		60.65	to	81.88	
	City Manager	Annual		126,158.47	to	170,314.12	
50	Assistant Engineer	Hourly	38.18	40.09	42.09	44.19	46.40
	Ç .	Annual	79,406.93	83,377.52	87,546.60	91,923.64	96,520.04
58	Associate Civil Engineer /	Hourly	46.51	48.84	51.28	53.85	56.54
	Associate Traffic Engineer	Annual	96,749.51	101,587.41	106,667.07	112,000.26	117,600.52
49	Associate Planner	Hourly	37.25	39.11	41.06	43.12	45.27
		Annual	77,470.33	81,343.88	85,411.15	89,682.00	94,165.89
	City Clerk	Hourly		46.41	to	64.98	
		Annual		96,529.16	to	135,164.62	
	City Engineer	Hourly		61.97	to	83.93	
		Annual		128,895.50	to	174,579.97	
	City Manager	Hourly		112.68	to	112.68	
	(Single Rate)	Annual		234,360.20	to	234,360.20	
26	Code Compliance	Hourly	21.11	22.16	23.27	24.43	25.66
	Assistant	Annual	43,901.94	46,097.11	48,401.94	50,822.15	53,363.09
44	Code Compliance	Hourly	32.92	34.57	36.29	38.11	40.01
	Officer	Annual	68,472.56	71,895.99	75,491.07	79,265.35	83,228.65

Range	Classification	_	Α	В	С	D	E
		_					
46	Confidential Accountant	Hourly	34.59	36.32	38.13	40.04	42.04
		Annual	71,938.99	75,535.94	79,312.76	83,278.26	87,442.29
46	Confidential Payroll Specialist	Hourly	34.59	36.32	38.13	40.04	42.04
		Annual	71,938.99	75,535.94	79,312.76	83,278.26	87,442.29
46	Confidential Secretary	Hourly	34.59	36.32	38.13	40.04	42.04
	to City Manager/Council	Annual	71,938.99	75,535.94	79,312.76	83,278.26	87,442.29
	Crossing Guards ^	Hourly			15.00		
	(Single Rate)	Hourry			13.00		
	Deputy Fire Chief	Hourly		61.06	to	83.54	
	beputy the emer	Annual		127,000.31	to	173,767.16	
		7 22.				1.0,.010	
35	Development Services Technician	Hourly	26.36	27.68	29.06	30.51	32.04
		Annual	54,827.80	57,569.14	60,447.65	63,470.32	66,643.73
	Director of	Hourly		66.46	to	88.62	
	Community Services	Annual		138,246.38	to	184,335.87	
	Director of	Hourly		65.76	to	88.66	
	Development Services	Annual		136,791.10	to	184,412.71	
	Director of Finance /	Hourly		69.48	to	93.49	
	City Treasurer	Annual		144,526.59	to	194,462.62	
	Director of Fire & Life Safety	Hourly		73.03	to	95.33	
	(Fire Chief)	Annual		151,906.99	to	198,282.79	

Range	Classification		Α	В	С	D	E
	Director of Human Resources	Hourly		64.89	to	87.60	
		Annual		134,975.65	to	182,217.35	
	Economic Development Manager	Hourly		40.86	to	55.17	
		Annual		84,997.73	to	114,747.69	
48	Engineering Inspector	Hourly	36.34	38.15	40.06	42.06	44.17
		Annual	75,580.83	79,359.86	83,327.59	87,494.12	91,868.95
39	Equipment Mechanic	Hourly	29.10	30.55	32.08	33.68	35.37
33	Equipment Meditatio	Annual	60,519.73	63,545.84	66,723.07	70,059.28	73,562.04
35	Equipment Operator	Hourly	26.36	27.68	29.06	30.51	32.04
33	Equipment operator	Annual	54,827.80	57,569.14	60,447.65	63,470.32	66,643.73
38	Facilities Maintenance	Hourly	28.39	29.81	31.30	32.86	34.50
36	Supervisor	Annual	59,043.65	61,995.81	65,095.56	68,350.56	71,767.99
25	Facilities Maintenance	Harrier	20.59	21.62	22.70	23.84	25.03
25	Technician	Hourly Annual	42,831.06	44,972.49	47,221.38	49,582.18	52,061.17
0.5			25.25	27.60	20.05	20.54	22.24
35	Field Inspector	Hourly Annual	26.36 54,827.80	27.68 57,569.14	29.06 60,447.65	30.51 63,470.32	32.04 66,643.73
		Alliluai	34,627.60	37,309.14	00,447.03	03,470.32	00,043.73
	Finance Manager	Hourly		51.31	to	69.26	
		Annual		106,714.85	to	144,065.12	
	Fire Battalion Chief	Hourly		38.91	to	52.75	
	(2920 hours)	Annual		113,614.16	to	154,020.31	

Range	Classification	_	Α	В	С	D	E
							
44	Fire Inspector	Hourly	32.92	34.57	36.29	38.11	40.01
		Annual	68,472.56	71,895.99	75,491.07	79,265.35	83,228.65
	Fire Marshal	Hourly		51.31	to	69.26	
		Annual		106,714.85	to	144,065.12	
	Graduate Intern ^	Hourly		15.00	to	20.60	
38	Human Resources Technician	Hourly	28.39	29.81	31.30	32.86	34.50
		Annual	59,043.65	61,995.81	65,095.56	68,350.56	71,767.99
53	Information Technology	Hourly	41.11	43.17	45.33	47.59	49.97
	Analyst	Annual	85,512.62	89,788.21	94,278.09	98,991.76	103,941.53
	Information Technology	Hourly		46.64	to	62.97	
	Manager	Annual		97,013.50	to	130,968.36	
29	Landscape and	Hourly	22.73	23.87	25.06	26.31	27.63
23	Irrigation Maintenance Worker	Annual	47,277.64	49,641.59	52,123.73	54,730.13	57,466.43
48	Lead Equipment Mechanic	Hourly	36.34	38.15	40.06	42.06	44.17
40	Leda Equipment Medianie	Annual	75,580.83	79,359.86	83,327.59	87,494.12	91,868.95
29	Maintenance Worker	Hourly	22.73	23.87	25.06	26.31	27.63
		Annual	47,277.64	49,641.59	52,123.73	54,730.13	57,466.43
46	Management Analyst	Hourly	34.59	36.32	38.13	40.04	42.04
	-	Annual	71,938.99	75,535.94	79,312.76	83,278.26	87,442.29

Range	Classification	_	Α	В	С	D	E
		_					
	Marketing Coordinator	Hourly		39.87	to	53.82	
		Annual		82,924.63	to	111,948.96	
	Office Assistant ^	Hourly		15.00	to	20.60	
48	Parks & Landscape	Hourly	36.34	38.15	40.06	42.06	44.17
	Supervisor	Annual	75,580.83	79,359.86	83,327.59	87,494.12	91,868.95
	Principal Civil Engineer	Hourly		57.65	to	78.08	
		Annual		119,902.79	to	162,399.97	
	Principal Planner	Hourly		45.68	to	61.67	
		Annual		95,019.83	to	128,278.79	
	Principal Traffic Engineer	Hourly		57.65	to	78.08	
		Annual		119,902.79	to	162,399.97	
38	Procurement Specialist	Hourly	28.39	29.81	31.30	32.86	34.50
	·	Annual	59,043.65	61,995.81	65,095.56	68,350.56	71,767.99
	Public Services Manager	Hourly		44.36	to	59.90	
	g .	Annual		92,267.72	to	124,590.60	
43	Public Works Supervisor	Hourly	32.12	33.72	35.41	37.18	39.04
		Annual	66,802.41	70,142.41	73,649.61	77,332.22	81,198.48
	Recreation Aide ^	Hourly		15.00	to	17.59	

Range	Classification		Α	В	С	D	E
28	Recreation Coordinator	Hourly	22.18	23.28	24.45	25.67	26.95
		Annual	46,124.59	48,431.01	50,852.49	53,395.03	56,064.93
	Recreation Leader ^	Hourly		16.00	to	19.00	
	Recreation Services Manager	Hourly		44.36	to	59.90	
		Annual		92,267.72	to	124,590.60	
	Recreation Supervisor	Hourly		31.69	to	45.27	
		Annual		65,916.12	to	94,165.89	
36	Senior Account Clerk	Hourly	27.02	28.37	29.79	31.28	32.84
		Annual	56,198.61	59,008.56	61,959.14	65,057.03	68,310.11
	Senior Civil Engineer /	Hourly		50.53	to	68.71	
	Senior Traffic Engineer	Annual		105,104.64	to	142,922.09	
	Senior Human Resources Analyst	Hourly		41.86	to	56.51	
	,	Annual		87,070.85	to	117,546.42	
	Senior Management Analyst	Hourly		39.87	to	53.82	
	,	Annual		82,924.63	to	111,948.96	
	Senior Planner	Hourly		39.72	to	53.63	
		Annual		82,625.32	to	111,546.92	
	Special Events Supervisor	Hourly		31.69	to	45.27	
		Annual		65,916.12	to	94,165.89	

Range	Classification		Α	В	С	D	E
	Storm Water Program Assistant^	Hourly		27.76	to	33.74	
50	Storm Water Program Manager	Hourly Annual	38.18 79,406.93	40.09 83,377.52	42.09 87,546.60	44.19 91,923.64	46.40 96,520.04
	Student Intern ^	Hourly		15.00	to	19.00	
	Technical Professional Expert ^	Hourly		50.00	to	160.00	

CITY OF SANTEE MAYOR AND CITY COUNCIL MEMBERS SALARY SCHEDULE EFFECTIVE JUNE 24, 2021

Range	Classification	_	
	City Council Member	Monthly	1,754.33
		Annual	21,051.96
	Mayor	Monthly	2,956.58
		Annual	35.478.96

MEETING DATE December 8, 2021

ITEM TITLE APPOINTMENT OF BOARDS, COMMISSIONS AND COMMITTEES REPRESENTATIVES FOR COUNCIL AND CITIZEN COMMITTEES

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

The terms for all Council Boards, Commissions and Committees representatives and some citizen Boards, Commissions and Committees representatives are expiring and need to be appointed for the 2022 calendar year.

Mayor Minto will call for a vote to reaffirm/continue all current appointments for another one-year term and direct the City Clerk to send notices of updates to each organization. The new terms for Council Boards, Commissions, and Committees will begin on December 8, 2021 and expire on January 11, 2023. The new terms for citizen Boards, Commissions and Committees will begin on December 8, 2021 and expire on January 25, 2023. The attached list reflects the terms proposed by the Mayor and will be updated to reflect Council's action, the list will be available for public review on the City's website, at the Santee Library and the City Clerk's office as required by state law.

FINANCIAL STATEMENT

None.

CITY ATTORNEY REVIEW □ N/A • ⋈ Completed

RECOMMENDATION

Take action on the Mayor's recommendation to reaffirm all standing representatives for an additional one-year term.

ATTACHMENT

Proposed Local Appointment List



CITY OF SANTEE – LOCAL APPOINTMENT LIST BOARDS, COMMISSIONS AND COMMITTEES

(Proposed Terms December 2021)

Council Committees

CITY COUNCIL & SANTEE ELEMENTARY SCHOOL DISTRICT CONFERENCE COMMITTEE						
Qualifications: Member of the City Council or School Board; terms are annual						
	Appointed	Current Term Expiration				
Vice Mayor Rob McNelis	12/08/21	01/11/23				
Council Member Dustin Trotter	12/08/21	01/11/23				

EAST COUNTY ECONOMIC DEVELOPMENT COUNCIL					
Qualifications: Member of the City Council; terms are annual					
	Appointed	Current Term Expiration			
Representative – Council Member Dustin Trotter	12/08/21	01/11/23			
Alternate – Council Member Ronn Hall	12/08/21	01/11/23			

GOODAN RANCH POLICY COMMITTEE					
Qualifications: Three elected representatives from the County of San Diego, City of Poway and					
City of Santee; terms are annual					
	Appointed	Current Term Expiration			
Representative – Council Member Dustin Trotter	12/08/21	01/11/23			
Alternate – Vice Mayor Rob McNelis	12/08/21	01/11/23			

HEARTLAND COMMUNICATIONS FACILITY COMMISSION*

Each public agency which is a party to this agreement has one seat on the Commission. The cities of El Cajon, Lemon Grove, Santee, and La Mesa, and the Alpine, Bostonia, Lakeside and San Miguel Fire Protection Districts jointly equip, maintain, operate and staff a facility, thereby providing emergency services of receiving and dispatching calls to said public agencies; term is per appointing agency

	Appointed	Current Term Expiration
Representative – Council Member Laura Koval	12/08/21	01/11/23
Alternate – Vice Mayor Rob McNelis	12/08/21	01/11/23

^{*}Stipend Received

HEARTLAND FIRE TRAINING FACILITY AUTHORITY COMMISSION*					
Qualifications: Agency member Heartland Fire Training Facility Authority; term is per appointing agency					
,					
	Appointed	Current Term Expiration			
Representative – Vice Mayor Rob McNelis	12/08/21	01/11/23			
Alternate – Council Member Ronn Hall	12/08/21	01/11/23			

^{*}Stipend Received

LOCAL APPOINTMENTS LIST, REVISED DECEMBER 2021

LEAGUE OF CALIFORNIA CITIES*						
Qualifications: Member of the City Council; terms are annual.						
	Appointed Current Term Expiration					
Representative – Mayor John Minto	12/08/21	01/11/23				
Alternate – Council Member Ronn Hall	12/08/21	01/11/23				

^{*}Any Council Member may choose to attend any individual event

MISSION TRAILS REGIONAL PARK TASK FORCE					
Qualifications: Member of City Council; terms are annual					
Appointed Current Term Expiration					
Representative – Council Member Dustin Trotter	12/08/21	01/11/23			
Alternate – Vice Mayor Rob McNelis	12/08/21	01/11/23			

SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG) Board of Directors* Qualifications: Member of the City Council; terms are annual						
Appointed Current Term Expiration						
Representative – Mayor John Minto	12/08/21	01/11/23				
Alternate – Council Member Laura Koval	12/08/21	01/11/23				
2 nd Alternate – Vice Mayor Rob McNelis	12/08/21	01/11/23				

^{*}Stipend Received

SAN DIEGO METROPOLITAN TRANSIT SYSTEM (MTS)* Qualifications: Member of the City Council; terms are annual.					
Appointed Current Term Expiration					
Representative – Council Member Ronn Hall	12/08/21	01/11/23			
Alternate – Vice Mayor Rob McNelis	12/08/21	01/11/23			

^{*}Stipend Received

SAN DIEGO RIVER CONSERVANCY BOARD Qualifications: Member of the City Council; terms are annual.					
Appointed Current Term Expiration					
Representative – Council Member Dustin Trotter 12/08/21 01/11/23					

COUNTY SERVICE AREA (CSA) 69 (PARAMEDICS)					
Qualifications: City of Santee resident representative and a Member of the City Council.					
Term: The Mayor has term length discretion, b	Term: The Mayor has term length discretion, but Resident Representatives typically				
serve a term concurrent with the appointing May	serve a term concurrent with the appointing Mayor. Representatives must be approved				
by Board of Supervisors.			<u>DISTRICT</u>		
Appointed Current Term Expiration					
Representative – Council Member Laura Koval 12/08/21 01/11/23					
Alternate – Council Member Ronn Hall 12/08/21 01/11/23					
Resident – Ailen Lloyd	02/10/21	01/25/23	4		

CITIZEN COMMITTEES

CITIZENS ADVISORY COMMITTEE I	OR MISSION T	RAILS REGIONAL PARK	
Qualifications: City of Santee resident; terms are annual			DISTRICT
	Appointed	Current Term Expiration	
Representative – Gary Strawn	02/10/21	01/25/23	4

COMMUNITY ORIENT Requirements: Members are set fo Member, City Manager, Santee Sheriff the Santee School District, Grossmol Commerce, Santee Collaborative Insti Coalition, 2 Citizens-At-Large, Dr. Mo Owens and "BJ" Brenda Joyce Fork legisla	rth by Council a 's Station Comr nt Union High S itute for Public S ark Foreman, P	nd include a City Council nander, representatives from School District, Chamber of Strategies, Santee Solutions h.D, Linda Roach, Troy P.	DISTRICT
Appointed Current Term Expiration			
Representative – John Minto, Mayor 02/10/21 01/25/23			
Citizen-At-Large – Mike Aiken	12/08/21	01/25/23	2
Citizen-At-Large – Denette McLagan	02/10/21	01/25/23	3

GILLESPIE FIELD DEVELOPMENT COUNCIL			
Qualifications: Expertise and experience in real estate, finance, industrial development or			
aviation, and have a demonstrated inte	erest in the economic	viability of Gillespie Field; term	
	is four years		
			DISTRICT
Appointed Current Term Expiration			
Representative – James Sly	05/08/19	05/08/23	4

MANUFACTURED HOME FAIR PRACTICES COMMISSION* Qualifications: The Commission consists of five regular members and all members must be resident electors and are appointed by the Mayor, with the approval of the City Council. Term: Each regular member shall be appointed to serve a two-year term and shall hold office until a new member has been duly appointed.				
term and chair held chief artist a new member had been daily appearated.				
Appointed Current Term Expiration				
Commissioner D'Arcy Granbois	02/10/21	01/25/23	2	
Commissioner Keshav Damoor	12/08/21	01/25/23	4	
Commissioner Linda Dochterman	02/10/21	01/25/23	4	
Commissioner Edward Vandiver	03/24/21	01/25/23	2	
Commissioner Lili Patch	03/24/21	01/25/23	2	

^{*}Stipend Received

LOCAL APPOINTMENTS LIST, REVISED DECEMBER 2021

SALARY SETTING ADVISORY COMMITTEE Regular biennial meetings are held on odd-numbered years. Appointments are made by the Mayor, with the approval of the City Council; terms are at the pleasure of the legislative body.			
	Appointed	Current Term Expiration	DISTRICT
Justin Schlaefli	02/10/21	01/25/23	2
Karen Bisignano	12/08/21	01/25/23	2
Robert Dean Velasco	02/10/21	01/25/23	4
Warren Savage	12/08/21	01/25/23	4
Keshav Damoor	12/08/21	01/25/23	4
John Smith	02/10/21	01/25/23	1
Lili Patch	02/10/21	01/25/23	2

SANTEE PARK AND RE	CREATION COM	MITTEE (SPARC)	
Resident appointments to the SPARC are made by the Mayor, with the approval of			
the City Council. Term is a	at the pleasure of t	the legislative body.	
·	•	· ·	DISTRICT
	Appointed	Current Term Expiration	
Dan Bickford	12/08/21	01/25/23	3
Anita Bautista	12/08/21	01/25/23	1
Ken Fox	12/08/21	01/25/23	2
Cyndy Carlton	12/08/21	01/25/23	1
Robert Dean Velasco	12/08/21	01/25/23	4
Alan Tuthill	12/08/21	01/25/23	1
Kathleen Pishny	12/08/21	01/25/23	3
Adam Clark	02/10/21	01/25/23	2
Michelle Dressler	02/10/21	01/25/23	3
Lynda Marrokal	02/10/21	01/25/23	3
Stephanie Price	02/10/21	01/25/23	2
VACANT			
VACANT			
VACANT			

MEETING DATE

December 8, 2021

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ACCEPTING THE CITYWIDE PAVEMENT REPAIR AND REHABILITATION PROGRAM 2021 PROJECT (CIP 2021-02) AS COMPLETE

DIRECTOR/DEPARTMENT

Melanie Kush, Development Services



SUMMARY

This item requests City Council accept the Citywide Pavement Repair and Rehabilitation Program 2021 Project (CIP 2021-02) as complete.

At its May 26, 2021 meeting, the City Council awarded the construction contract for the Citywide Pavement Repair and Rehabilitation Program 2021 Project (CIP 2021-02) for a total contract amount of \$1,054,423.60 to SRM Contracting and Paving, Inc. and authorized the Director of Development Services to approve contract change orders in a total amount not to exceed \$263,605.90 for unforeseen items and additional work.

A Notice to Proceed was issued on July 26, 2021 and the work was completed on November 13, 2021. Eight change orders were authorized in the amount of \$240,796.75 for additional work that included the resurfacing of six additional streets.

Staff requests City Council accept the project as complete and direct the City Clerk to file a Notice of Completion with the San Diego County Clerk.

FINANCIAL STATEMENT

Funding for this project is provided by TransNet and State Road Maintenance and Rehabilitation Account funds available in the adopted Capital Improvement Program budget.

Design & Bidding	\$ 28,043.15
Original Construction Contract	1,054,423.60
Construction Change Orders	240,796.75
Construction Engineering/Management	39,435.07
Estimated Project Closeout	500.00
The problem of the first section of the problem of the first section in	

Total Project Cost \$1,363,198.57

CITY ATTORNEY REVIEW □ N/A ☒ Completed

RECOMMENDATION MADE

Adopt the attached Resolution accepting Citywide Pavement Repair and Rehabilitation Program 2021 Project (CIP 2021-02) as complete.

ATTACHMENT

Resolution Project Map



RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ACCEPTING THE CITYWIDE PAVEMENT REPAIR AND REHABILITAITON PROGRAM 2021 PROJECT (CIP 2021-02) AS COMPLETE

WHEREAS, the City Council awarded the construction contract for the Citywide Pavement Repair and Rehabilitation Program 2021 Project (CIP 2021-02) to SRM Contracting and Paving, Inc. on May 26, 2021 for \$1,054,423.60; and

WHEREAS, the City Council authorized staff to approve construction change orders in a total amount not to exceed \$263,605.90; and

WHEREAS, eight change orders in the amount of \$240,796.75 were approved for additional work and the resurfacing of six additional streets; and

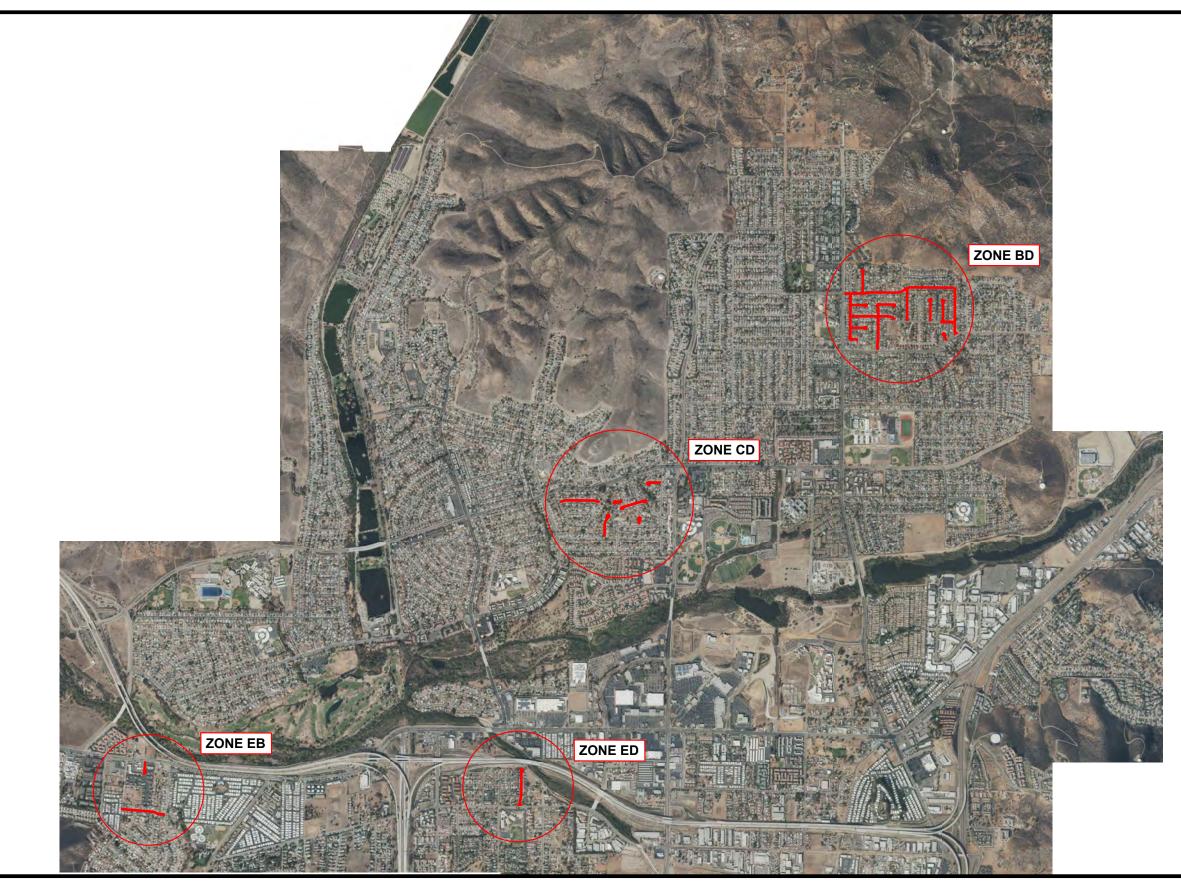
WHEREAS, the construction contract was completed for a total contract amount of \$1,295,220.35; and

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

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that the work for the construction of the Citywide Pavement Repair and Rehabilitation Program 2021 Project (CIP 2021-02) is accepted as complete on this date and the City Clerk is directed to record a Notice of Completion.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 8th day of December, 2021, 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, CALIFORNIA
DEPARTMENT OF DEVELOPMENT SERVICES



MEETING DATE

December 8, 2021

ITEM TITLE

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE ARIANA
SUBDIVISION PROJECT (TM2017-02) AS COMPLETE. LOCATION: 8707
CARRIBEAN WAY

DIRECTOR/DEPARTMENT Melanie Kush, Development Services

13

SUMMARY

This item requests City Council accept the public improvements constructed as part of the Ariana subdivision project, TM2017-02, located at 8707 Carribean Way. The public improvements constructed by City Ventures include storm drain improvements, sidewalk, curb and gutter, and roadway widening and pavement along Carribean Way that allowed for a new connection with Woodpecker Way and extends to the north to the Robinson Lane subdivision. In addition, the project made private street and drainage improvements to the neighboring streets of Arly Court, Stella Court and Wistful Vista.

The public improvements are completed and ready for acceptance and incorporation into the City's maintained street system. All required improvements along Carribean Way have been constructed in accordance with the Resolution of Approval (Resolution No. 071-2018), the accepted plans and to the satisfaction of the Director of Development Services.

ENVIRONMENTAL REVIEW

Environmental review was completed at the time of development review approval. The project was categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 pertaining to infill development projects on sites of five acres or less.

FINANCIAL STATEMENT

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

<u>CITY ATTORNEY REVIEW</u> □ N/A • ⊠ Completed

RECOMMENDATION MAG

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

ATTACHMENTS

Resolution Aerial Map



RESOL	LUTION	NO.	
RESOL	LUTION	NO.	

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE ARIANA SUBDIVISION PROJECT (TM2017-02) AS COMPLETE. LOCATION: 8707 CARRIBEAN WAY

WHEREAS, City Ventures, the developer of the Ariana subdivision project, entered into a subdivision improvement agreement to construct certain public improvements associated with the development; and

WHEREAS, the public improvements on Carribean Way are constructed according to the improvement agreement, accepted plans, and to the satisfaction of the Director of Development Services; and

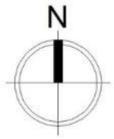
NOW, THEREFORE BE IT RESOLVED that City Council of the City of Santee, California, does hereby accept the public improvements and incorporates them into the City's maintained street system.

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

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 8th day of December 2021, by the following roll call vote to wit:

AVEC.





ARIANA SUBDIVISION (TM 2017-02) Public Improvements

MEETING DATE

December 8, 2021

ITEM TITLE SECOND READING AND ADOPTION OF AN ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA AMENDING CHAPTER 9.02 OF TITLE 9 OF THE SANTEE MUNICIPAL CODE, "SOLID WASTE MANAGEMENT," RELATED TO IMPLEMENTATION OF SB 1383 REGULATIONS.

DIRECTOR/DEPARTMENT Annette Ortiz, City Clerk



SUMMARY

The Introduction and First Reading of the above-entitled Ordinance was approved at a Regular Council Meeting on Wednesday, November 10, 2021. Following the First Reading, non-substantive clerical insertions were made, adding certain dates that had not been determined at the time of the First Reading, and adding detail regarding the requirements for a food recovery report. The insertions are indicated in the attached redline. The Ordinance is now presented for Second Reading by title only, and adoption.

Vote at First Reading: AYES: HALL, MCNELIS, MINTO, TROTTER

NOES: NONE

ABSENT: KOVAL

FINANCIAL STATEMENT

None.

CITY ATTORNEY REVIEW □ N/A • ☑ Completed

RECOMMENDATION

Adopt the Ordinance.

ATTACHMENT

Ordinance

Redline of non-substantive clerical insertions (pp. 20 and 22-23 of the Ordinance)



ORDINANCE NO. 595

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, AMENDING CHAPTER 9.02 OF TITLE 9 OF THE SANTEE MUNICIPAL CODE, "SOLID WASTE MANAGEMENT", RELATED TO IMPLEMENTATION OF SB 1383 REGULATIONS

WHEREAS, the City of Santee, California ("City") is a charter city, duly organized under the constitution, the Santee City Charter, and laws of the State of California; and

WHEREAS, State recycling law, Assembly Bill 939 of 1989, the California Integrated Waste Management Act of 1989 (California Public Resources Code Section 40000, et seq., as amended, supplemented, superseded, and replaced from time to time), requires cities and counties to reduce, reuse, and recycle (including composting) solid waste generated in their jurisdictions to the maximum extent feasible before any incineration or landfill disposal of waste, to conserve water, energy, and other natural resources, and to protect the environment.

WHEREAS, State recycling law, Assembly Bill 341 of 2011 (approved by the Governor of the State of California on October 5, 2011, which amended Sections 41730, 41731, 41734, 41735, 41736, 41800, 42926, 44004, and 50001 of, and added Sections 40004, 41734.5, and 41780.01 and Chapter 12.8 (commencing with Section 42649) to Part 3 of Division 30 of, and added and repealed Section 41780.02 of, the Public Resources Code, as amended, supplemented, superseded and replaced from time to time), places requirements on businesses and multifamily property owners that generate a specified threshold amount of solid waste to arrange for recycling services and requires jurisdictions to implement a mandatory commercial recycling program.

WHEREAS, State organics recycling law, Assembly Bill 1826 of 2014 (approved by the Governor of the State of California on September 28, 2014, which added Chapter 12.9 (commencing with Section 42649.8) to Part 3 of Division 30 of the Public Resources Code, relating to solid waste, as amended, supplemented, superseded, and replaced from time to time), requires businesses and multifamily property owners that generate a specified threshold amount of solid waste, recycling, and organic waste per week to arrange for recycling services for that waste, requires jurisdictions to implement a recycling program to divert organic waste from businesses subject to the law, and requires jurisdictions to implement a mandatory commercial organics recycling program.

WHEREAS, SB 1383, the Short-lived Climate Pollutant Reduction Act of 2016, requires CalRecycle to develop regulations to reduce organics in landfills as a source of methane. The regulations place requirements on multiple entities including the City, residential households, commercial businesses and business owners, commercial edible food generators, haulers, self-haulers, food recovery organizations, and food recovery services to support achievement of statewide organic waste disposal reduction targets.

WHEREAS, SB 1383 requires the City to adopt and enforce an ordinance or enforceable mechanism to implement relevant provisions of SB 1383 Regulations. This Ordinance will also help reduce food insecurity by requiring commercial edible food

ORDINANCE NO. 595

generators to arrange to have the maximum amount of their edible food, that would otherwise be disposed, be recovered for human consumption.

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

- **SECTION 1.** The City Council of the City of Santee hereby finds and determines that all of the above Recitals are true and correct and incorporates such Recitals into this Ordinance as if sully set forth herein.
- **SECTION 2.** Chapter 9.02 of Title 9 of the Santee Municipal Code is amended to read in its entirety as attached hereto in Exhibit "A".
- **SECTION 3.** CEQA. This Ordinance is not a project within the meaning of Section 15378 of the State of California Environmental Quality Act ("CEQA") Guidelines, because it has no potential for resulting in physical change in the environment, directly or indirectly. The City Council further finds, under Title 14 of the California Code of Regulations, Section 15061(b)(3), that this Ordinance is nonetheless exempt from the requirements of CEQA in that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The City Council, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of San Diego in accordance with CEQA Guidelines.
- **SECTION 4.** Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.
- **SECTION 5.** This Ordinance shall become effective thirty (30) days after its passage.
- **SECTION 6.** Custodian of Records. The documents and materials that constitute the record of proceedings on which this Ordinance is based are located at the City Clerk's office located at 10601 Magnolia Ave, Santee, CA 92071. The custodian of these records is the City Clerk.
- **SECTION 7.** The City Clerk shall certify as to the adoption of this Ordinance and shall cause it to be published within fifteen (15) days of the adoption and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with California Government Code Section 36933.

ORDINANCE NO. 595

City of Santee, California on the 10th day of November, 2021, and thereafter **ADOPTED**

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the

at a Regular Meeting of the City Council held following roll call vote to wit:	· · · · · · · · · · · · · · · · · · ·
AYES:	
NOES:	
ABSENT:	
	APPROVED:
ATTEST:	JOHN W. MINTO, MAYOR
ANNETTE ORTIZ, CMC, CITY CLERK	
Attachment: Exhibit A	

Chapter 9.02 SOLID WASTE MANAGEMENT

Article 1. General Provisions

9.02.100 Purpose and intent.

- A. The City Council hereby finds and determines, in order to meet the requirements of the California Integrated Waste Management Act of 1989, including requirements for source reduction of the solid waste stream, diversion of solid waste from landfills and conservation of natural resources, it is necessary to regulate the collection of solid waste from residential and commercial premises and to encourage recycling of solid waste and organic materials.
- B. The City Council further finds and determines that the storage, accumulation, collection and disposal of solid waste and recyclables is a matter of great public concern because improper control of such matters may create a public nuisance, air or water pollution, fire hazard, rat and insect infestation and other problems affecting the public health, safety and welfare. Regulating the collection of recyclable materials and solid waste within the City will best solve such problems and promote public health, safety and welfare. Regulating such activities in the City will also promote public health, safety, and welfare by, among other things, requiring newer and safer vehicles, regular vehicular and facility maintenance, reduction of solid waste spillage and litter, accountability for cleaning solid waste bins and containers, recycling activities and accountability to the public for solid waste services.
- C. The City Council hereby finds and determines that the public health, safety and welfare will be served by providing for a franchised or permitted system for solid waste collection and recycling services.

9.02.110 Definitions.

When used in this chapter, the following definitions apply unless the context or a more specific definition indicates otherwise:

"Blue container" has the same meaning as in 14 CCR Section 18982(a)(5) and shall be used for the purpose of storage and collection of source separated recyclable materials or source separated blue container organic waste.

"Biohazardous waste" means any of the following:

- 1. Laboratory waste, including, but not limited to, specimen cultures from medical and pathological laboratories, cultures and stocks of infectious agents from research and industrial laboratories, wastes from the production of biological agents, discarded live and attenuated vaccines, and culture dishes and devices used to transfer, inoculate and mix cultures or material which may contain infectious agents and may pose a substantial threat to health;
- 2. Recognizable fluid blood elements and regulated body fluids, and containers and articles contaminated with blood elements or regulated body fluids that readily separate from the solid portion of the waste under ambient temperature and pressure. Regulated

body fluids are cerebrospinal fluid, synovial fluids, pleural fluid, peritoneal fluid, pericardial fluid, and amniotic fluid;

- 3. Sharps, which are objects or devices having acute rigid corners, edges, or protuberances capable of cutting or piercing, including, but not limited to, hypodermic needles, blades and slides;
- 4. Contaminated animal carcasses, body parts, excrement and bedding of animals including materials resulting from research, production of biologicals, or testing of pharmaceuticals which are suspected of being infected with a disease communicable to humans:
- 5. Any specimens sent to a laboratory for microbiological analysis;
- 6. Surgical specimens including human or animal parts or tissues removed surgically or by autopsy;
- 7. Such other waste materials that result from the administration of medical care to a patient by health care providers and are found by the administering agency or the local health officer to pose a threat to human health or the environment. If there is a difference in opinion between the administering agency and the local health officer, the local health officer's view will prevail.

"Biomedical waste" means any waste which is generated or has been used in the diagnosis, treatment or immunization of human beings or animals, in research pertaining thereto, in the production or testing of biologicals, or which may contain infectious agents and may pose a substantial threat to health. Biomedical waste includes biohazardous waste and medical solid waste. Biomedical waste does not include hazardous waste as defined in California Health and Safety Code Section 25117 and California Code of Regulations Title 22, Division 4.5, or radioactive waste as regulated in Division 104, Part 9 of California Health and Safety Code.

"Bulky items" means large items of solid waste, such as appliances, furniture, large auto parts, and other oversize waste whose size precludes or complicates their handling by normal waste management methods.

"C&D" means construction and demolition debris.

"CalRecycle" means the California Department of Resources Recycling and Recovery or its successor.

"California Code of Regulations" or "CCR" means the State of California Code of Regulations. CCR references in this chapter are preceded with a number that refers to the relevant Title of the CCR (e.g., "14 CCR" refers to Title 14 of CCR).

"City enforcement official" means the City Manager or designee who is/are partially or wholly responsible for enforcing the SB 1383 regulations implemented in article 2 of this chapter.

"City manager" means the City Manager of the City of Santee or designee.

"Collect" or "collection" means the operation of taking physical possession of and/or transporting by means of a motor vehicle or other means, any organics, solid waste or recyclables to a transfer, disposal or processing facility, where the materials are subsequently disposed of or processed.

"Collector" means any person who has been issued a franchise or a permit by the City to provide waste management services.

"Commercial business" or "commercial" means a firm, partnership, proprietorship, joint-stock company, corporation, or association, whether for-profit or nonprofit, strip mall, industrial facility, or a multifamily residential dwelling, or as otherwise defined in 14 CCR Section 18982(a)(6). A multifamily residential dwelling that consists of fewer than five units is not a commercial business for purposes of implementing this chapter.

"Commercial business owner" means any person, firm, corporation or other enterprise or organization holding or occupying, singly or with others, commercial premises, whether or not the holder of the title of the commercial premises.

"Commercial edible food generator" includes a tier one or a tier two commercial edible food generator as defined in this chapter or as otherwise defined in 14 CCR Section 18982(a)(73) and (a)(74). For the purposes of this definition, food recovery organizations and food recovery services are not commercial edible food generators pursuant to 14 CCR Section 18982(a)(7).

"Commercial premises" means all occupied real property in the City except property occupied by governmental agencies which do not consent to their inclusion, and except residential premises which receive solid waste collection services using single-family residential solid waste containers, and includes, without limitation, multiple housing of five or more units, wholesale or retail establishments, restaurants, other food establishments, bars, stores, shops, offices, manufacturing, repair, research and development, professional services, sports or recreational facilities, and construction and demolition sites.

"Commercial solid waste" means all types of solid waste generated by a store, office, or other commercial or public entity source, including a business or a multifamily dwelling of five or more units.

"Commercial solid waste container" means a bin or refuse container used in connection with commercial premises with a one and one-half to six cubic yard capacity, designed for mechanical pick-up by collection vehicles and equipped with a lid or, where appropriate for the commercial premises being served, a 10 to 40 cubic yard roll-off body or compactor. This section also includes other types of containers suitable for the storage and collection of commercial solid waste if approved in writing by the Director.

"Community composting" means any activity that composts green material, agricultural material, food material, and vegetative food material, alone or in combination, and the total amount of feedstock and compost on-site at any one time does not exceed 100 cubic yards and 750 square feet, as specified in 14 CCR Section 17855(a)(4); or, as otherwise defined by 14 CCR Section 18982(a)(8).

"Compliance review" means a review of records by the City to determine compliance with article 2 of this chapter.

"Compost" means the product resulting from the controlled biological decomposition of organic solid wastes that are source separated from the municipal solid waste stream, or which are separated at a centralized facility or as otherwise defined in 14 CCR Section 17896.2(a)(4).

"Container" means any vessel, tank, receptacle, box or bin used or intended to be used for the purpose of holding organic waste, solid waste, or recyclable materials for storage or collection.

"Container contamination" or "contaminated container" means a container, regardless of color, that contains prohibited container contaminants, or as otherwise defined in 14 CCR Section 18982(a)(55).

"Designee" means, when used in reference to the City, an entity that a the City contracts with or otherwise arranges to carry out any of the City's responsibilities under SB 1383 Regulations and implemented in this chapter as authorized in 14 CCR Section 18981.2. A designee may be a government entity, a hauler, a private entity, or a combination of those entities.

"Designated recyclables" mean those recyclable materials designated in Section 9.02.250.

"Director" means the Director of the Department of Development Services of the City of Santee or designee.

"Edible food" means food intended for human consumption, or as otherwise defined in 14 CCR Section 18982(a)(18). For the purposes of this chapter or as otherwise defined in 14 CCR Section 18982(a)(18), "edible food" is not solid waste if it is recovered and not discarded. Nothing in this chapter or in 14 CCR, Division 7, Chapter 12 requires or authorizes the recovery of edible food that does not meet the food safety requirements of the California Retail Food Code.

"Enforcement action" means an action of the City to address non-compliance with article 2 of this chapter including, but not limited to, issuing administrative citations, fines, penalties, or using other remedies in accordance with the provisions of Title 1.

"Excluded waste" means biohazardous radioactive, or biomedical waste, hazardous substance, hazardous waste, universal waste, infectious waste, designated waste, volatile, corrosive, medical waste, infectious, regulated radioactive waste, toxic substances, sharps, sludge, stable matter, tires, lead-acid batteries, automobile, boat, or boat trailer parts, internal combustion engines or material that facility operator(s), which receive materials from the City and its generators, reasonably believe(s) would, as a result of or upon acceptance, transfer, processing, or disposal, be a violation of local, State, or Federal law, regulation, or ordinance, including: land use restrictions or conditions, waste that cannot be disposed of in Class III landfills or accepted at the facility by permit conditions, waste that in the City, or its designee's reasonable opinion would present a significant risk to human health or the environment, cause a nuisance or otherwise create or expose the City, or its designee, to potential liability; but not including de minimis volumes or concentrations of waste of a type and amount normally found in single-family or multi-family solid waste after implementation of programs for the safe collection, processing,

recycling, treatment, and disposal of batteries and paint in compliance with Sections 41500 and 41802 of the California Public Resources Code.

"Food distributor" means a company that distributes food to entities including, but not limited to, supermarkets and grocery stores, or as otherwise defined in 14 CCR Section 18982(a)(22).

"Food facility" has the same meaning as in Section 113789 of the Health and Safety Code.

"Food recovery" means actions to collect and distribute food for human consumption that otherwise would be disposed, or as otherwise defined in 14 CCR Section 18982(a)(24).

"Food recovery organization" means an entity that engages in the collection or receipt of edible food from commercial edible food generators and distributes that edible food to the public for food recovery either directly or through other entities or as otherwise defined in 14 CCR Section 18982(a)(25), including, but not limited to:

- 1. A food bank as defined in Section 113783 of the Health and Safety Code;
- 2. A nonprofit charitable organization as defined in Section 113841 of the Health and Safety code; and,
- 3. A nonprofit charitable temporary food facility as defined in Section 113842 of the Health and Safety Code.

A food recovery organization is not a commercial edible food generator for the purposes of this chapter and implementation of 14 CCR, Division 7, Chapter 12 pursuant to 14 CCR Section 18982(a)(7). If the definition in 14 CCR Section 18982(a)(25) for food recovery organization differs from this definition, the definition in 14 CCR Section 18982(a)(25) shall apply to this chapter.

"Food recovery service" means a person or entity that collects and transports edible food from a commercial edible food generator to a food recovery organization or other entities for food recovery, or as otherwise defined in 14 CCR Section 18982(a)(26). A food recovery service is not a commercial edible food generator for the purposes of this chapter and implementation of 14 CCR, Division 7, Chapter 12 pursuant to 14 CCR Section 18982(a)(7).

"Food-soiled paper" is compostable paper material that has come in contact with food or liquid, such as, but not limited to, compostable paper plates, paper coffee cups, napkins, pizza boxes, and milk cartons.

"Food waste" means those discarded materials that will readily decompose and/or putrefy including: (i) all kitchen and table food waste; (ii) animal or vegetable waste that is generated during or results from the storage, preparation, cooking or handling of food stuffs; (iii) fruit waste, grain waste, dairy waste, meat, and fish waste; (iv) vegetable trimmings and other compostable organic waste common to the occupancy of residential premises. Food waste is a subset of organic waste.

"Franchise" means the right to provide waste management services of any class or type within all or any part of the City, granted by the City Council pursuant to this chapter.

"Franchisee" means the person who provides waste management services under a franchise granted by the City Council.

"Garbage" means kitchen and table wastes, and animal or vegetable wastes that attends or results from the storage, preparation, cooking, or handling of food or edible items.

"Gray container" has the same meaning as in 14 CCR Section 18982(a)(28) and shall be used for the purpose of storage and collection of gray container waste.

"Gray container waste" means solid waste that is collected in a gray container that is part of a three-container organic waste collection service that prohibits the placement of organic waste in the gray container as specified in 14 CCR Sections 18984.1(a) and (b), or as otherwise defined in 14 CCR Section 17402(a)(6.5).

"Green container" has the same meaning as in 14 CCR Section 18982(a)(29) and shall be used for the purpose of storage and collection of source separated green container organic waste.

"Green waste" includes leaves, grass, weeds, houseplant trimmings, and wood materials from trees and shrubs, and similar material generated at any premises that fit within a cart. Green waste does not include palm fronds, or tree trunks or limbs more than two (2) feet in diameter.

"Grocery store" means a store primarily engaged in the retail sale of canned food; dry goods; fresh fruits and vegetables; fresh meats, fish, and poultry; and any area that is not separately owned within the store where the food is prepared and served, including a bakery, deli, and meat and seafood departments, or as otherwise defined in 14 CCR Section 18982(a)(30).

"Hauler route" means the designated itinerary or sequence of stops for each segment of the City's collection service area, or as otherwise defined in 14 CCR Section 18982(a)(31.5).

"Hazardous waste" has the same meaning set forth in Health and Safety Code Section 25117, and includes: 1) a waste or combination of wastes which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (a) cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness, or (b) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed; (2) a waste which meets any of the criteria for the identification of a hazardous waste adopted by the California Environmental Protection Agency's Division of Toxic Substances Control pursuant to Health and Safety Code Section 25141; (3) any chemical, pollutant, contaminant, hazardous or toxic substance, constituent or material that under applicable law is considered to be hazardous or toxic or is or may be required to be remediated, including, without limitation, (a) any petroleum or petroleum products and their derivatives, radioactive materials, asbestos in any form that is or could become friable, transformers or other equipment that contain dielectric fluid containing polychlorinated biphenyls and processes and certain cooling systems that use chlorofluorocarbons, or (b) any chemicals, materials or substances which are now or hereafter become defined as or included in the definition of "hazardous substances," "hazardous wastes,"

"hazardous materials," "extremely hazardous wastes," "restricted hazardous wastes," "toxic substances," "toxic pollutants," or any words of similar import pursuant to applicable law.

"High diversion organic waste processing facility" means a facility that is in compliance with the reporting requirements of 14 CCR Section 18815.5(d) and meets or exceeds an annual average mixed waste organic content recovery rate of 50 percent between January 1, 2022 and December 31, 2024, and 75 percent after January 1, 2025, as calculated pursuant to 14 CCR Section 18815.5(e) for organic waste received from the "mixed waste organic collection stream" as defined in 14 CCR Section 17402(a)(11.5); or, as otherwise defined in 14 CCR Section 18982(a)(33).

"HHWE" means the Household Hazardous Waste Element for the City prepared and updated pursuant to the Public Resources Code.

"Holiday" means New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day and any other day designated as such in a contract between a collector and the labor union serving as the exclusive representative of said collector's employees, provided such holiday is approved by the City Council.

"Industrial solid waste" means solid waste originating from mechanized manufacturing facilities, factories, refineries, construction and demolition projects, publicly operated treatment centers, or solid waste placed in commercial collection bins, excluding hazardous waste.

"Inspection" means a site visit where the City reviews records, containers, and an entity's collection, handling, recycling, or landfill disposal of organic waste or edible food handling to determine if the entity is complying with requirements set forth in article 2 of this chapter, or as otherwise defined in 14 CCR Section 18982(a)(35).

"Landfill" means a disposal facility that accepts solid waste for land disposal as defined in Section 40195.1 of the Public Resources Code.

"Large event" means an event, including, but not limited to, a sporting event or a flea market, that charges an admission price, or is operated by a local agency, and serves an average of more than 2,000 individuals per day of operation of the event, at a location that includes, but is not limited to, a public, nonprofit, or privately owned park, parking lot, golf course, street system, or other open space when being used for an event. If the definition in 14 CCR Section 18982(a)(38) differs from this definition, the definition in 14 CCR Section 18982(a)(38) shall apply to this chapter.

"Large venue" means a permanent venue facility that annually seats or serves an average of more than 2,000 individuals within the grounds of the facility per day of operation of the venue facility. For purposes of this chapter and implementation of 14 CCR, Division 7, Chapter 12, a venue facility includes, but is not limited to, a public, nonprofit, or privately owned or operated stadium, amphitheater, arena, hall, amusement park, conference or civic center, zoo, aquarium, airport, racetrack, horse track, performing arts center, fairground, museum, theater, or other public attraction facility. For purposes of this chapter and implementation of 14 CCR, Division 7, Chapter 12, a site under common ownership or control that includes more than one large venue that is contiguous with other large venues in the site, is a single large venue. If the

definition in 14 CCR Section 18982(a)(39) differs from this definition, the definition in 14 CCR Section 18982(a)(39) shall apply to this chapter.

"Local education agency" means a school district, charter school, or county office of education that is not subject to the control of city or county regulations related to solid waste, or as otherwise defined in 14 CCR Section 18982(a)(40).

"Multifamily residential dwelling" or "multifamily residential premises" means of, from, or pertaining to a structure or structures containing five or more dwelling units in any vertical or horizontal arrangement on a single lot or building site. Multifamily premises do not include hotels, motels, or other transient occupancy facilities, which are considered commercial businesses.

"Organic waste" means solid wastes containing material originated from living organisms and their metabolic waste products, including but not limited to food, green material, landscape and pruning waste, organic textiles and carpets, lumber, wood, paper products, printing and writing paper, manure, biosolids, digestate, and sludges or as otherwise defined in 14 CCR Section 18982(a)(46). Biosolids and digestate are as defined by 14 CCR Section 18982(a). Organic waste includes food waste, green waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste.

"Organic waste generator" means a person or entity that is responsible for the initial creation of organic waste, or as otherwise defined in 14 CCR Section 18982(a)(48).

"Non-organic recyclables" means non-putrescible and non-hazardous recyclable wastes including but not limited to bottles, cans, metals, plastics and glass, or as otherwise defined in 14 CCR Section 18982(a)(43).

"Notice of violation (NOV)" means a notice that a violation has occurred that includes a compliance date to avoid an action to seek penalties, or as otherwise defined in 14 CCR Section 18982(a)(45) or further explained in 14 CCR Section 18995.4.

"Paper products" include, but are not limited to, paper janitorial supplies, cartons, wrapping, packaging, file folders, hanging files, corrugated boxes, tissue, and toweling, or as otherwise defined in 14 CCR Section 18982(a)(51).

"Permittee" means a person who holds a valid, unrevoked, and unexpired permit to collect or transport solid waste and recyclables issued pursuant to this chapter.

"Printing and writing papers" include, but are not limited to, copy, xerographic, watermark, cotton fiber, offset, forms, computer printout paper, white wove envelopes, manila envelopes, book paper, note pads, writing tablets, newsprint, and other uncoated writing papers, posters, index cards, calendars, brochures, reports, magazines, and publications, or as otherwise defined in 14 CCR Section 18982(a)(54).

"Prohibited container contaminants" means the following: (i) discarded materials placed in the blue container that are not identified as acceptable source separated recyclable materials for the City's blue container; (ii) discarded materials placed in the green container that are not identified

as acceptable source separated green container organic waste for the City's green container; (iii) discarded materials placed in the gray container that are acceptable source separated recyclable materials and/or source separated green container organic wastes to be placed in City's green container and/or blue container; and, (iv) excluded waste placed in any container.

"Public agency" means any governmental agency or department thereof.

"Public education" means any and all efforts to enhance, increase or improve the knowledge of customers of collectors or residents of the City regarding solid waste, recycling, source reduction or any other aspect of waste management services.

"Recovery" means any activity or process described in 14 CCR Section 18983.1(b), or as otherwise defined in 14 CCR Section 18982(a)(49).

"Recyclables" means materials that have been separated or kept separate from the solid waste stream, at the point of generation, for the purpose of additional sorting or processing those materials for recycling or reuse in order to return them to the economic mainstream in the form of raw material for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace which shall include, but not be limited to: newspaper (including inserts, coupons, and store advertisements); mixed paper (including office paper, computer paper, magazines, junk mail, catalogs, brown paper bags, brown paper, paperboard, paper egg cartons, telephone books, paper grocery bags, colored paper, construction paper, envelopes, shoe boxes, cereal, and other similar food boxes yet excluding paper tissues, paper towels, paper with plastic coating, paper contaminated with food, wax paper, foil-lined paper and cartons, Tyvex non-tearing paper envelopes); chipboard; corrugated cardboard; glass containers of any color (including brown, clear, and green glass bottles and jars); aluminum (including beverage containers); steel, tin or bi-metal cans; mixed plastics such as plastic containers (no. 1 to 7), except expanded Polystyrene (EPS); bottles including containers made of HDPE, or PET; and, those materials added from time to time.

"Recycling" means the process of collecting, sorting, cleansing, treating, and reconstituting materials that would otherwise become refuse, and returning them to the economic mainstream in the form of raw material for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace. Recycling does not include transformation as defined in Public Resources Code Section 40201.

"Refuse" means garbage and rubbish.

"Remote monitoring" means the use of the internet of things (IoT) and/or wireless electronic devices to visualize the contents of blue containers, green containers, and gray containers for purposes of identifying the quantity of materials in containers (level of fill) and/or presence of prohibited container contaminants.

"Residential householder" means any person holding and/or occupying a residential premises, whether or not the owner, singly or with his or her family, in the City.

"Restaurant" means an establishment primarily engaged in the retail sale of food and drinks for on-premises or immediate consumption, or as otherwise defined in 14 CCR Section 18982(a)(64).

"Route review" means a visual inspection of containers along a hauler route for the purpose of determining container contamination, and may include mechanical inspection methods such as the use of cameras, or as otherwise defined in 14 CCR Section 18982(a)(65).

"Rubbish" means nonputrescible solid waste that is not recyclable such as ashes, soiled paper and cardboard, certain wood, glass, plastics and metals, bedding, crockery, rubber and rubber by-products, textiles, inert products, and litter.

"SB 1383" means Senate Bill 1383 of 2016 approved by the Governor on September 19, 2016, which added Sections 39730.5, 39730.6, 39730.7, and 39730.8 to the Health and Safety Code, and added Chapter 13.1 (commencing with Section 42652) to Part 3 of Division 30 of the Public Resources Code, establishing methane emissions reduction targets in a Statewide effort to reduce emissions of short-lived climate pollutants as amended, supplemented, superseded, and replaced from time to time.

"SB 1383 Regulations" means or refers to, for the purposes of this chapter, the Short-Lived Climate Pollutants: Organic Waste Reduction regulations developed by CalRecycle and adopted in 2020 that created 14 CCR, Division 7, Chapter 12 and amended portions of regulations of 14 CCR and 27 CCR.

"Scavenging" means the uncontrolled or unauthorized removal of solid waste, recyclables or organic waste pursuant to this chapter.

"Self-hauler" means a person, who hauls solid waste, organic waste, or recyclable material he or she has generated to another person. Self-hauler also includes a person who back-hauls waste, or as otherwise defined in 14 CCR Section 18982(a)(66). Back-haul means generating and transporting organic waste to a destination owned and operated by the generator using the generator's own employees and equipment, or as otherwise defined in 14 CCR Section 18982(a)(66)(A).

"Single-family" or "Single-family residential premises" means of, from, or pertaining to any residential property with fewer than five units within the City utilizing solid waste containers of 96 gallons or less capacity for the provision of waste management services.

"Single-family residential solid waste container" means a container made of metal, hard rubber or plastic not exceeding 96 gallons in capacity. "Solid waste" means all putrescible and nonputrescible solid and semisolid wastes, generated in or upon, related to the occupancy of, remaining in or emanating from residential premises or commercial premises, including garbage, rubbish, trash, refuse, ashes, industrial wastes, demolition and construction wastes, manure, vegetable or animal solid or semisolid wastes, and other solid and semisolid wastes. This excludes recyclables, source-separated organic waste, liquid wastes, abandoned vehicles, and excluded waste, hazardous, biohazardous and biomedical wastes, sharps, or any item excluded from the definition of bulky items.

"Solid waste management or collection services" means the collection, transportation, storage, transfer, disposal, or processing of solid waste, recyclables, or organic waste.

"Source separated" means materials, including commingled recyclable materials, that have been separated or kept separate from the solid waste stream, at the point of generation, for the purpose of additional sorting or processing those materials for recycling or reuse in order to return them to the economic mainstream in the form of raw material for new, reused, or reconstituted products, which meet the quality standards necessary to be used in the marketplace, or as otherwise defined in 14 CCR Section 17402.5(b)(4). For the purposes of the chapter source separated shall include separation of materials by the generator, property owner, property owner's employee, property manager, or property manager's employee into different containers for the purpose of collection such that source separated materials are separated from gray container waste or other solid waste for the purposes of collection and processing.

"Source separated blue container organic waste" means source separated organic wastes that can be placed in a blue container that is limited to the collection of those organic wastes and non-organic recyclables as defined in 14 CCR Section 18982(a)(43), or as otherwise defined by 14 CCR Section 17402(a)(26.7).

"Source separated green container organic waste" means source separated organic waste that can be placed in a green container that is specifically intended for the separate collection of organic waste by the generator, excluding source separated blue container organic waste, carpets, noncompostable paper, and textiles.

"Source separated recyclable materials" means source separated non-organic recyclables and source separated blue container organic waste.

"SRRE" means the Source Reduction and Recycling Element for the City prepared and updated pursuant to the Public Resources Code.

"Supermarket" means a full-line, self-service retail store with gross annual sales of two million dollars (\$2,000,000), or more, and which sells a line of dry grocery, canned goods, or nonfood items and some perishable items, or as otherwise defined in 14 CCR Section 18982(a)(71).

"Tier one commercial edible food generator" means a commercial edible food generator that is one of the following:

- 1. Supermarket.
- 2. Grocery store with a total facility size equal to or greater than 10,000 square feet.
- 3. Food service provider.
- 4. Food distributor.
- Wholesale food vendor.

If the definition in 14 CCR Section 18982(a)(73) of tier one commercial edible food generator differs from this definition, the definition in 14 CCR Section 18982(a)(73) shall apply to this chapter.

"Tier two commercial edible food generator" means a commercial edible food generator that is one of the following:

- 1. Restaurant with 250 or more seats, or a total facility size equal to or greater than 5,000 square feet.
- 2. Hotel with an on-site food facility and 200 or more rooms.
- 3. Health facility with an on-site food facility and 100 or more beds.
- 4. Large venue.
- 5. Large event.
- 6. A State agency with a cafeteria with 250 or more seats or total cafeteria facility size equal to or greater than 5,000 square feet.
- 7. A local education agency facility with an on-site food facility.

If the definition in 14 CCR Section 18982(a)(74) of tier two commercial edible food generator differs from this definition, the definition in 14 CCR Section 18982(a)(74) shall apply to this chapter.

"Transfer or processing station," as defined in Public Resources Code Section 40200, means those facilities utilized to receive solid wastes, temporarily store, separate, convert, or otherwise process the materials in the solid wastes, or to transfer the solid wastes directly from smaller to larger vehicles for transport, and those facilities used for transformation.

"Wholesale food vendor" means a business or establishment engaged in the merchant wholesale distribution of food, where food (including fruits and vegetables) is received, shipped, stored, prepared for distribution to a retailer, warehouse, distributor, or other destination, or as otherwise defined in 14 CCR Section 189852(a)(76).

"Yard waste" means lawn clippings, leaves, weeds, and woody materials from trees and shrubs.

9.02.120 Promulgation of rules and regulations.

A. The storage, removal, collection, and transportation of solid waste, recyclables and organic waste in the City is under the supervision of the Director, who has the authority and duty to promulgate rules and regulations regulating these activities. A copy of the rules and regulations, and all amendments thereto, must be kept on file by all persons having a franchise or permit to collect solid waste, recyclables and organic waste in the City.

- B. All persons are encouraged to utilize waste management services from a collector authorized by the City. However, nothing in this chapter prohibits a person from self-hauling solid waste, organic waste and recyclables generated on the person's own property to a properly permitted receiving facility for final disposal provided that:
 - 1. Such solid waste is source separated, removed in a continuous and timely manner, and disposed of in accordance with Sections 9.02.175 and 9.02.210 of this chapter;
 - 2. Weight receipts or other justification of proper disposal are maintained by the self-hauler for a 12-month period and can be made available upon request to a public agency charged with solid waste reporting requirements to the State; and
 - 3. All commercial and industrial businesses not using the services of a permittee must submit solid waste disposal and organic waste and recycling tonnage documentation annually to the City. Reports are due on or before January 31 for the previous year. Annual reporting must be on a form provided by the Director.

9.02.130 Enforcement.

- A. Violation—General. Violations of this chapter are declared to be a public nuisance and a misdemeanor and may be addressed by any means available to the City, including those means set forth in Title 1.
- B. Enforcement of SB 1383 Regulations—Administrative Citations and Fine.
 - 1. Violation of any of the provision of article 2 of this chapter shall constitute grounds for issuance of a notice of violation and assessment of a fine. Enforcement actions under this subsection B are issuance of an administrative citation and assessment of a fine. The City's procedures on imposition of administrative fines in Chapter 1.08 of Title 1 are hereby incorporated in their entirety, as modified from time to time, and shall govern the imposition, enforcement, and collection of administrative citations issued to enforce violations of article 2 of this chapter and any rule or regulation adopted pursuant thereto, except as otherwise indicated in this chapter.
 - 2. Enforcement of article 2 of this chapter pursuant to this subsection B may be undertaken by the City enforcement official, which may be the city manager or their designated entity, legal counsel, or combination thereof. The City enforcement officials will interpret the provisions of article 2 of this chapter; determine the applicability of waivers, if violation(s) have occurred; implement enforcement actions; determine if compliance standards are met; and may issue notices of violation.

3. Process for Enforcement.

a. Compliance Monitoring. The City enforcement officials or their designee will monitor compliance with article 2 of this chapter randomly and through compliance reviews, route reviews, investigation of complaints, and an inspection program (that may include remote monitoring). Section 9.02.280 establishes City's right to conduct inspections and investigations.

- b. Notice of Violation. With the exception of violations of generator contamination of container contents, the City shall issue a notice of violation requiring compliance within 60 days of issuance of the notice.
- c. Failure to Comply. Absent compliance by the respondent within the deadline set forth in the notice of violation, the City shall commence an action to impose the penalties set forth in this subsection B, via an administrative citation and fine, pursuant to the procedures set forth in Chapter 1.08 of Title 1. Notices shall be provided to "owner" at the official address of the owner maintained by the tax collector for the City or if no such address is available, to the owner at the address of the dwelling or commercial property or to the party responsible for paying for the collection services, depending upon available information
- 4. Fine Amount. The penalties for violations of article 2 of this chapter are as follows:
 - a. For a first violation, the amount of the base penalty shall be \$50 to \$100 per violation.
 - b. For a second violation, the amount of the base penalty shall be \$100 to \$200 per violation.
 - c. For a third or subsequent violation, the amount of the base penalty shall be \$250 to \$500 per violation.
- 5. Criteria. The City may consider the criteria set forth in subsection F of Section 1.08.020, when determining the amount of the administrative fine.
- 6. Compliance Deadline Extension—Considerations. The City may extend the compliance deadlines set forth in a notice of violation issued in accordance with this subsection B if it finds that there are extenuating circumstances beyond the control of the respondent that make compliance within the deadlines impracticable, including the following:
 - a. Acts of God such as earthquakes, wildfires, flooding, and other emergencies or natural disasters;
 - b. Delays in obtaining discretionary permits or other government agency approvals; or,
 - c. Deficiencies in organic waste recycling infrastructure or edible food recovery capacity and the City is under a corrective action plan with CalRecycle pursuant to 14 CCR Section 18996.2 due to those deficiencies.
- 7. Appeals. Persons receiving an administrative citation containing a penalty for an uncorrected violation may request a hearing to appeal the citation. A hearing will be held only if it is requested within the time prescribed and consistent with the City's

Administrative Hearing and Judicial Review procedures set forth in Chapter 1.14 of Title 1.

- 8. Education Period for Non-Compliance. Beginning January 1, 2022, and through December 31, 2023, the City will conduct inspections, remote monitoring, route reviews or waste evaluations, and compliance reviews, depending upon the type of regulated entity, to determine compliance, and if City determines that organic waste generator, self-hauler, hauler, tier one commercial edible food generator, food recovery organization, food recovery service, or other entity is not in compliance, it shall provide educational materials to the entity describing its obligations under article 2 of this chapter and a notice that compliance is required by January 1, 2022, and that violations may be subject to administrative civil penalties starting on January 1, 2024.
- 9. Civil Penalties for Non-Compliance. Beginning January 1, 2024, if the City determines that an organic waste generator, self-hauler, hauler, tier one or tier two commercial edible food generator, food recovery organization, food recovery service, or other entity is not in compliance with article 2 of this chapter, it shall document the noncompliance or violation, issue a notice of violation, and take enforcement action pursuant to this subsection B, as needed.
- 10. Other remedies allowed by law may be used, including civil action or prosecution as misdemeanor or infraction. The City may pursue civil actions in the California courts to seek recovery of unpaid administrative citations. The City may choose to delay court action until such time as a sufficiently large number of violations, or cumulative size of violations exist such that court action is a reasonable use of City staff and resources.
- C. The City may issue an official notification to notify regulated entities of its obligations under this chapter. This chapter shall only apply to those entities subject to the City's regulatory authority.

Article 2. Regulation of Solid Waste, Organic Waste, and Recyclables

9.02.160 Requirements for single-family generators.

Single-family organic waste generators shall comply with the following requirements except single-family generators that meet the self-hauler requirements in Section 9.02.175:

A. Shall subscribe to the City's organic waste collection services for all organic waste generated as described below in Subdivision B. The City shall have the right to review the number and size of a generator's containers to evaluate adequacy of capacity provided for each type of collection service for proper separation of materials and containment of materials; and, single-family generators shall adjust its service level for its collection services as requested by the City. Generators may additionally manage their organic waste by preventing or reducing their organic waste, managing organic waste on site, and/or using a community composting site pursuant to 14 CCR Section 18984.9(c).

- B. Shall participate in the City's organic waste collection services by placing designated materials in designated containers as described below, and shall not place prohibited container contaminants in collection containers.
 - 1. Generator shall place source separated green container organic waste, including food waste, in the green container; source separated recyclable materials in the blue container; and gray container waste in the gray container. Generators shall not place materials designated for the gray container into the green container or blue container.

9.02.165 Requirements for commercial businesses.

Generators that are commercial businesses, including multifamily residential dwellings, shall:

- A. Subscribe to the City's three-container collection services and comply with requirements of those services as described below in Subdivision B, except commercial businesses that meet the self-hauler requirements in Section 9.02.175. The City shall have the right to review the number and size of a generator's containers and frequency of collection to evaluate adequacy of capacity provided for each type of collection service for proper separation of materials and containment of materials; and, commercial businesses shall adjust their service level for their collection services as requested by the City.
- B. Except commercial businesses that meet the self-hauler requirements in Section 9.02.175, participate in the City's organic waste collection services by placing designated materials in designated containers as described below.
 - 1. Generator shall place source separated green container organic waste, including food waste, in the green container; source separated recyclable materials in the blue container; and gray container waste in the gray container. Generator shall not place materials designated for the gray container into the green container or blue container.
- C. Supply and allow access to adequate number, size and location of collection containers with sufficient labels or colors (conforming with subsection D below) for employees, contractors, tenants, and customers, consistent with the City's blue container, green container, and gray container collection service or, if self-hauling, per the commercial businesses' instructions to support its compliance with its self-haul program, in accordance with Section 9.02.175.
- D. Excluding multifamily residential dwellings, provide containers for the collection of source separated green container organic waste and source separated recyclable materials in all indoor and outdoor areas where disposal containers are provided for customers, for materials generated by that business. Such containers do not need to be provided in restrooms. If a commercial business does not generate any of the materials that would be collected in one type of container, then the business does not have to provide that particular container in all areas where disposal containers are provided for customers. Pursuant to 14 CCR Section 18984.9(b), the containers provided by the business shall have either:
 - 1. A body or lid that conforms with the container colors provided through the collection service provided by the City, with either lids conforming to the color

requirements or bodies conforming to the color requirements or both lids and bodies conforming to color requirements. A commercial business is not required to replace functional containers, including containers purchased prior to January 1, 2022, that do not comply with the requirements of this subsection prior to the end of the useful life of those containers, or prior to January 1, 2036, whichever comes first.

- 2. Container labels that include language or graphic images, or both, indicating the primary material accepted and the primary materials prohibited in that container, or containers with imprinted text or graphic images that indicate the primary materials accepted and primary materials prohibited in the container. Pursuant 14 CCR Section 18984.8, the container labeling requirements are required on new containers commencing January 1, 2022.
- E. Multifamily residential dwellings are not required to comply with container placement requirements or labeling requirement in subsection D, above, pursuant to 14 CCR Section 18984.9(b).
- F. Excluding multifamily residential dwellings, to the extent practical through education, training, inspection, and/or other measures, prohibit employees from placing materials in a container not designated for those materials per the City's blue container, green container, and gray container collection service or, if self-hauling, per the commercial businesses' instructions to support its compliance with its self-haul program, in accordance with Section 9.02.175.
- G. Excluding multifamily residential dwellings, periodically inspect blue containers, green containers, and gray containers for contamination and inform employees if containers are contaminated and of the requirements to keep contaminants out of those containers pursuant to 14 CCR Section 18984.9(b)(3).
- H. Annually provide information to employees, contractors, tenants, and customers about organic waste recovery requirements and about proper sorting of source separated green container organic waste and source separated recyclable materials.
- I. Provide education information before or within 14 days of occupation of the premises to new tenants that describes requirements to keep source separated green container organic waste and source separated recyclable materials separate from gray container waste (when applicable) and the location of containers and the rules governing their use at each property.
- J. Provide or arrange access for the City or its agent to their properties during all inspections conducted in accordance with Section 9.02.280 to confirm compliance with the requirements of this article.
- K. Accommodate and cooperate with the City's remote monitoring program for inspection of the contents of containers for prohibited container contaminants, which may be implemented at a later date, to evaluate generator's compliance with subsection B. The remote monitoring program shall involve installation of remote monitoring equipment on or in the blue containers, green containers, and gray containers.

- L. At commercial business's option and subject to any approval required from the City, implement a remote monitoring program for inspection of the contents of its blue containers, green containers, and gray containers for the purpose of monitoring the contents of containers to determine appropriate levels of service and to identify prohibited container contaminants. Generators may install remote monitoring devices on or in the blue containers, green containers, and gray containers subject to written notification to or approval by the City or its designee.
- M. If a commercial business wants to self-haul, meet the self-hauler requirements in Section 9.02.175.
- N. Nothing in this section prohibits a generator from preventing or reducing waste generation, managing organic waste on site, or using a community composting site pursuant to 14 CCR Section 18984.9(c).
- O. Commercial businesses that are tier one or tier two commercial edible food generators shall comply with food recovery requirements, pursuant to Section 9.02.190.

9.02.170 Waivers for generators.

- A. De Minimis Waivers. The City may waive a commercial business' (including multifamily residential dwellings) obligation to comply with some or all of the organic waste requirements of this article if the commercial business provides documentation that the business generates below a certain amount of organic waste material as described in subdivision 2 of subsection A, below. Commercial businesses requesting a de minimis waiver shall:
 - 1. Submit an application specifying the services that they are requesting a waiver from and provide documentation as noted in subdivision 2, below.

2. Provide documentation that either:

- a. The commercial business' total solid waste collection service is two cubic yards or more per week and organic waste subject to collection in a blue container or green container comprises less than 20 gallons per week per applicable container of the business' total waste; or,
- b. The commercial business' total solid waste collection service is less than two cubic yards per week and organic waste subject to collection in a blue container or green container comprises less than 10 gallons per week per applicable container of the business' total waste.
- 3. Notify the City if circumstances change such that commercial business's organic waste exceeds the threshold required for waiver, in which case waiver will be rescinded.
- 4. Provide written verification of eligibility for a de minimis waiver every five years, if the City has approved a de minimis waiver.

B. Physical Space Waivers. The City may waive a commercial business' (including multifamily residential dwellings) or property owner's obligations to comply with some or all of the recyclable materials and/or organic waste collection service requirements if the City has evidence from its own staff, a hauler, licensed architect, or licensed engineer demonstrating that the premises lacks adequate space for the collection containers required for compliance with the organic waste collection requirements of Section 9.02.165.

A commercial business or property owner may request a physical space waiver through the following process:

- 1. Submit an application form specifying the type(s) of collection services for which they are requesting a compliance waiver.
- 2. Provide documentation that the premises lacks adequate space for blue containers and/or green containers including documentation from its hauler, licensed architect, or licensed engineer.
- 3. Provide written verification to the City that it is still eligible for a physical space waiver every five years, if the City has approved an application for a physical space waiver.
- C. Review and Approval of Waiver. The City may, but is not required to, provide any of the waivers listed in this section. Issuance of any waiver pursuant to this section shall be at the discretion of the Director.

9.02.175 Requirements for self-haulers.

- A. Self-haulers shall source separate all recyclable materials and organic waste (materials that the City otherwise requires generators to separate for collection in the City's organics and recycling collection program) generated on-site from solid waste in a manner consistent with 14 CCR Sections 18984.1 and 18984.2, or shall haul organic waste to a high diversion organic waste processing facility as specified in 14 CCR Section 18984.3.
- B. Self-haulers shall haul their source separated recyclable materials to a facility that recovers those materials; and haul their source separated green container organic waste to a solid waste facility, operation, activity, or property that processes or recovers source separated organic waste. Alternatively, self-haulers may haul organic waste to a high diversion organic waste processing facility.
- C. Self-haulers that are commercial businesses (including multifamily residential dwellings) shall keep a record of the amount of organic waste delivered to each solid waste facility, operation, activity, or property that processes or recovers organic waste; this record shall be subject to inspection by the City. The records shall include the following information:
 - 1. Delivery receipts and weight tickets from the entity accepting the waste.
 - 2. The amount of material in cubic yards or tons transported by the generator to each entity.

- 3. If the material is transported to an entity that does not have scales on-site, or employs scales incapable of weighing the self-hauler's vehicle in a manner that allows it to determine the weight of materials received, the self-hauler is not required to record the weight of material but shall keep a record of the entities that received the organic waste.
- D. Self-haulers that are commercial businesses (including multifamily self-haulers) shall provide information collected in Subdivision C to the City in accordance with Section 9.02.120.
- E. A residential organic waste generator that self-hauls organic waste is not required to record or report information in Subdivisions C or D.

9.02.180 Requirements for haulers and facility operators.

- A. Requirements for Haulers. Franchise or permitted haulers providing residential, commercial, or industrial organic waste collection services to generators within the City's boundaries shall meet the following requirements and standards as a condition of approval of a contract, agreement, or other authorization with the City to collect organic waste:
 - 1. Through written notice to the City annually on or before March 15, identify the facilities to which they will transport organic waste including facilities for source separated recyclable materials and source separated green container organic waste.
 - 2. Transport source separated recyclable materials and source separated green container organic waste to a facility, operation, activity, or property that recovers organic waste as defined in 14 CCR, Division 7, Chapter 12, Article 2.
 - 3. Obtain approval from the City to haul organic waste, unless it is transporting source separated organic waste to a community composting site or lawfully transporting C&D in a manner that complies with 14 CCR Section 18989.1 and the City's C&D ordinance.
 - 4. Franchise and permitted haulers authorization to collect organic waste shall comply with education, equipment, signage, container labeling, container color, contamination monitoring, reporting, and other requirements contained within its franchise agreement, permit, license, or other agreement entered into with the City.
- B. Requirements for Facility Operators and Community Composting Operations.
 - 1. Owners of facilities, operations, and activities that recover organic waste, including, but not limited to, compost facilities, in-vessel digestion facilities, and publicly-owned treatment works shall, upon the City's request, provide information regarding available and potential new or expanded capacity at their facilities, operations, and activities, including information about throughput and permitted capacity necessary for planning purposes. Entities contacted by the City shall respond within 60 days.

2. Community composting operators, upon the City's request, shall provide information to the City to support organic waste capacity planning, including, but not limited to, an estimate of the amount of organic waste anticipated to be handled at the community composting operation. Entities contacted by the City shall respond within 60 days.

9.02.190 Requirements for commercial edible food generators.

- A. Tier one commercial edible food generators must comply with the requirements of this section commencing January 1, 2022, and tier two commercial edible food generators must comply commencing January 1, 2024, pursuant to 14 CCR Section 18991.3.
- B. Large venue or large event operators not providing food services, but allowing for food to be provided by others, shall require food facilities operating at the large venue or large event to comply with the requirements of this section, commencing January 1, 2024.
- C. Commercial edible food generators shall comply with the following requirements:
 - 1. Arrange to recover the maximum amount of edible food that would otherwise be disposed.
 - 2. Contract with, or enter into a written agreement with food recovery organizations or food recovery services for: (i) the collection of edible food for food recovery; or, (ii) acceptance of the edible food that the commercial edible food generator self-hauls to the food recovery organization for food recovery.
 - 3. Shall not intentionally spoil edible food that is capable of being recovered by a food recovery organization or a food recovery service.
 - 4. Allow the City's designated enforcement entity or designated third party enforcement entity to access the premises and review records pursuant to 14 CCR Section 18991.4.
 - 5. Keep records that include the following information, or as otherwise specified in 14 CCR Section 18991.4:
 - a. A list of each food recovery service or organization that collects or receives its edible food pursuant to a contract or written agreement established under 14 CCR Section 18991.3(b).
 - b. A copy of all contracts or written agreements established under 14 CCR Section 18991.3(b).
 - c. A record of the following information for each of those food recovery services or food recovery organizations:
 - i. The name, address and contact information of the food recovery service or food recovery organization.

- ii. The types of food that will be collected by or self-hauled to the food recovery service or food recovery organization.
- iii. The established frequency that food will be collected or self-hauled.
- iv. The quantity of food, measured in pounds recovered per month, collected or self-hauled to a food recovery service or food recovery organization for food recovery.
- 6. No later than March 31 of each year commencing no later than February 1, 2023 for tier one commercial edible food generators and February 1, 2025 for tier two commercial edible food generators, provide an annual food recovery report to the City that includes the following information:
 - a. A copy of all contracts or written agreements established under 14 CCR Section 18991.3(b).
 - b. The quantity of food, measured in annual pounds recovered, collected, or self-hauled to a Food Recovery Service or Food Recovery Organization for Food Recovery.
 - c. The name, address and contact information of the Food Recovery Service or Food Recovery Organization.
- D. Nothing in this chapter shall be construed to limit or conflict with the protections provided by the California Good Samaritan Food Donation Act of 2017, the Federal Good Samaritan Act, or share table and school food donation guidance pursuant to Senate Bill 557 of 2017 (approved by the Governor of the State of California on September 25, 2017, which added Article 13 [commencing with Section 49580] to Chapter 9 of Part 27 of Division 4 of Title 2 of the Education Code, and to amend Section 114079 of the Health and Safety Code, relating to food safety, as amended, supplemented, superseded and replaced from time to time).

9.02.195 Requirements for food recovery organizations and services.

- A. Food recovery services collecting or receiving edible food directly from commercial edible food generators, via a contract or written agreement established under 14 CCR Section 18991.3(b), shall maintain the following records, or as otherwise specified by 14 CCR Section 18991.5(a)(1):
 - 1. The name, address, and contact information for each commercial edible food generator from which the service collects edible food.
 - 2. The quantity in pounds of edible food collected from each commercial edible food generator per month.
 - 3. The quantity in pounds of edible food transported to each food recovery organization per month.

- 4. The name, address, and contact information for each food recovery organization that the food recovery service transports edible food to for food recovery.
- B. Food recovery organizations collecting or receiving edible food directly from commercial edible food generators, via a contract or written agreement established under 14 CCR Section 18991.3(b), shall maintain the following records, or as otherwise specified by 14 CCR Section 18991.5(a)(2):
 - 1. The name, address, and contact information for each commercial edible food generator from which the organization receives edible food.
 - 2. The quantity in pounds of edible food received from each commercial edible food generator per month.
 - 3. The name, address, and contact information for each food recovery service that the organization receives edible food from for food recovery.
- C. Food recovery organizations and food recovery services shall inform generators about California and Federal Good Samaritan Food Donation Act protection in written communications, such as in their contract or agreement established under 14 CCR Section 18991.3(b).
- D. Food recovery organizations and food recovery services that have their primary address physically located in the City and contract with or have written agreements with one or more commercial edible food generators pursuant to 14 CCR Section 18991.3(b) shall report to the City it is located in the total pounds of edible food recovered in the previous calendar year from the tier one and tier two commercial edible food generators they have established a contract or written agreement with pursuant to 14 CCR Section 18991.3(b) no later than March 31 and upon the City's request.
- E. Food Recovery Capacity Planning. In order to support edible food recovery capacity planning assessments or other studies conducted by the County, City, special district that provides solid waste collection services, or its designated entity, food recovery services and food recovery organizations operating in the City shall provide information and consultation to the City, upon request, regarding existing, or proposed new or expanded, food recovery capacity that could be accessed by the City and its commercial edible food generators. A food recovery service or food recovery organization contacted by the City shall respond to such request for information within 60 days, unless a shorter timeframe is otherwise specified by the City.

9.02.200 Illegal disposal.

A. It is illegal to place or allow to be placed or remain any solid waste, recyclable material, organic waste, garbage, dead animal, diseased, putrid, or offensive animal or vegetable matter, rubbish, construction wastes, or bulky items upon any vacant lot, park, public or private property, camping place, street, road, highway, alley, sidewalk, curb, gutter, stormwater conveyance, or on the bank of any stream or drywater course, or in any standing water, stream, or drywater course.

B. It is illegal to tamper with, modify, remove from, or deposit organic wastes, solid wastes, or recyclables into or adjacent to any container without the permission of the container owner.

9.02.210 Frequency of removal.

- A. The owner, operator and/or occupant of any residence, business establishment, or industry must remove or cause the removal of all solid waste accumulated on the property or premises. Excepting disruptions in normal solid waste collection schedules, solid waste must not remain on any premises for more than seven days. Where the City deems necessary to further the purposes of this chapter, more frequent removal of solid waste may be required.
- B. All single-family residents and multifamily residents using single-family residential solid waste containers must use the services of a franchisee for recyclables and organic waste collection services.

9.02.220 Placement, collection and transportation of hazardous and biohazardous wastes.

- A. It is unlawful for any person to place any hazardous, flammable, or explosive materials, poisons, insecticides, liquid or dry caustics or acids, operable hypodermic needles, drugs, infectious, biomedical, electronic, or biohazardous waste material, or any similar substances dangerous to collection and disposal personnel in any solid waste, organic waste, or recyclables receptacle.
- B. It is unlawful for any person to collect or transport hazardous and biohazardous wastes without compliance with applicable Federal, State and local laws.

9.02.230 Storage and containers.

- A. Storage. The owner, operator, and/or occupant of any premises, business establishment, industry, or other property, vacant or occupied, is responsible for the safe and sanitary storage of all solid waste accumulated on the property. The property owner or occupant must store solid waste, organic waste, and recyclables on the premises or property in such a manner so as not to constitute a fire, health, or safety hazard, and must ensure it does not to promote the propagation, harborage, or attraction of flies, rodents or other vermin, or create litter or other nuisances.
- B. Containers—General. Property owners and tenants must deposit solid waste, organic waste, and recyclables in containers approved for the property and designed for the express purpose of solid waste storage and disposal and must not cause containers to overflow or be loaded heavier than the collector specifies for the type of container being used. In addition, property owners and tenants must ensure the following:

- 1. Containers must be kept in a clean condition at all times. Offensive material on the outside of containers, including graffiti, must be removed by the container owner within 72 hours of notification by the City.
- 2. Containers used for any animal manure must be kept tightly covered at all times and must be kept sealed at all times to prevent access by flies, rodents and other vermin.
- C. Containers—Single-Family Residential. Every single-family residential householder must comply with the following requirements:
 - 1. Place source separated solid waste, recyclables, and organic waste in individual containers of 96 gallons or less capacity provided by or for each single-family residential premises. Containers must be of an adequate size and in sufficient numbers to contain, without overflowing, all the separated solid waste, recyclables, and organic waste that a resident generates within the designated removal period.
 - 2. Follow rules established by the collector for single-family residential solid waste containers. If permitted by the collector, any solid waste not suitable for placement in a single-family residential solid waste container may be placed for collection at the same place and time as the container if it is securely tied in bundles not heavier than 40 pounds, not longer than three feet in length, and not more than 24 inches in diameter.
 - 3. Place each container for collection at the curb prior to 6:30 a.m. on the day of collection, but in no case more than 12 hours before the earliest regularly scheduled collection time, without creating a hazardous or safety problem.
 - 4. Remove each container from the curb no later than 12 hours after the latest regularly scheduled collection time except for unscheduled or unanticipated service interruptions. In such a case, the time frame for the removal of containers may be extended for an additional 24 hours.
- D. Containers—Commercial. Every commercial business owner and the person responsible for multifamily residential premises must comply with the following requirements:
 - 1. Utilize a container or containers for solid waste, organic waste, and recyclables provided by a franchisee or permittee or, in the alternative, utilize existing functional containers approved by the City until the end of the containers useful life or January 1, 2036, whichever comes first. Any such solid waste container must be a commercial solid waste container of one and one-half to six cubic yards capacity, with a leak-proof, insect-proof, and rodent-proof construction and tight fitting lid, which is compatible with the franchisee or permittee's collection equipment. Where appropriate for the commercial or industrial premises, a 10 to 40 cubic yard roll-off body or compactor may be used. Containers must be of an adequate size and in sufficient numbers to contain all solid waste generated on the commercial or industrial property within the designated removal period without overflowing.

- 2. Maintain solid waste containers, which are not provided by the collector, in a clean and healthful condition.
- 3. Provide a location on the premises for the containers and keep the area in good repair, clean and free of solid waste, organic waste, or recyclables outside of their designated containers.

9.02.250 Designated recyclable materials.

A. The materials designated by land use category in Table 9.02.250A must be separated from general solid waste.

Table 9.02.250A

Residential (Includes Multifamily) & Commercial RECYCLE CART/BIN		Industrial/C&D (in addition to all other items listed)
Newspaper	Aluminum Cans	Dirt
Corrugated Cardboard	Aluminum Foil	Asphalt
Mixed Paper	Empty Aerosol Cans	Sand
Magazines and Catalogs	Steel/Tin Cans	Concrete
Junk Mail and Envelopes	Empty Paint Cans	Rock
Telephone Books	Glass Jars	Brick/Tile
Cereal Boxes	Glass Bottles (All Colors)	Re-Bar
Cake Mix Boxes	PET#1 and HDPE#2 Plastic	
Shoe Boxes	Soda Bottles	Land Clearing Brush
Detergent Boxes	Milk/Water/Juice Jugs	Salvageable Building Materials
White and Colored Paper	Some Detergent Bottles	Pallets
Paper Gift Wrap	Empty Motor Oil Cans	
Computer Paper	35 mm Film Containers	
Core Tubes from Paper Towels, Etc.		
Noncarbon Forms		
Post-It Notes		
Organics – all generators (including food waste/scraps) RECYCLE CART/BIN		
All Food – scraps & spoiled, any	Incidental material – 10% or less:	Yard Waste
Produce	• Fats, oils, greases (cooking	Grass Clippings
	related)	
Meat	Soiled paper goods: coffee	Leaves
Dairy	filters, napkins, paper	Weeds
Baked & Dry Goods	towels, uncoated take-out containers, pizza & donut boxes, etc.	Limbs/Branches < 4'

9.02.260 Exclusions—Recyclable materials.

- A. Residential Householders. No provision of this chapter prevents residential householders from self-hauling in accordance with Sections 9.02.120 and 9.02.175 of this chapter, from composting organic waste, or from selling or disposing of recyclables generated in or on their residential premises.
- B. Gardeners. No provision of this chapter prevents a gardener, tree trimmer or person providing a similar service from collecting and disposing of yard waste as an incidental portion of providing such gardening, tree trimming or similar service in accordance with the provisions of this chapter, including the self-hauler provisions of Sections 9.02.120 and 9.02.175 of this chapter.

C. Commercial.

- 1. No provision of this chapter prevents a commercial business owner from selling to a buyer, donating, or giving away any designated recyclable materials generated in, on, or by a commercial premises or business and no longer useful to such commercial business; provided, however, that the buyer is not engaged in the business of collecting solid waste for a fee, charge, or consideration and that no such materials are transported to a landfill or transfer station for disposition. Source separated recyclables within the meaning of this subsection mean recyclables separated on the commercial premises from solid waste for the purpose of sale, not mixed with or containing more than incidental or minimal solid waste and having a market value.
- 2. No provision of this chapter prevents a recycler, junk dealer, or other enterprise engaged in the business of buying and marketing such materials and who is not engaged in the business of collecting solid waste or providing collection services for a fee or other charge, or consideration, from buying any materials described in this subsection for a monetary or other valuable consideration. No provision of this chapter prevents a recycler, junk dealer, or enterprise who buys such materials from removing and transporting such materials to a destination for marketing. No such buyer may buy or transport such material without a permit issued by the City.
- D. Renovation, Rebuilding, Repairs. No provision of this chapter prevents a commercial business owner from arranging for any equipment used in the commercial to be picked up, renovated, rebuilt, recharged, regenerated or otherwise restored and repaired and returned to the commercial business owner. No provision of this chapter prevents any person engaged in the business of renovating, rebuilding, recharging, regenerating, or otherwise restoring or repairing equipment from transporting the same from or returning it to the commercial business or from removing, transporting or disposing of any such part or equipment replaced as a part of a repair or equipment service contract.
- E. Building Materials/Demolition. No provision of this chapter prevents a licensed contractor who has a contract for the demolition and/or reconstruction of a building, structure, pavement, or concrete from marketing any saleable items salvaged from such activity, or from having salvageable items or demolition waste removed and transported from the premises on which such waste is generated, pursuant to the provisions of the demolition and/or construction contract. If such contractor subcontracts the transporting and disposition

of demolition waste, however, only a franchisee or permittee, if any, is authorized to transport and dispose of such demolition waste.

- F. Charitable or Nonprofit Organization. No provision of this chapter prevents a charitable or nonprofit organization as defined by the laws of the State of California, from collecting and marketing any source separated recyclables, provided that the following conditions are met:
 - 1. The organization is not engaged in the business of collecting recyclables for a fee or other consideration; and
 - 2. The organization does not transport such materials to a landfill or transfer station for disposition; and
 - 3. That recyclables are donated, without fee or any other consideration, to the charitable or nonprofit organization.
- G. Document Destruction Service. No provision of this chapter prevents a confidential or sensitive document destruction service from transporting or disposing of documents by shredding, incinerating, or other means, as a part of such document destruction service.

9.02.270 Illicit scavenging.

- A. It is unlawful for any person to remove material from a container at any premises, except for a collector who is authorized to provide collection services at the premises, the residential householder or owner of such premises, the commercial business owner or employee of a business on such commercial premises, or the owner or employee of the owner of the container.
- B. Where separate collection or a salvaging operation is initiated anywhere in the City or in any legally designated facility to further the recovery of reusable or recyclable items, the following apply:
 - 1. It is unlawful for any unauthorized person to remove any separated salvageable commodity from any curb, alley, street, designated pickup location, or any storage area or container.
 - 2. It is unlawful for any person to disturb, tamper with, or remove any container containing salvageable material, or the contents thereof, unless authorized by the owner of the container.
 - 3. It is unlawful for any person other than a franchised or permitted solid waste collector to charge a fee for the collection of separated recyclable or salvageable commodities.
- C. All processors of recyclable materials must prominently post on their premises the following in both English and Spanish:

WARNING, STOLEN MATERIALS WILL NOT BE PURCHASED

9.02.280 Inspections and Investigations.

- A. The City and its designee are authorized to conduct inspections and investigations, at random or otherwise, of any collection container, collection vehicle loads, or transfer, processing, or disposal facility for materials collected from generators, source separated materials or other investigations as reasonably necessary to confirm compliance with this article by organic waste generators, commercial businesses (including multifamily residential dwellings), property owners, commercial edible food generators, haulers, self-haulers, food recovery services, and food recovery organizations, subject to applicable laws. This section does not allow the City to enter the interior of a private residential property for inspection.
- B. For the purposes of inspecting commercial business containers for compliance with Section 9.02.165, the City may conduct container inspections for prohibited container contaminants using remote monitoring, and commercial businesses shall accommodate and cooperate with the remote monitoring pursuant to subdivision K of Section 9.02.165.
- C. Regulated entity shall provide or arrange for access during all inspections (with the exception of residential property interiors) and shall cooperate with the City's employee or its designee during such inspections and investigations. Such inspections and investigations may include confirmation of proper placement of materials in containers, edible food recovery activities, records, or any other requirement of this article described herein. Failure to provide or arrange for: (i) access to an entity's premises; (ii) installation and operation of remote monitoring equipment; or (iii) access to records for any inspection or investigation is a violation of this article and may result in penalties described.
- D. Any records obtained by the City during its inspections, remote monitoring, and other reviews shall be subject to the requirements and applicable disclosure exemptions of the Public Records Act as set forth in Government Code Section 6250 et seq.

The City shall receive written complaints from persons regarding an entity that may be potentially non-compliant with SB 1383 Regulations, including receipt of anonymous complaints.

Article 3. Regulation of Collectors

9.02.300 Franchise or permit required.

- A. It is unlawful for any person to contract for or provide solid waste collection services in the City or to contract for or provide single-family residential, multifamily residential, commercial, or industrial solid waste collection services, whether permanent or temporary, unless the person holds a franchise from the City.
- B. The terms and conditions of any franchise agreement between the City and a franchisee, in conjunction with this chapter, govern the work of the franchisee. Said franchise agreement may contain terms and conditions which are more restrictive than those of this chapter.

9.02.305 Collection operations.

A. General.

- 1. Each collector must conduct its operations so as to cause the least possible obstruction and inconvenience to public traffic or disruption to the peace and quiet.
- 2. After collection, a collector must replace each container upright in the same location where it was found. Collectors must remove any solid waste or litter that is spilled or deposited on the ground as a result of any activities of the collector.
- 3. Each collector must comply with the noise regulations in Chapter 5.04 and in no event emit any noise within 500 feet of occupied residential property that exceeds 75 decibels when measured at a distance of 25 feet.
- 4. Each collector must perform all work in a manner that provides safety to the public and meets or exceeds all applicable occupational safety and health standards, rules, regulations and orders established by the State.
- 5. No vehicle or equipment used in collections may be stored on any public street or other public property in the City. All such vehicles and equipment, if kept within the boundaries of the City, must be kept on property of the proper zoning within a building or fenced yard at all times when not in use.
- 6. No collector is permitted to transfer waste materials from one vehicle to another on any public street unless such transfer is essential to the operation and is approved by the Director, or is necessitated by mechanical failure or accidental damage.
- 7. Each collector must maintain an office and telephone at a fixed location and have some person at the office to answer inquiries and receive complaints at all times during the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays. The telephone number must be toll-free and be listed in a Citywide directory in the name under which it conducts business in the City.
- 8. A collector must maintain any containers it provides in a clean condition and may charge appropriate fees or any agreed upon rate for this service.
- 9. Each collector operating in the City must make recycling containers and services available to their customers. A franchisee has the responsibility for all recyclables and organic waste collection services from single-family residential premises within the City. For multifamily, commercial and industrial generators, collectors must develop, in cooperation with each generator, an individual recycling plan suitable for each such generator.

B. Residential.

1. Each collector must perform collections from each residential premises served by the collector not less than once every seven days or as approved by the Director.

- 2. Residential collections must be made only between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. Hours and days of collection are subject to change by the City Council.
- 3. When the collection day falls on a holiday, the collector must collect on the holiday, or collect one day prior to or one day after the holiday.
- 4. If requested by a residential householder, a collector must provide special collection of solid waste at such times and at such rates as may be agreed upon by the collector and the person requesting the service. If no agreement is reached, such special collections, charges and times will be determined by the Director.
- 5. If a residential collector ceases to provide services to any resident, the residential collector must provide seven days written notice of termination to the customer. This notice must also include the name and telephone number of the City's residential franchisee.

C. Commercial/Industrial.

- 1. Each collector must provide collections from commercial/industrial premises on a schedule which is agreed upon between the commercial/industrial business owner and the collector. In no event may the collection schedule permit the accumulation of garbage on the premises for more than seven days or the accumulation of solid waste in quantities detrimental to public health or safety.
- 2. All collections from multifamily residential property or within 500 feet of occupied residential property must be made between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. Hours and days of collection are subject to change by the City Council.
- 3. Collectors must collect and dispose of all solid waste, organic waste, and recyclable material presented for collection at each commercial/industrial premises in conformity with the provisions of this chapter. Any such collection or disposal must be in accordance with all applicable laws and any controlling franchise agreement between the City and a franchisee. All solid waste, organic waste, and recyclable material collected by a collector is the property of the collector.
- 4. A collector who provides any container or other equipment used for the storage of commercial or industrial solid waste must place and maintain on the outside of such container or other equipment the collector's name or firm name and telephone number in legible letters and numerals not less than four inches high and in a color contrasting with the container's color. A collector must provide containers on casters and/or with locks upon request by the commercial or industrial business owner or the Director.
- 5. A business that has its own recycling or resource recovery program for recyclable materials generated by such business may be excluded from utilizing a franchised or permitted collector provided that the business complies with Section

9.02.260 of this chapter and provided that the business reports its recycling tonnage to the City in accordance with Section 9.02.350.

9.02.310 Annual renewal of collector permits.

- A. No residential or industrial collector is permitted to operate in the City without a franchise agreement or a valid commercial permit from the Director.
- B. A collector must obtain or renew the permit required by subsection A annually by submitting an application and all requested information related thereto no later than October 31 of the year preceding the permit period, which begins January 1 and ends December 31.)

9.02.315 Customer rates.

The City Council may from time to time review and, by resolution, establish rates to be charged to customers by a franchisee. No franchisee or permittee is permitted to charge any rate except the rate established by the City Council.

9.02.320 Remittances of franchise and permit fees to City.

- A. Each collector must remit fees to the City in amounts determined by resolution of the City Council and set forth in franchise and/or permit agreements required of all collectors.
- B. The City may increase or decrease collector fees to any amount, if, in the sole discretion of the City, it is necessary to defray City waste management costs.
- C. A franchisee must pay franchise and permit fees quarterly, not later than 20 calendar days after the end of each quarter ending on March 31, June 30, September 30, and December 31. If the 20th calendar day falls on a weekend or holiday, the quarterly remittance is due on the next working day.
- D. Each remittance required by this section must be accompanied by a report setting forth the basis and calculations used for computing the amount due. The figures used in the report must agree with the collector's general books of account. The collector's books of account must be made available to the City upon demand for the purposes of auditing quarterly and annual reports. Audits will take place at the collector's administrative facility. If the figures used in the report disagree with the collector's general books of account, the collector is liable for all audit costs, including City staff charges. If the figures used in the report agree with the collector's general books of account, the City will pay the costs of the audit.
- E. If a collector fails to remit fees as required by this section, the collector must pay a penalty in the amount established by the City Council. After the 30th day following the due date, failure to remit the required payments to the City, or failure to make books of account available to the City on demand, whether by willful act or omission, or willful falsification of the figures used to determine permit fee remittances to the City, may result in the termination or revocation of the franchise or permit.

9.02.325 Transfer of franchise or permit.

A franchise or permit issued pursuant to this chapter must not be transferred, delegated, sublet, subcontracted to or assigned without the advance approval of the City Council. This restriction includes the transfer of ownership or the majority of the ownership or control of the franchisee or permittee or transfer of a majority of the franchisee's or permittee's stock to another person.

9.02.330 Administrative requirements.

- A. Compliance with Statutes, Ordinances and Regulations.
 - 1. Collectors must provide collections in accordance with standards for similar sized cities in southern California. Collectors must comply with all current statutes, ordinances, and requirements of all government entities, relating to the collector's performance pursuant to this chapter, including, but not limited to, the laws governing transfer, storage or disposal of hazardous waste, as well as the requirements of the California Integrated Waste Management Board (CIWMB). CIWMB requirements include, but are not limited to, source reduction and recycling.
 - 2. Collectors are responsible for the payment of fines, surcharges and fees levied by the County of San Diego for any violations of the San Diego County Code of Regulatory Ordinances.
- B. Insurance. Collectors must at all times maintain in full force and effect insurance in the types and amounts approved by the City. Prior to commencing collections, collectors must deliver to the City copies of all required insurance policies. C. Performance Bond. Prior to beginning collections, collectors must provide, and at all times during the provision of collection services maintain, a faithful performance surety bond in a form and amount approved by the Director to secure the full and faithful performance of the terms, obligations and agreements on the part of the collector.
- C. Failure to Provide or Cancellation of Insurance Policies or Performance Bond. The City may terminate any permit or franchise issued pursuant to this chapter in accordance with the provisions of the permit or franchise or Chapter 1.08 if the collector fails to provide or maintain insurance policies or performance bonds required by this chapter. If a permit or franchise is terminated pursuant to this section, the collector is liable to the City for any and all monetary damages suffered by the City arising out of the termination.

D. Indemnification.

- 1. Collectors must indemnify and hold the City harmless from and against any and all loss, damages, liability, claims, suits, costs and expenses, fines, charges or penalties whatsoever, including reasonable attorney's fees, regardless of the merit or outcome of any such claim or suit, arising from or in any manner related to the services or work provided under this chapter.
- 2. Collectors must indemnify, defend with counsel approved by the City, protect and hold harmless the City, its officers, employees, agents, assigns, and any successor

in interest from and against all claims, damages, including, but not limited to, special and consequential damages, natural resource damage, punitive damages, injuries, costs, response remediation and removal costs, losses, demands, debts, liens, liabilities, causes of action, suits, legal or administrative proceedings, interest, fines and charges, penalties and expenses, including, but not limited to, attorneys' and expert witness fees and costs arising from or attributable to any repair, remediation, cleanup or detoxification, or preparation and implementation of any removal, remedial, response, or closure or other plan, regardless of whether undertaken due to governmental action, and concerning any hazardous substance or hazardous waste at any place where the collector stores or disposes of solid or hazardous waste pursuant to Section 9.02.110. The foregoing indemnity is intended to operate as an agreement pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 United States Code Section 9607(e), and California Health and Safety Code Section 25364, to insure, protect, hold harmless, and indemnify the City from liability.

3. Permittees must sign an affidavit supplied by the City affirming the indemnifications described in this section prior to the City's approval of any permit.

9.02.335 Ownership of refuse, recyclables and organic waste.

- A. All solid waste, recyclables or organic waste becomes the property of the collector upon placement by the customer for collection.
- B. On 30 days' written notice, the City has the right to direct a franchisee to deliver any solid waste, recyclables or organic waste it collects to a legal disposal facility designated by the City.
- C. A franchisee may not enter into any agreement for the sale or disposal of any material, whether or not recyclable, for more than 30 days, without the written consent of the City.
- D. Notwithstanding the provisions of subsection A of this section, the City has the option of assuming ownership of solid waste, recyclables or organic waste collected by a collector pursuant to this chapter by providing collectors with 30 days' notice of the City's assumption of ownership.

9.02.340 Collector vehicle and equipment standards.

- A. A collector must print or paint the collector's name, telephone number and vehicle identification number at least six inches in height on both sides of every vehicle used for collections.
- B. At the option of the collector or at the request of the City, a collector may display removable sign panels that advertise special solid waste programs, provided that such special advertising panels are not used cumulatively more than 180 days out of each calendar year.
- C. Collectors must ensure that each vehicle used for collections satisfies the following requirements:

- 1. Is equipped with a watertight collection material body that has close fitting metal covers.
- 2. Is constructed and used so that no solid waste, oil, grease, or other substances blow, fall, or leak out.
- 3. Is equipped with a broom, shovel and appropriate fire extinguisher at all times. If any solid waste, oil, grease or other substance drops or is spilled during the collector's operations, the collector must immediately clean it up. A collector must pay all expenses incurred by the City if the City cleans up the collector's operations.
- 4. Is inspected by the California Highway Patrol annually, and maintains certificates for the inspections on file annually with the City.
- 5. Is kept clean and sanitary, in good repair and uniformly painted to the satisfaction of the Director.
- 6. Is available to the San Diego County Health Department for inspection at any time, if requested.
- 7. Is equipped with high intensity fog lamps, consisting of two red tail lamps in addition to the standard tail lamps, if the vehicle is 80 inches or wider. Each collector must use the fog lamps when visibility is less than 50 feet.
- 8. Is equipped with an audible backup warning device.
- D. Collectors must operate and maintain all collection and transportation equipment in compliance with all applicable Federal, State and local laws and with the following requirements:
 - 1. All equipment must be maintained at all times in a manner to prevent unnecessary noise during operation.
 - 2. All vehicles and equipment must be maintained in a safe and operable condition and collectors must maintain accurate records of repair, including the date, mileage, nature of repair, and the signature of a maintenance supervisor verifying that the repair has been properly performed.
 - 3. No vehicle used for collection may be loaded in excess of the manufacturer's gross vehicle weight rating or in excess of the maximum weight specified by the California Vehicle Code, whichever is less. Evidence of the gross vehicle weight rating must be maintained in or upon every vehicle.
- E. Collector Vehicle and Equipment Standards Violations. If the Director gives notification to a collector that any of the collector's equipment is not in compliance with the standards of this chapter, the collector must immediately remove such equipment from service and must not use that equipment in the City until it has been inspected and approved

by the Director. The collector must maintain its regular collection schedule regardless of such action.

9.02.345 Employee standards.

- A. Collectors must hire employees without regard to race, religion, color, national origin, sex, or any other nonmerit factor as delineated by the Equal Employment Opportunity Act.
- B. Collectors must ensure that any employee providing collections services fulfills the following requirements:
 - 1. Presents a neat appearance, which may include a uniform approved by the City;
 - 2. Acts courteously at all times;
 - 3. Carries collector-issued identification approved by the City;
 - 4. If driving a vehicle, is trained and qualified in the operation of collection vehicles, and has a valid license of the appropriate class issued by the California Department of Motor Vehicles.
- C. Collectors must provide suitable operational and safety training for all employees who use or operate vehicles or equipment and who are directly involved in collections services. Collectors must train their employees involved in collections to identify, and not to collect, hazardous, biohazardous, or biomedical waste.

9.02.350 Mandatory reporting of waste management activities.

- A. Franchisees and Permittees. All franchisees and permittees must provide reports to the City regarding the franchisee's or permittee's operations containing information sufficient for the City to report its progress to the State regarding the implementation of City's SRRE and HHWE pursuant to the California Public Resources Code. At a minimum, franchisees and permittees must provide the following reports:
 - 1. Quarterly Program Reports. Quarterly program reports are due within 20 calendar days after the end of each quarter ending on March 31, June 30, September 30, and December 31. If the 20th calendar day falls on a weekend or holiday, the report is due on the next working day. At a minimum, the quarterly program report must indicate, by residential, commercial, and roll-off categories:
 - a. The number of customers receiving services, and the types of services;
 - b. The total tons of refuse collected and the manner in which it was disposed;
 - c. The total recyclables and organic waste weights, and the respective weights of recyclables collected by material;

- d. The types and weights of recyclable materials collected and disposed of due to contamination;
- e. Residential recycling program monthly set-out rates on each collection route;
- f. Discussion of public education activities and their impacts on program participation and recovered volumes;
- g. Detailed data and analysis of changes or modifications to collection and processing activities; and
- h. Other information deemed necessary by the City to determine the effectiveness and the progress of the overall waste management program.
- 2. Annual Program Reports. Annual program reports are due on or before January 31 following the end of each calendar year of operations. At a minimum, the annual program report must include:
 - a. All report items identified in subsection (A)(1) of this section presented in an annual summary format;
 - b. An updated list of all vehicles used in waste management services in the City including the make, type, year, license number, and ownership;
 - c. The names, titles and addresses of the owners, officers, directors and major stockholders holding five percent or more stock of the firm;
 - d. The names and titles of all supervisory personnel used in providing waste management services in the City;
 - e. A description of all cases of public and private property damage and personal injury that have occurred while providing waste management services in the past year, including a copy of the accident or incident report filed with the company or with the appropriate authorities; and
 - f. A description of any violations of applicable laws and their dispositions.
- 3. Failure by a franchisee or permittee to provide the reports required under this chapter, or any other information required by the City, allows the City, at a minimum, to employ a qualified consultant to prepare such reports, and to hold the franchisee or permittee liable for payment of the costs therefor.
- 4. The failure, refusal, or neglect of a franchisee or permittee to file any of the reports required by this chapter, or the inclusion of any materially false or misleading statement or representation in such a report, may result in the termination of the franchise agreement or permit, and the imposition of liquidated damages, including assessments against the performance bond.

9.02.355 Suspension or revocation of permit.

- A. Notice. If any permittee performance does not conform to the standards, laws, ordinances and requirements set forth in the permit or this chapter, the City may advise the permittee in writing of such deficiencies. The City may, in such written instrument, set a reasonable time within which correction of all such deficiencies is to be made. Unless otherwise specified, a reasonable time for correction is 60 days from the receipt by the permittee of such notice.
- B. Hearing. If the deficiencies noted in subsection A of this section are not corrected in accordance with the written notice, the Director may set a hearing on the revocation or suspension of the permit in accordance with the procedures set forth in Section 1.14.030. The Director must provide at least 14 days' notice of the hearing by any means set forth in Section 1.08.030. The hearing will address the existence of the deficiencies in the written notice provided pursuant to subsection A and whether those deficiencies have been remedied. The Director will determine whether or not the permittee's permit should be revoked or suspended. In the event of revocation or suspension of a permit, the Director will notify the permittee in writing of the reasons by any means set forth in Section 1.08.030.
- C. Cessation of Operations. A permittee must cease collection operations within five days after receiving a notice described in subsection B.
- D. Appeals. A permittee may appeal a decision to revoke or suspend a permit under this section following procedures set forth in Chapter 1.14.
- E. Interim Suspension. The Director, without a hearing, may suspend a permit for not more than 60 days, if the Director determines that the continued operation by a permittee will constitute a threat to the public health, safety, or general welfare. If a permittee's permit is suspended pursuant to this section, the permittee must immediately cease all collection operations in the City.

9.02.360 Liquidated damages.

- A. If any permittee fails to provide collection services in accordance with this chapter, the Director may assess liquidated damages in an amount established by resolution of the City Council, and if no amount has been established, in an amount not to exceed \$5,000.00 per day, for each calendar day that the permittee fails to provide service in accordance with this chapter.
- B. The permittee must pay any liquidated damages assessed by the Director within 10 days after they are assessed or appeal the assessment in accordance with Chapter 1.14.
- C. If the permittee does not pay the liquidated damages within 10 days after assessment after confirmation of the assessments through the appeal process in Chapter 1.14, the City may withdraw the amount of liquidated damages from the security fund established by the performance bond required by Section 9.02.330, collect the liquidated damages through the courts, order the termination of the permit granted by this section, or any combination of these remedies.

9.02.365 Suspension or revocation of franchise.

- A. The City may suspend or revoke a franchise agreement in accordance with the terms of that agreement.
- B. Notwithstanding subsection A, the City may pursue any remedies set forth in this chapter or in a franchise agreement for a franchisee's violations of this chapter.

- 3. If the material is transported to an entity that does not have scales on-site, or employs scales incapable of weighing the self-hauler's vehicle in a manner that allows it to determine the weight of materials received, the self-hauler is not required to record the weight of material but shall keep a record of the entities that received the organic waste.
- D. Self-haulers that are commercial businesses (including multifamily self-haulers) shall provide information collected in Subdivision C to the City in accordance with Section 9.02.120.
- E. A residential organic waste generator that self-hauls organic waste is not required to record or report information in Subdivisions C or D.

9.02.180 Requirements for haulers and facility operators.

- A. Requirements for Haulers. Franchise or permitted haulers providing residential, commercial, or industrial organic waste collection services to generators within the City's boundaries shall meet the following requirements and standards as a condition of approval of a contract, agreement, or other authorization with the City to collect organic waste:
 - 1. Through written notice to the City annually on or before March 15, identify the facilities to which they will transport organic waste including facilities for source separated recyclable materials and source separated green container organic waste.
 - 2. Transport source separated recyclable materials and source separated green container organic waste to a facility, operation, activity, or property that recovers organic waste as defined in 14 CCR, Division 7, Chapter 12, Article 2.
 - 3. Obtain approval from the City to haul organic waste, unless it is transporting source separated organic waste to a community composting site or lawfully transporting C&D in a manner that complies with 14 CCR Section 18989.1 and the City's C&D ordinance.
 - 4. Franchise and permitted haulers authorization to collect organic waste shall comply with education, equipment, signage, container labeling, container color, contamination monitoring, reporting, and other requirements contained within its franchise agreement, permit, license, or other agreement entered into with the City.
- B. Requirements for Facility Operators and Community Composting Operations.
 - 1. Owners of facilities, operations, and activities that recover organic waste, including, but not limited to, compost facilities, in-vessel digestion facilities, and publicly-owned treatment works shall, upon the City's request, provide information regarding available and potential new or expanded capacity at their facilities, operations, and activities, including information about throughput and permitted capacity necessary for planning purposes. Entities contacted by the City shall respond within 60 days.

- ii. The types of food that will be collected by or self-hauled to the food recovery service or food recovery organization.
- iii. The established frequency that food will be collected or self-hauled.
- iv. The quantity of food, measured in pounds recovered per month, collected or self-hauled to a food recovery service or food recovery organization for food recovery.
- 6. No later than March 31 of each year commencing no later than February 1, 2023 for tier one commercial edible food generators and February 1, 2025 for tier two commercial edible food generators, provide an annual food recovery report to the City that includes the following information:
 - a.A copy of all contracts or written agreements established under 14 CCR Section 18991.3(b).
 - b.The quantity of food, measured in annual pounds recovered, collected, or self-hauled to a Food Recovery Service or Food Recovery Organization for Food Recovery.
 - 6-c. The name, address and contact information of the Food Recovery Service or Food Recovery Organization.
- D. Nothing in this chapter shall be construed to limit or conflict with the protections provided by the California Good Samaritan Food Donation Act of 2017, the Federal Good Samaritan Act, or share table and school food donation guidance pursuant to Senate Bill 557 of 2017 (approved by the Governor of the State of California on September 25, 2017, which added Article 13 [commencing with Section 49580] to Chapter 9 of Part 27 of Division 4 of Title 2 of the Education Code, and to amend Section 114079 of the Health and Safety Code, relating to food safety, as amended, supplemented, superseded and replaced from time to time).

9.02.195 Requirements for food recovery organizations and services.

- A. Food recovery services collecting or receiving edible food directly from commercial edible food generators, via a contract or written agreement established under 14 CCR Section 18991.3(b), shall maintain the following records, or as otherwise specified by 14 CCR Section 18991.5(a)(1):
 - 1. The name, address, and contact information for each commercial edible food generator from which the service collects edible food.
 - 2. The quantity in pounds of edible food collected from each commercial edible food generator per month.
 - 3. The quantity in pounds of edible food transported to each food recovery organization per month.

Formatted: Indent: Left: 0.94"

- 4. The name, address, and contact information for each food recovery organization that the food recovery service transports edible food to for food recovery.
- B. Food recovery organizations collecting or receiving edible food directly from commercial edible food generators, via a contract or written agreement established under 14 CCR Section 18991.3(b), shall maintain the following records, or as otherwise specified by 14 CCR Section 18991.5(a)(2):
 - 1. The name, address, and contact information for each commercial edible food generator from which the organization receives edible food.
 - 2. The quantity in pounds of edible food received from each commercial edible food generator per month.
 - 3. The name, address, and contact information for each food recovery service that the organization receives edible food from for food recovery.
- C. Food recovery organizations and food recovery services shall inform generators about California and Federal Good Samaritan Food Donation Act protection in written communications, such as in their contract or agreement established under 14 CCR Section 18991.3(b).
- D. Food recovery organizations and food recovery services that have their primary address physically located in the City and contract with or have written agreements with one or more commercial edible food generators pursuant to 14 CCR Section 18991.3(b) shall report to the City it is located in the total pounds of edible food recovered in the previous calendar year from the tier one and tier two commercial edible food generators they have established a contract or written agreement with pursuant to 14 CCR Section 18991.3(b) no later than March 31 and upon the City's request.
- E. Food Recovery Capacity Planning. In order to support edible food recovery capacity planning assessments or other studies conducted by the County, City, special district that provides solid waste collection services, or its designated entity, food recovery services and food recovery organizations operating in the City shall provide information and consultation to the City, upon request, regarding existing, or proposed new or expanded, food recovery capacity that could be accessed by the City and its commercial edible food generators. A food recovery service or food recovery organization contacted by the City shall respond to such request for information within 60 days, unless a shorter timeframe is otherwise specified by the City.

9.02.200 Illegal disposal.

A. It is illegal to place or allow to be placed or remain any solid waste, recyclable material, organic waste, garbage, dead animal, diseased, putrid, or offensive animal or vegetable matter, rubbish, construction wastes, or bulky items upon any vacant lot, park, public or private property, camping place, street, road, highway, alley, sidewalk, curb, gutter, stormwater conveyance, or on the bank of any stream or drywater course, or in any standing water, stream, or drywater course.

MEETING DATE December 8, 2021

AGREEMENT WITH SAN DIEGO RIVER PARK FOUNDATION FOR SAN DIEGO RIVER CLEANUP ACTIVITIES

DIRECTOR/DEPARTMENT Bill Maertz, Community Services

SUMMARY

On August 12, 2020, the City Council approved an Amended and Restated Exclusive Franchise Agreement for Solid Waste Management Services with USA Waste of California, Inc (dba Waste Management). Among fees and consideration payable to the City under the Agreement, Section 3.8 provides that Waste Management shall annually contribute the sum of Twelve Thousand Dollars (\$12,000) to be used for San Diego River cleanup and mitigation efforts.

City staff provides as-needed refuse removal service within the San Diego River, often in response to illegal dumping and homeless encampments. More comprehensive efforts to remove invasive plant species and more widely distributed trash have been coordinated by the San Diego River Park Foundation (SDRPF) with support from City staff. Between January 1 and June 30, 2021, SDRPF organized seven cleanup events at 11 locations in Santee, engaging 121 volunteers in removal of 30,135 pounds (over 15 tons) of trash.

In addition to trash and invasives removal, SDRPF also conducts monthly water quality monitoring within the City of Santee and operates a River Park Watch Program in which an all-volunteer citizen science team conducts monthly monitoring of the health of the San Diego River. Through trash surveys and clean-ups, SDRPF coordinated 417 hours of volunteer service, valued at over \$14,000.

On January 27, 2021, the City Council appropriated \$6,000 for the remainder of Fiscal Year (FY) 2021 to SDRPF to support its river cleanup programs within the City of Santee. A grant agreement was executed on June 16, 2021 to provide funding for SDRPF FY 2021 activities. At this time, staff recommends that the City of Santee approve an amendment to the grant agreement to authorize the City Manager to approve up to five annual extensions in the annual amount of \$12,000.

FINANCIAL STATEMENT

Funding for this purpose is available from funds to be contributed to the City by USA Waste of California, Inc (dba Waste Management).

CITY ATTORNEY REVIEW ☐ N/A ☐ Completed

RECOMMENDATION JM, for MB

Appropriate \$12,000 in Fiscal Year 2022 to the San Diego River Park Foundation and authorize the First Amendment to the Grant Agreement with the San Diego River Park Foundation for San Diego River Cleanup Activities. Future appropriations will be handled through the annual budget process.

<u>ATTACHMENT</u>

None



MEETING DATE December 8, 2021

ITEM TITLE

CLAIM AGAINST THE CITY BY JAMES ANDERSON

DIRECTOR/DEPARTMENT Erica Hardy, Director of Human Resources &

SUMMARY

A claim was filed against the City by James Anderson. The claim has been reviewed by the City's Director of Human Resources prior to bringing it forward for consideration. The Director of Human Resources recommends the claim be rejected as provided in Government Code Section 913.

The claim documents are on file in the Office of the City Clerk for Council reference.

FINANCIAL STATEMENT

There is no financial impact to the City by rejecting the claim.

m, for MB

CITY ATTORNEY REVIEW ☐ N/A • ☑ Completed

RECOMMENDATION

Reject claim as per Government Code Section 913.

ATTACHMENT

None



MEETING DATE December 8, 2021

ITEM TITLE **PROGRAM**

REINSTATEMENT OF A MODIFIED VACATION CASH OUT

DIRECTOR/DEPARTMENT Tim K. McDermott, Finance



SUMMARY

The Vacation Cash Out Program ("Program") was established by the City of Santee in July 1999 whereby eligible management employees were able to cash out up to 40 hours of unused vacation time (Senior and Mid-Management) or up to 80 hours (Executive Management) per fiscal year. In order to be eligible to cash out vacation time the employee must have taken a minimum of 80 hours of vacation during the fiscal year of which 40 hours must have been taken consecutively. The Program was only available to management employees as it is expected that management employees ensure that their non-management staff are able to utilize their vacation time. This is a benefit that is included in every management employee's management services agreement.

With the uncertainty created by the COVID-19 pandemic, in June 2020 the Program was suspended as a cost saving measure with the adoption of the fiscal year 2020-21 operating budget via Resolution No. 064-2020. This was the second such time the Program had been suspended, with the first being from October 2009 through June 2015 as a result of the impacts of the Great Recession.

Fortunately, to date the pandemic's impact on City revenues has been less than anticipated. Due in part to many management employees' role as essential workers during the pandemic. a number of management employees currently have reached or are about to reach their vacation balance accrual limit at which point they cease to accrue additional vacation time until their balance is brought down below the accrual limit. Of the 34 management employees, nine are either currently at their vacation accrual limit or within two pay periods of being so, with several others approaching their limit.

Given the City's current fiscal status, in particular as it relates to impacts from the pandemic. and the vacation accrual balances carried by many management employees, staff recommends that a modified Program be reinstated. The proposed modifications will among other things ensure that the program is fully compliant with Internal Revenue Service regulations.

Key provisions of the modified Program include the following:

✓ Employees will be required to make an irrevocable election in advance of a predefined sixmonth leave accrual period as to the number of hours (if any) the employee wishes to cash out at the conclusion of the leave accrual period. If no pre-election is made the employee will not be eligible to cash out any vacation hours at the conclusion of the leave accruais period.

- ✓ If an employee makes an irrevocable election and at the end of the leave accrual period either does not meet certain Program requirements or is only eligible to cash out less than the amount of hours requested with the irrevocable election then the cash out will be reduced accordingly.
- ✓ The two six-month leave accrual periods will run from December to June (with the cash out occurring in late June) and from June to December (with the cash out occurring in late December), with the specific dates to be determined each year by the Finance Department based on the City's payroll calendar. The cash outs will be paid at an employee's rate of pay in effect at the cash out date.
- ✓ Employees must have used a minimum of 40 hours of vacation time during the six-month leave accrual period in order to be eligible to cash out vacation based on an irrevocable election made in advance of the leave accrual period.
- ✓ Employees may elect to cash out a maximum of 80 hours per fiscal year (all levels of management employees).
- ✓ A cash out cannot lower an employee's vacation accrual balance below one year's accrual amount.

With City Council authorization, staff will develop and implement a modified Vacation Cash Out Program policy, consistent with the provisions included herein.

FINANCIAL STATEMENT /m

The annual cost impact of reinstating a modified Vacation Cash Out Program will be dependent on the amount of employees that opt to participate and is not expected to exceed \$50,000 per fiscal year.

CITY ATTORNEY REVIEW □ N/A ☒ Completed

RECOMMENDATION for for MB

Authorize the reinstatement of a modified Vacation Cash Out Program consistent with the provisions included herein.

ATTACHMENT

None.



MEETING DATE

December 8, 2021

ITEM TITLE CONSIDERATION OF ELECTRIFICATION AS ONE OF THE MEASURES TO REDUCE GREENHOUSE GAS EMISSIONS AND ACHIEVE CARBON NEUTRALITY CONSISTENT WITH THE STATE OF CALIFORNIA'S DECARBONIZATION EFFORTS

DIRECTOR/DEPARTMENT Melanie Kush, Development Services

K

SUMMARY

On January 8, 2020, the City Council adopted the Sustainable Santee Plan (SSP) by Resolution 002-2020 and certified the related Final Environmental Impact Report. Chapter 5 of the SSP states that within two years of the State of California's final rulemaking (by the CA Air Resources Board or CARB) regarding carbon neutrality, staff will bring for City Council consideration an amendment to the SSP that includes revised measures/actions designed to achieve this goal, including but not limited to further incentives for electrification of existing buildings through SDG&E and/or any Community Choice Aggregation program in which the City participates.

Pursuant to a subsequent agreement dated June 29, 2020 between the City and environmental groups, the City agreed to hold, prior to December 29, 2021, a workshop to assess the potential for adopting an electrification ordinance, and to hold a public hearing within 60 days following the workshop. The workshop was conducted on October 27, 2021 and this item fulfills the public hearing requirement. The City also agreed to consider an amendment to the SSP to achieve carbon neutrality within 18 months of any rulemaking by CARB regarding carbon neutrality. To date, CARB has yet to publish final rulemaking on carbon neutrality. While the City agreed to hold this public hearing, and to consider the actions discussed above, the City is not committed to any particular action, or inaction, regarding electrification or carbon neutrality.

Electrification refers to the process of replacing technologies that use fossil fuels with technologies that use electricity as a source of energy. The attached staff report discusses the cities in California that have adopted codes for purposes of electrification and decarbonization. Should the City Council desire to pursue electrification in buildings, staff and legal counsel will prepare a draft ordinance, conduct public outreach, and hold City Council workshops prior to introduction of an ordinance in 2022.

ENVIRONMENTAL REVIEW

This item is exempt from environmental review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378 and 15061(b)(3) as an administrative activity that has no possibility of resulting in a direct or indirect physical change in the environment.

FINANCIAL STATEMENT

Staff time associated with this item is supported by the General Fund. If City Council directs staff to prepare an electrification ordinance, the cost of processing the ordinance would be absorbed as a General Fund expense.

CITY ATTORNEY REVIEW □ N/A ☒ Completed

RECOMMENDATION MASS

Receive staff report and provide staff direction on the preparation of a draft ordinance, or wait for State code changes during the next triennial code update cycle (2022).

ATTACHMENTS

Staff Report



STAFF REPORT

CONSIDERATION OF ELECTRIFICATION AS ONE OF THE MEASURES TO REDUCE GREENHOUSE GAS EMISSIONS AND ACHIEVE CARBON NEUTRALITY CONSISTENT WITH THE STATE OF CALIFORNIA'S DECARBONIZATION EFFORTS

CITY COUNCIL MEETING DECEMBER 8, 2021

A. INTRODUCTION

This staff report is a follow up to an electrification workshop that the City Council held on October 27, 2021. Electrification refers to the process of replacing technologies that use fossil fuels such as coal, oil and natural gas with technologies that use electricity as a source of energy. In both residential and commercial buildings, natural gas fuel is typically consumed in the form of water heaters, space heaters and cooking.

As the State of California works to reduce greenhouse gas emissions, adjustments are made to building energy efficiency codes every three years. For example, the 2019 energy standards require energy efficiency measures for new buildings, additions, and alterations to existing buildings addressing components such as ventilation, HVAC, demand management, and lighting controls.

Cities have the flexibility to adopt energy codes that are more restrictive than the current requirements of California Title 24. Two different approaches to achieve electrification in new construction are used. One is to amend local health and safety codes and the other is to amend the local energy code. For communities with the fastest growth rates, more stringent codes can play an important local role in addressing greenhouse gas emissions. City collaboration with other entities such as the Center for Sustainable Energy and the Statewide Codes and Standards Program to develop Santee-specific cost-effectiveness studies would be needed. This analysis is required by the California Energy Commission to demonstrate that the development community, commercial tenants, and homeowners will not be unduly burdened by such ordinances.

While the workshop presented the pros and cons of electrification, the focus of this public hearing is to consider electrification actions of other local agencies, public input on the matter, and options for the Council's consideration including:

- Adherence to current Title 24 requirements; or
- Explore a code that goes beyond current Title 24 requirements for potential adoption.

As was noted in the October City Council workshop, the path toward electrification is likely to cause i) changes in the gas utility business as traditional pipeline gas sales are

Electrification Workshop December 8, 2021 Page 2 of 5

eliminated and ii) transmission upgrades for power transfer between San Diego and Imperial counties.

ELECTRIFICATION ACTIONS OF OTHER LOCAL AGENCIES

Most cities pursue electrification by enacting Reach Codes. Reach Codes are amendments to the State Building Codes which go beyond the State's minimum requirements to increase energy efficiency, reduce greenhouse gas emissions, and meet climate action goals. Different cities pursue different types of Reach Codes to suit their needs and policy goals. Below is a brief discussion of a few examples of Reach Codes certain California cities have adopted to reduce greenhouse gas emissions.

San Diego

The City of San Diego Climate Action Plan (CAP), adopted in 2015, calls for creating more energy-efficient buildings and ordinances to conserve and disclose energy use. In pursuing its CAP goals, the San Diego City Council passed a building energy benchmarking ordinance in February 2019. The ordinance requires commercial buildings over 50,000 square feet and multifamily and mixed-use buildings greater than 50,000 square feet and with 17 or more residential accounts to submit energy data to the City due by June 1 annually. Benchmarking is the process of measuring a building's energy use to understand its performance and identify opportunities to reduce energy operating expenses. The City of San Diego Climate Action Plan is being updated and includes the following decarbonization strategy:

"Develop and adopt a Building Electrification policy, through code update or other mechanism, requiring new residential and commercial buildings to eliminate the use of natural gas, utilizing extensive engagement and a shared- decision making model with Communities of Concern and affordable housing developers" (p. 76).

Carlsbad

In 2015, the City of Carlsbad adopted a comprehensive General Plan update, including a Climate Action Plan. To meet state-mandated requirements to reduce greenhouse gas emissions, the City of Carlsbad's Climate Action Plan includes the creation of new requirements for residential and commercial buildings. On March 12, 2019, the Carlsbad City Council adopted ordinances related to energy efficiency, renewable energy, alternative water heating, electric vehicle charging infrastructure and transportation demand management. With the adoption of these ordinances, the City of Carlsbad became the first California city to adopt 2019 Reach Codes, which apply to all new and some existing developments. The City collaborated with TRC Solutions, the Center for Sustainable Energy, and the Statewide Codes and Standards Program to develop Carlsbad-specific cost-effectiveness studies.

Electrification Workshop December 8, 2021 Page 3 of 5

Solana Beach

On November 17, 2021, the Coast News reported that Solana Beach has become the 52nd California municipality to adopt a green building electrification Reach Code which will require electric power for heating and air conditioning, water heating and clothes drying systems but will not require it for cooking appliances. Since Solana Beach is mostly built out, residential "new construction" subject to the regulations is defined as:

- Remodels that alter 50% or more of major structural components, such as exterior or interior walls, rooftops or foundations;
- Remodels that have an addition of 600 square feet or more; or
- Projects with a permit valuation of \$750,000 or more.

Encinitas

The Encinitas code was recently approved as a Reach Code proving cost-effectiveness as required by the CEC. The City contracted with the Energy Policy Initiative Center (EPIC) to prepare the ordinance, complete the state-required cost-effectiveness studies, and facilitate the gathering of public input. Residents, business owners, developers, environmental advocates, and others were involved in public workshops and in Green Building Stakeholder Committee meetings. A public comment period on the draft ordinance was held in May. In August, the Council considered the draft ordinance and various proposed exceptions. The final adopted ordinance requires all new residential and nonresidential buildings to be all-electric unless an exception applies. Exceptions are for:

- Natural gas for essential facilities as defined by the Health and Safety Code such as a fire or police station;
- Nonresidential buildings containing a for-profit restaurant with equipment such as pizza ovens and woks; and
- Documented significant utility cost to applicant that is 20% or more for new all-electric service compared to new service for electricity and natural gas to serve the same peak load.

Town of Colma

The Town of Colma's Electrification Ordinance only applies to new construction, and does not apply to additions or remodels. Colma requires all new residential and non-residential construction to be equipped with dedicated electrical circuits for all large appliances (water heaters, clothes dryers, cooktops, heat pumps, etc.). Natural gas appliances are

Electrification Workshop December 8, 2021 Page 4 of 5

still allowed, but a dedicated electrical circuit is still required to be installed. In this way, Colma incentivizes new construction to be built as all-electric because the electrical circuit is required even if natural gas is used. Colma also requires solar panels on non-residential construction based on the size of the development.

In addition, Colma requires that certain EV charging infrastructure be installed in new construction, with differing requirements based on the type and intensity of construction. Single family developments must include two "EV Ready" parking spaces, whereas multifamily and non-residential developments must include varying percentages of available parking spaces as "EV Ready" parking spaces.

City of Los Altos

The City of Los Altos has similar requirements to the Town of Colma, but with certain exceptions. Los Altos requires new construction to be All-Electric, but makes exceptions for (1) residential single-family dwellings, detached accessory dwelling units, and multifamily dwellings with two to nine units, (2) non-residential buildings containing forprofit restaurants open to the public, and (3) Scientific Laboratory Buildings and Public Buildings, upon application. For each of these exceptions, Los Altos still requires that the building be "pre-wired" for electric even if natural gas appliances are used.

Los Altos also has similar requirements to Colma for EV charging infrastructure, providing for varying numbers of "EV Ready" spaces depending on the intensity of use and total number of parking spaces made available. It provides a reduced requirement for "EV Ready" spaces for multi-family affordable housing.

City of Oakland

The City of Oakland simply requires that all new construction be all-electric. It provides limited exceptions for (1) accessory dwelling units that are physically attached and located within the primary building footprint and located entirely within a single- or multi-family dwelling, (2) buildings that are not newly constructed, and (3) development projects that have already obtained vested rights. Oakland allows applicants to apply for an infeasibility waiver and go through a hearing process to obtain an exemption.

City of East Palo Alto

The City of East Palo Alto generally requires that all new construction be all-electric, however East Palo Alto provides many exceptions: (1) 100% affordable housing is exempt, (2) accessory dwelling units associated with single family homes are exempt, (3) multi-family housing projects can apply for an infeasibility exception, (4) restaurants, emergency operations centers, and life science buildings are each exempt, so long as they "pre-wire" for electric, and (5) projects that have already been granted entitlements are exempt.

Electrification Workshop December 8, 2021 Page 5 of 5

East Palo Alto also requires 15% of roof area to have solar infrastructure. It has similar requirements to the above cities for EV charging infrastructure, where single family homes must include two "EV-Ready" spaces, and higher intensity uses must make certain percentages of available parking spaces "EV-Ready." For single-family and multi-family buildings, East Palo Alto provides exemptions for accessory dwelling units and for instances where installation costs exceed certain dollar thresholds.

RECOMMENDATION

Receive staff report and provide staff direction to prepare a draft ordinance on electrification that goes beyond current Title 24 requirements or wait for State code changes during the next triennial code update cycle (2022).

MEETING DATE December 8, 2021

ITEM TITLE AN ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA, AMENDING SECTION 13.10.045 OF THE SANTEE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DIRECTOR/DEPARTMENT Shawn Hagerty, City Attorney

SUMMARY

The proposed Ordinance would amend section 13.10.045 of the Santee Municipal Code related to Accessory Dwelling Units ("ADUs") to comply with recent changes in state law and codify other staff-initiated best practices and refinements that will streamline application review and provide further clarity to the City's ADU regulations (for the benefit of staff and the general public).

For reference, the redline (attached hereto as Attachment 3) compares this Ordinance's amended ADU regulations against the City's current ADU regulations.

ENVIRONMENTAL REVIEW

This Ordinance is statutorily exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21080.17, which provides that CEQA does not apply to a jurisdiction's adoption of an ordinance to implement the provisions of Government Code Section 65852.2 (California's ADU statute).

FINANCIAL STATEMENT /m

There will be no material fiscal impact as a result of the proposed action.

CITY ATTORNEY REVIEW □ N/A • □ Completed

RECOMMENDATION m, for MB

- Open the public hearing and receive comments;
- Close the public hearing;
- 3. Introduce and conduct the first reading of the Ordinance; and
- 4. Set the second reading for the Ordinance for January 12, 2022.

ATTACHMENTS

- Staff Report
- 2. Ordinance (with Exhibit "A" thereto containing a "clean" version of updated ADU regulations)
- Redline (comparing this Ordinance's amended ADU regulations against the City's current ADU regulations).

STAFF REPORT

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE AMENDING SECTION 13.10.045 OF THE SANTEE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

CITY COUNCIL MEETING December 8, 2021

A. <u>INTRODUCTION</u>

This Ordinance amends section 13.10.045 of the Santee Municipal Code (Accessory Dwelling Units) to comply with recent changes in state law and codify other staff-initiated best practices and refinements that will streamline application review and provide further clarity to the City's ADU regulations (for the benefit of staff and the general public).

B. BACKGROUND

In 2019 the Governor signed into law several bills that imposed substantial new limits on local authority to regulate ADUs and JADUs under Government Code sections 65852.2 and 65852.22. These new ADU laws took effect January 1, 2020. Per this new legislation, if a jurisdiction's ADU ordinance does not comply with the new ADU laws, that ordinance becomes null and void as a matter of law. On January 8, 2020, the City Council adopted Ordinance No. 572, which updated the City's ADU and JADU regulations (set forth in Santee Municipal Code section 13.10.045) to comply with the 2019 ADU Laws.

In September 2020, the Governor signed into law Assembly Bill 3182 which, among other things, amended Government Code section 65852.2 to expand the scenarios under which the City must allow certain ADUs and JADUs with only a building permit. Thereafter, in September 2021, the Governor signed into law Assembly Bill 345, which requires cities to allow the separate sale or conveyance of certain ADUs that satisfy the conditions set forth in Government Code section 65852.26. Such conditions include, among other things, that the ADU or the primary dwelling was constructed by a qualified nonprofit and the ADU is sold to a qualified low-income buyer.

Over the preceding months, staff has worked internally to develop an updated Ordinance that amends the City's ADU regulations to comply with AB 345 and 3182. The attached Ordinance is the culmination of those efforts. In addition to including amendments necessitated by recent changes in state law, this Ordinance also includes various best practices and refinements that will streamline application review and provide further clarity to the City's ADU regulations.

C. ANALYSIS

This Ordinance's amendments to Santee Municipal Code Section 13.10.045 include, but are not limited to, the following:

- Delete all references to a separate ADU permit. This change would result in all ADUs being approved with only a building permit.
- As required by AB 3182, revise the former (D)(1)(a) (now (F)(1)(a)) to allow both a converted ADU and a JADU on a single-family lot.
- In accordance with state law, remove the 800 square foot limitation for limited detached ADUs on a multifamily lot and add a height limit of 16 feet (reflected in the former (D)(1)(d) and new (F)(1)(d)).
- Enable the City to delay acting on a JADU or ADU application when the JADU or ADU application is submitted with a permit application to create a new single-family residence on the lot (reflected in the former (D)(3) and new (E)(2)).
- Require JADUs and ADUs to comply with all local building code requirements (reflected in the new subsection (D)(5)).
- In accordance with AB 345, revise the City's prohibition on separate sale or conveyance to provide that no ADU or JADU may be sold or otherwise conveyed separately from the lot and primary dwelling except as provided in Government Code section 65852.26 (reflected in former (E)(4) and the new (D)(4)).
- Delete the two-bedroom limit and increase the maximum size of an ADU to 1,200 square feet (reflected in the former (F)(1)(a) and new (G)(1)).
- Delete the former subsections (E)(6) (Deed Restriction), (F)(7) (Architectural Requirements) and (F)(8)(Landscape Requirements).
- Add front, side, and rear-yard setback requirements (reflected in the new (G)(2)).
- Additional minor amendments to augment clarity for staff and the general public.

D. STAFF RECOMMENDATION

- 1. Open the public hearing and receive comments;
- Close the public hearing;
- 3. Introduce and conduct the first reading of the Ordinance; and
- 4. Set the second reading for the Ordinance for January 12, 2022.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA, AMENDING SECTION 13.10.045 OF THE SANTEE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

- **WHEREAS**, amendments to Title 13 of the Santee Municipal Code are proposed to amend provisions related to Accessory Dwelling Units; and
- **WHEREAS**, the Planning and Zoning Law authorizes cities to act by ordinance to provide for the creation and regulation of accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs"); and
- **WHEREAS**, in 2019, the California Legislature approved, and the Governor signed into law a number of bills ("2019 ADU Laws") that, among other things, amended Government Code section 65852.2 and 65852.22 to impose new limits on local authority to regulate ADUs and JADUs; and
- **WHEREAS**, on January 8, 2020, the City Council adopted Ordinance No. 572, which updated the City's ADU and JADU regulations (set forth in Santee Municipal Code section 13.10.045) to comply with the 2019 ADU Laws; and
- **WHEREAS**, in September of 2020, the California Legislature approved, and the Governor signed into law, Assembly Bill 3182 ("AB 3182"); and
- **WHEREAS**, AB 3182, among other things, amended Government Code section 65852.2 to expand the scenarios under which the City must allow certain ADUs and JADUs with only a building permit; and
- **WHEREAS**, in September 2021, the California Legislature approved, and the Governor signed into law, Assembly Bill 345 ("AB 345"); and
- **WHEREAS**, AB 345 requires cities to allow the separate sale or conveyance of certain ADUs that satisfy the conditions set forth in Government Code section 65852.26. Such conditions include, among other things, that the ADU or the primary dwelling was constructed by a qualified nonprofit and the ADU is sold to a qualified low-income buyer; and
- **WHEREAS**, failure to comply with the state's ADU standards (as amended) renders the City's ordinance regulating ADUs and JADUs null and void, thereby limiting the City to the application of the few default standards provided under state law; and
- **WHEREAS**, to avoid such a scenario, this Ordinance amends the City's local regulatory scheme for the construction of ADUs and JADUs to comply with AB 345 and 3182. In addition to the changes mandated by recent legislation, this Ordinance also

contains additional staff-initiated revisions that are permitted under state law; and

- WHEREAS, staff and the City Attorney prepared revisions to the existing ordinance, including the proposed language and terminology, and any additional information and documents deemed necessary for the City Council to take action; and
- **WHEREAS**, on December 8, 2021, the City Council conducted a duly noticed public hearing concerning the Ordinance and received testimony from City staff and all interested parties regarding the proposed municipal code amendments; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

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

- **SECTION 1**. **Incorporation of Recitals.** The recitals above are each incorporated by reference and adopted as findings by the City Council.
- <u>SECTION 2</u>. CEQA. Under California Public Resources Code section 21080.17, the California Environmental Quality Act ("CEQA") does not apply to the adoption of an ordinance by a city or county implementing the provisions of section 65852.2 of the Government Code, which is California's ADU law. Therefore, this Ordinance is statutorily exempt from CEQA because this Ordinance implements the State's ADU law.
- **SECTION 3**. **General Plan**. This Ordinance is, as a matter of law, consistent with the City's General Plan pursuant to Government Code Section 65852.2(a)(1)(C).
- <u>SECTION 4</u>. Code Update. Section 13.10.045 of the Santee Municipal Code is hereby amended and restated in its entirety as set forth in Exhibit "A," attached hereto and incorporated herein by reference.
- **SECTION 5**. **Severability**. Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance, and, to that end, the provisions hereof are severable. The City Council declares that it would have adopted all the provisions of this Ordinance that remain valid if any provisions of this ordinance are declared invalid.
- <u>SECTION 6</u>. Submission to HCD. The City Clerk shall submit a copy of this Ordinance to the Department of Housing and Community Development within 60 days after adoption.
- <u>SECTION 7</u>. Publication. The City Clerk shall certify the passage and adoption of this Ordinance and shall cause the same, or a summary thereof, to be published and/or posted in the manner required by law.

<u>SECTION 8</u>. Effective Date. This Ordinance shall take effect 30 days after its adoption.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 8th day of December, 2021 and thereafter **ADOPTED** by the City Council of the City of Santee at a Regular Meeting thereof held on the 12th day of January, 2022 by the following vote to wit:

AYES:	
NOES:	
ABSENT:	
	APPROVED:
	JOHN W. MINTO, MAYOR
ATTEST:	
ANNETTE ORTIZ, CMC, CITY CLERK	

Exhibit A - Amended ADU Ordinance

EXHIBIT "A"

AMENDED ADU ORDINANCE

13.10.045 Accessory Dwelling Units

- A. Purpose. The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code Sections 65852.2 and 65852.22.
- B. Effect of Conforming. An ADU or JADU that conforms to the standards in this section will not be:
 - 1. Deemed to be inconsistent with the City's general plan and zoning designation for the lot on which the ADU or JADU is located.
 - 2. Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.
 - 3. Considered in the application of any local ordinance, policy, or program to limit residential growth.
 - 4. Required to correct a nonconforming zoning condition, as defined in subsection C.9 below. This does not prevent the City from enforcing compliance with applicable building standards in accordance with Health and Safety Code Section 17980.12.
- C. Definitions. As used in this section, terms are defined as follows:
 - 1. "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:
 - a. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
 - b. A manufactured home, as defined by Section 18007 of the California Health and Safety Code.
 - 2. "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.
 - 3. "Attached Accessory Dwelling Unit" means an attached ADU that shares at least one wall with the primary dwelling.

- 4. "Complete independent living facilities" means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.
- 5. "Detached Accessory Dwelling Unit" means a detached ADU that does not share any wall with the primary dwelling.
- 6. "Efficiency kitchen" means a kitchen that includes each of the following:
 - a. A cooking facility with appliances.
 - b. A food preparation counter or counters that total at least 15 square feet in area.
 - c. Food storage cabinets that total at least 30 square feet of shelf space.
- 7. "Junior accessory dwelling unit" or "JADU" means a residential unit that:
 - a. Is no more than 500 square feet in size,
 - b. Is contained entirely within an existing or proposed single-family residence,
 - c. Includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family residence, and
 - d. Includes an efficiency kitchen, as defined in subsection C.6 above.
- 8. "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
- 9. "Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.
- 10. "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.
- 11. "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
- 12. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
- 13. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

- D. General Provisions. The following requirements apply to all ADUs and JADUs that are approved under subsections (F) and (G) below.
 - 1. Zoning. An ADU or JADU may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.
 - 2. Fire Sprinklers. Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.
 - 3. Rental Term. No ADU or JADU may be rented for a term that is shorter than 30 days.
 - 4. No Separate Conveyance. An ADU or JADU may be rented, but, except as otherwise provided in Government Code Section 65852.26, no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).
 - 5. Building and Safety. All ADUs and JADUs must comply with all local building code requirements.
 - 6. Owner Occupancy.
 - a. An ADU that is created before January 1, 2025, is not subject to any owner-occupancy requirement.
 - b. All ADUs that are created on or after January 1, 2025 are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property as the person's legal domicile and permanent residence.
 - c. All JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.
- E. Action on Building Permit Application.
 - 1. Applications to create an ADU or JADU in accordance with this section will be considered and approved ministerially, without discretionary review or a hearing.
 - 2. The City must act on an application to create an ADU or JADU within 60 days from the date that the City receives a complete application, unless either:

- a. The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or
- b. When an application to create an ADU or JADU is submitted with a permit application to create a new single-family dwelling on the lot, the City may delay acting on the permit application for the ADU or JADU until the City acts on the permit application to create the new single-family dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.
- F. ADUs and JADUs Subject to Limited Requirements.
 - 1. If an ADU or JADU complies with each of the general requirements in subsection D above, it is allowed with only a building permit in the following scenarios:
 - a. Converted on Single-family Lot. Only one ADU as described in this subsection F.1.a and one JADU on a lot with a proposed or existing single-family residence on it, where the ADU or JADU:
 - i. Is either: within the space of a proposed single-family residence; within the existing space of an existing single-family residence; or within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress.
 - ii. Has exterior access that is independent of that for the single-family residence.
 - iii. Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.
 - b. Limited Detached or Attached on Single-family Lot. One detached or attached, new-construction ADU on a lot with a proposed or existing single-family residence (in addition to any JADU that might otherwise be established on the lot under subsection F.1.a above), if the ADU satisfies the following limitations:
 - i. The side- and rear-yard setbacks are at least four feet.
 - ii. The total floor area is 800 square feet or smaller.
 - iii. For a detached ADU, the building height above grade is 16 feet or less. For an attached ADU, the building height above grade does not exceed the maximum height limit for the applicable zone as provided in the table below.

Residential District	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Maximum Height	(two	35 feet (two	35 feet (two	35 feet (two	35 feet (three	45 feet (four	(five	55 feet (five
	stories)	stories)	stories)	stories)	stories)	stories)	stories)	stories)

- c. Converted on Multifamily Lot. One or more ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. Under this subsection F.1.c, at least one converted ADU is allowed within an existing multifamily dwelling, and up to 25 percent of the existing multifamily dwelling units may each have a converted ADU under this paragraph.
- d. Limited Detached on Multifamily Lot. No more than two detached ADUs on a lot that has an existing multifamily dwelling if each detached ADU satisfies the following limitations:
 - i. The side- and rear-yard setbacks are at least four feet.
 - ii. The peak height above grade is 16 feet.
- G. ADUs Subject to Additional Objective Requirements. A proposed ADU that does not conform to the standards set forth in subsection F is allowed with only a building permit if it complies with all of the objective standards set forth below.
 - 1. Maximum Size.
 - a. The maximum size of a detached or attached ADU subject to this subsection G is 1,200 square feet.
 - b. Application of other development standards in this subsection G, such as lot coverage or open space, might further limit the size of the ADU, but no application of lot coverage or open-space requirements may require the ADU to be less than 800 square feet.
 - 2. Setbacks.
 - a. An ADU that is subject to this subsection G must conform to the applicable front yard setback as provided in the table below.

Residential District	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Front Setbacks	30	20	20	20	20	10	10	10
(in feet)								

- b. An ADU that is subject to this subsection G must conform to 4-foot sideand rear-yard setbacks.
- c. No setback is required for an ADU that is subject to this subsection G if the ADU is constructed in the same location and to the same dimensions as an existing structure.

3. Height.

- a. A detached ADU subject to this subsection G may not exceed 16 feet in height above grade (measured to the peak of the structure) or one story.
- b. An attached ADU subject to this subsection G may not exceed the maximum height limit for the applicable zone as provided in the table below.

Residential District	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Maximum Height	35 feet	35 feet	35 feet	35 feet	35 feet	45 feet	55 feet	55 feet
	(two stories)	(two stories)	(two stories)	(two stories)	(three stories)	(four stories)	(five stories)	(five stories)

4. Lot Coverage. No ADU subject to this subsection G may cause the total lot coverage of the lot to exceed the maximum for the applicable zone, as shown in the table below, subject to subsection G.1.b above.

Residential District	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Maximum Lot Coverage	25%	30%	35%	40%	55%	60%	70%	75%

5. Minimum Private Open Space. No ADU subject to this subsection G may cause the total percentage of open space of the lot to fall below the minimum for the applicable zone, as shown in the table below, subject to subsection G.1.b above.

	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Private Open Space (in sq. feet per unit)		_	_	_	100	100	60	60

6. Passageway. No passageway, as defined by subsection C.10 above, is required for an ADU.

7. Parking.

- a. Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined by subsection C.13 above.
- b. Exceptions. No parking under subsection G.7.a is required in the following situations:
 - i. The ADU is located within one-half mile walking distance of public transit, as defined in subsection C.12 above.
 - ii. The ADU is located within an architecturally and historically significant historic district.
 - iii. The ADU is part of the proposed or existing primary residence or an accessory structure under subsection F.1.a above.
 - iv. When on-street parking permits are required but not offered to the occupant of the ADU.
 - v. When there is an established car share vehicle stop located within one block of the ADU.
- c. No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.
- d. Parking Space Size. Each unclosed parking space shall be at least nine feet wide and 19 feet long. Each parking space that is provided in an enclosed garage shall be at least 12 feet wide and 20 feet long and have at least seven and a half feet vertical clearance.
- 8. Historical Protections. The architectural treatment of an ADU to be constructed on or within 600 feet of a lot that has an identified historical resource listed on the federal, state, or local register of historic places must comply with all applicable ministerial requirements imposed by the Secretary of Interior.

H. Fees.

1. Impact Fees.

- a. No impact fee is required for an ADU that is less than 750 square feet in size. For purposes of this subsection (H), "impact fee" means a "fee" under the Mitigation Fee Act (Gov. Code § 66000(b)) and a fee under the Quimby Act (Gov. Code § 66477). "Impact fee" here does not include any connection fee or capacity charge for water or sewer service.
- b. Any impact fee that is required for an ADU that is 750 square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (E.g., the floor area of the primary dwelling, divided by the floor area of the ADU, times the typical fee amount charged for a new dwelling.)
- c. All applicable development impact fees for an ADU shall be waived for a five-year trial period, commencing on September 27, 2019, and ending on September 27, 2024.

EXHIBIT "A"

AMENDED ADU ORDINANCE

13.10.045 Accessory Dwelling Units

- A.—Purpose. The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code Sections 65852.2 and 65852.22.
- **B.** Effect of Conforming. An ADU or JADU that conforms to the standards in this section will not be:
 - 1. Deemed to be inconsistent with the <u>eity'sCity's</u> general plan and zoning designation for the lot on which the ADU or JADU is located.
 - Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.
 - 3. Considered in the application of any local ordinance, policy, or program to limit residential growth.
 - 4. Required to correct a nonconforming zoning condition, as defined in subsection (C)(7) below C.9 below. This does not prevent the City from enforcing compliance with applicable building standards in accordance with Health and Safety Code Section 17980.12.
- C. Definitions. As used in this section, terms are defined as follows:
 - 1.—"Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:
 - <u>a.</u> An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
 - <u>b.</u> A manufactured home, as defined by Section 18007 of the California Health and Safety Code.
 - 2. "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.
 - 3. "Attached Accessory Dwelling Unit" means an attached ADU that shares at least one wall with the primary dwelling.

- 4. 3.—"Complete independent living facilities" means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.
- <u>5.</u> <u>"Detached Accessory Dwelling Unit" means a detached ADU that does not share any wall with the primary dwelling.</u>
- <u>6.</u> "Efficiency kitchen" means a kitchen that includes each of the following:
 - a. A cooking facility with appliances.
 - <u>b.</u> A food preparation counter or counters that total at least 15 square feet in area.
 - c. Food storage cabinets that total at least 30 square feet of shelf space.
- 7. 5.—"Junior accessory dwelling unit" or "JADU" means a residential unit that:
 - a. Is no more than 500 square feet in size,
 - <u>b.</u> Is contained entirely within an existing or proposed single-family residence.
 - <u>c.</u> Includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family residence, and
 - d. —Includes an efficiency kitchen, as defined in subsection (C)(4) above C.6 above.
- 8. 6.—"Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
- "Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.
- 8.—"Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.
- 9.—"Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
- 12. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
- 13. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

- <u>D.</u> <u>Approvals General Provisions</u>. The following <u>approvals requirements</u> apply to <u>all</u> ADUs and JADUs <u>that are approved</u> under <u>this section:</u> subsections (F) and (G) below.
 - 1. Zoning. An ADU or JADU may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.
 - 2. Fire Sprinklers. Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.
 - 3. Rental Term. No ADU or JADU may be rented for a term that is shorter than 30 days.
 - 4. No Separate Conveyance. An ADU or JADU may be rented, but, except as otherwise provided in Government Code Section 65852.26, no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).
 - 5. Building and Safety. All ADUs and JADUs must comply with all local building code requirements.
 - 6. Owner Occupancy.
 - a. An ADU that is created before January 1, 2025, is not subject to any owner-occupancy requirement.
 - b. All ADUs that are created on or after January 1, 2025 are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property as the person's legal domicile and permanent residence.
 - c. All JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.

E. Action on Building Permit Application.

- 1. Applications to create an ADU or JADU in accordance with this section will be considered and approved ministerially, without discretionary review or a hearing.
- 2. The City must act on an application to create an ADU or JADU within 60 days from the date that the City receives a complete application, unless either:

- <u>a.</u> The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or
- b. When an application to create an ADU or JADU is submitted with a permit application to create a new single-family dwelling on the lot, the City may delay acting on the permit application for the ADU or JADU until the City acts on the permit application to create the new single-family dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.

F. ADUs and JADUs Subject to Limited Requirements.

- 1. Building Permit Only. If an ADU or JADU complies with each of the general requirements in subsection E below D above, it is allowed with only a building permit in the following scenarios:
 - <u>a.</u> Converted on Single-family Lot. Only one ADU <u>oras described in</u> <u>this subsection F.1.a and one</u> JADU on a lot with a proposed or existing single-family residence on it, where the ADU or JADU:
 - i. Is either: within the space of a proposed single-family residence; within the existing space of an existing single-family residence; or within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress.
 - ii. Has exterior access that is independent of that for the single-family residence.
 - iii. Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.
 - <u>b.</u> Limited Detached <u>or Attached</u> on Single-family Lot. One detached <u>or attached</u>, new-construction ADU on a lot with a proposed or existing single-family residence (in addition to any JADU that might otherwise be established on the lot under subsection (D)(1)(a) above F.1.a above), if the <u>detached</u> ADU satisfies the following limitations:
 - i.—The side- and rear-yard setbacks are at least four feet.
 - ii. The total floor area is 800 square feet or smaller.
 - iii. The For a detached ADU, the building height above grade is 16 feet or less. For an attached ADU, the building height above grade does not exceed the maximum height limit for the applicable zone as provided in the table below.
 - iv. It is located behind the primary single-family residence.

Residential District	<u>HL</u>	<u>R-1</u>	<u>R-1A</u>	<u>R-2</u>	<u>R-7</u>	<u>R-14</u>	<u>R-22</u>	<u>R-30</u>
<u>Maximum Height</u>	35 feet (two	35 feet (two	35 feet (two	35 feet (two	35 feet (three	45 feet (four	55 feet (five	55 feet (five
	stories)	stories)	stories)	stories)	stories)	stories)	stories)	stories)

- c. Converted on Multifamily Lot. MultipleOne or more ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. AtUnder this subsection F.1.c, at least one converted ADU is allowed within an existing multifamily dwelling, and up to 25 percent of the existing multifamily dwelling units may each have a converted ADU under this paragraph.
- d. Limited Detached on Multifamily Lot. No more than two detached ADUs on a lot that has an existing multifamily dwelling if each detached ADU satisfies the following limitations:
 - i. The side- and rear-yard setbacks are at least four feet.
 - <u>ii.</u> The total floor area is 800 squarepeak height above grade is 16 feet or smaller.
- G. ADUs Subject to Additional Objective Requirements. A proposed ADU that does not conform to the standards set forth in subsection F is allowed with only a building permit if it complies with all of the objective standards set forth below.

2. ADU Permit.

- a. Except as allowed under subsection (D)(1) above, no ADU may be created without a building permit and an ADU permit in compliance with the standards set forth in subsections (E) and (F) below.
- b. The City may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the City's ADU ordinance. The ADU-permit processing fee is determined by the Director and approved by the City Council by resolution.

3. Process and Timing.

a. An ADU permit is considered and approved ministerially, without discretionary review or a hearing.

- b. The City must act on an application to create an ADU or JADU within 60 days from the date that the City receives a completed application, unless either:
 - i. The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or
 - ii. In the case of a JADU and the application to create a JADU is submitted with a permit application to create a new single family residence on the lot, the City may delay acting on the permit application for the JADU until the City acts on the permit application to create the new single-family residence, but the application to create the JADU will still be considered ministerially without discretionary review or a hearing.
- E. General ADU and JADU Requirements. The following requirements apply to all ADUs and JADUs that are approved under subsection (D)(1) or (D)(2) above:

1. Zoning.

- a. An ADU or JADU subject only to a building permit under subsection (D)(1) above may be created on a lot in a residential or mixed use zone.
- b. An ADU or JADU subject to an ADU permit under subsection (D)(2) above may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.
- 2. Fire Sprinklers. Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.
- 3. Rental Term. No ADU or JADU may be rented for a term that is shorter than 30 days.
- 4. No Separate Conveyance. An ADU or JADU may be rented, but no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).

5. Owner Occupancy.

- a. An ADU that is created before January 1, 2025, is not subject to any owner-occupancy requirement.
- b. All ADUs that are created on or after January 1, 2025 are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property as the person's legal domicile and permanent residence.
- c. All JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence.

However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.

6. Deed Restriction. Prior to issuance of a building permit for an ADU or JADU, a deed restriction must be recorded against the title of the property in the County Recorder's office and a copy filed with the Director. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the City and must provide that:

a. The ADU or JADU may not be sold separately from the primary residence.

b. The ADU or JADU is restricted to the approved size and to other attributes allowed by this section.

c. The deed restriction runs with the land and may be enforced against future property owners.

d. The deed restriction may be removed if the owner eliminates the ADU or JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the Director, providing evidence that the ADU or JADU has in fact been eliminated. The Director may then determine whether the evidence supports the claim that the ADU or JADU has been eliminated. Appeal may be taken from the Director's determination consistent with other provisions of this code. If the ADU or JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of an ADU or JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this code.

e. The deed restriction is enforceable by the Director or his or her designee for the benefit of the City. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the City is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the ADU or JADU in violation of the recorded restrictions or abatement of the illegal unit.

F. Specific ADU Requirements. The following requirements apply only to ADUs that require an ADU permit under subsection (D)(2) above.

1. <u>1.</u> Maximum Size.

<u>a.</u>—The maximum size of a detached or attached ADU subject to this subsection (F) <u>G</u> is 8501,200 square feet for a studio or one bedroom unit and 1,000 square feet for a unit with two bedrooms. No more than two bedrooms are allowed.

b. An attached ADU that is created on a lot with an existing primary residence is further limited to 50 percent of the floor area of the existing primary residence.

<u>b.</u> e.—Application of other development standards in this subsection (F)G, such as lot coverage or open space, might further limit the size of the ADU, but no application of lot coverage or open-space requirements may require the ADU to be less than 800 square feet.

2. Setbacks.

a. An ADU that is subject to this subsection G must conform to the applicable front yard setback as provided in the table below.

Residential District	<u>HL</u>	<u>R-1</u>	<u>R-1A</u>	<u>R-2</u>	<u>R-7</u>	<u>R-14</u>	<u>R-22</u>	<u>R-30</u>
Front Setbacks	<u>30</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>10</u>	<u>10</u>	<u>10</u>
(in feet)								

- <u>b.</u> <u>An ADU that is subject to this subsection G must conform to 4-foot sideand rear-yard setbacks.</u>
- c. No setback is required for an ADU that is subject to this subsection G if the ADU is constructed in the same location and to the same dimensions as an existing structure.

3. Height.

- <u>a.</u> A detached ADU subject to this subsection G may not exceed 16 feet in height above grade (measured to the peak of the structure) or one story.
- b. An attached ADU subject to this subsection G may not exceed the maximum height limit for the applicable zone as provided in the table below.

Residential District	<u>HL</u>	<u>R-1</u>	<u>R-1A</u>	<u>R-2</u>	<u>R-7</u>	<u>R-14</u>	<u>R-22</u>	<u>R-30</u>
Maximum Height	35 feet	35 feet	35 feet	35 feet	35 feet	45 feet	55 feet	55 feet
	(two	(two	(two	(two	(three	(four	(five	(five
	stories)	stories)	stories)	stories)	stories)	stories)	stories)	stories)

4. 2.—Lot Coverage. No ADU subject to this subsection (F) G may cause the total lot coverage of the lot to exceed the maximum for the applicable zone, as shown in the table below, subject to subsection (F)(1)(c) above G.1.b above.

Residential District	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Maximum Lot Coverage	25%	30%	35%	40%	55%	60%	70%	75%

<u>3.</u> Minimum Private Open Space. No ADU subject to this subsection (F) G may cause the total percentage of open space of the lot to fall below the minimum for the applicable zone, as shown in the table below, subject to subsection (F)(1)(c) above G.1.b above.

	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Private Open Space (in sq. feet per unit)	_	_		_	100	100	60	60

4. Height.

a. A single-story attached or detached ADU may not exceed 16 feet in height above grade, measured to the peak of the structure.

b. A second story or two-story attached ADU may not exceed the height of the primary residence or accessory structure to which it is attached.

- c. A detached ADU may not exceed one story.
- <u>6.</u> Passageway. No passageway, as defined by subsection (C)(8) C.10 above, is required for an ADU.
- 7. 6.—Parking.
 - <u>a.</u> Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined by subsection (C)(11)-C.13 above.
 - b. Exceptions. No parking under subsection (F)(6)(a) G.7.a is required in the following situations:
 - i. The ADU is located within one-half mile walking distance of public transit, as defined in subsection (C)(10) above C.12 above.
 - ii. The ADU is located within an architecturally and historically significant historic district.
 - iii. The ADU is part of the proposed or existing primary residence or an accessory structure under subsection (D)(1)(a) above F.1.a above.
 - iv. When on-street parking permits are required but not offered to the occupant of the ADU.

- <u>v.</u> When there is an established car share vehicle stop located within one block of the ADU.
- e. No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.
- d.—Parking Space Size. Each unclosed parking space shall be at least nine feet wide and nineteen19 feet long. Each parking space that is provided in an enclosed garage shall be at least twelve12 feet wide and twenty20 feet long and have at least seven and a half feet vertical clearance.

7. Architectural Requirements.

- a. The materials and colors of the exterior walls, roof, and windows and doors must match the appearance and architectural design of those of the primary residence.
- b. The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.
- c. The ADU must have an independent exterior entrance, apart from that of the primary residence.
- 8. Landscape Requirements.
 - a. On corner lots, landscape screening must be planted and maintained within the street side yard setbacks.
 - b. At least one 15-gallon size plant shall be provided for every five linear feet of exterior wall. Alternatively, at least one 24" box size plant shall be provided for every ten linear feet of exterior wall.
- 8. 9. Historical Protections. The architectural treatment of an ADU to be constructed on or within 600 feet of a lot that has an identified historical resource listed on the federal, state, or local register of historic places must comply with all applicable ministerial requirements imposed by the Secretary of Interior.

H. G. Fees.

- 1. Impact Fees.
 - a. No impact fee is required for an ADU that is less than 750 square feet in size. For purposes of this subsection (H), "impact fee" means a "fee" under the Mitigation Fee Act (Gov. Code § 66000(b)) and a fee under the Quimby Act (Gov. Code § 66477). "Impact fee" here does not include any connection fee or capacity charge for water or sewer service.

- b.—Any impact fee that is required for an ADU that is 750 square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (E.g., the floor area of the primary dwelling, divided by the floor area of the ADU, times the typical fee amount charged for a new dwelling.) "Impact fee" here does not include any connection fee or capacity charge for water or sewer service.
- c. —All applicable development impact fees for an ADU shall be waived for a five-year trial period, commencing on September 27, 2019, and ending on September 27, 2024.

Summary report:

Litera® Change-Pro for Word 10.8.2.11 Document comparison done on 12/2/2021 10:23:59 AM

12/2/2021 10:23:59 AM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: Updated ADU Ordinance (NovDec.	
2021)_34574504_1.DOCX	
Modified filename: 34574504_3.docx	
Changes:	
Add	172
Delete	134
Move From	0
Move To	0
<u>Table Insert</u>	3
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0

309

Total Changes:

MEETING DATE December 8, 2021

ITEM TITLE ADOPTION OF AN URGENCY ORDINANCE AND INTRODUCTION AND FIRST READING OF A NON-URGENCY ORDINANCE OF THE CITY OF SANTEE AMENDING TITLE 12 ("SUBDIVISION OF LAND, DEVELOPMENT FEES, AND DEDICATIONS") AND TITLE 13 ("ZONING") OF THE SANTEE MUNICIPAL CODE, RELATING TO URBAN LOT SPLITS AND TWO-UNIT PROJECTS TO IMPLEMENT SENATE BILL 9; AND FINDING THE ORDINANCES TO BE EXEMPT FROM CEQA

DIRECTOR/DEPARTMENT Shawn Hagerty, City Attorney

SUMMARY

The California Legislature recently passed and Governor Newsom signed Senate Bill 9 ("SB 9"). SB 9 will require the City to both: (1) allow any single-family lot to be split, roughly into halves, with resulting lots as small as 1,200 sf and (2) allow up to two single-family dwellings to be developed on each single-family residential lot. SB 9 requires the City to approve eligible lot splits and two-unit projects ministerially (i.e., without discretionary review or hearing). SB 9 takes effect January 1, 2022.

SB 9 specifically allows cities to adopt ordinances to implement the provisions of SB 9, and such ordinances are not subject to CEQA. The bill also allows cities to impose and enforce objective zoning standards, objective subdivision standards, and objective design review standards that do not conflict with the provisions of SB 9.

The implementation of SB 9 is proposed for adoption by both urgency ordinance, and, in parallel, by non-urgency ordinance. Staff recommends this approach so that the City has an ordinance in place before January 1, 2022. The urgency ordinance must be approved by a four-fifths vote of the Council, and goes into effect immediately after adoption.

ENVIRONMENTAL REVIEW

Under California Government Code sections 65852.21, subd. (j), and 66411.7, subd. (n), the adoption of an ordinance by a city or county implementing the provisions of Government Code sections 66411.7 and 65852.21 (SB 9) and regulating urban lot splits and two-unit projects is statutorily exempt from the requirements of the California Environmental Quality Act ("CEQA"). Therefore, adoption of the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements these new laws enacted by SB 9.

FINANCIAL STATEMENT

The City may establish a fee to recover its costs for adopting, implementing, and enforcing the code, in accordance with applicable law.

CITY ATTORNEY REVIEW □ N/A ⊠ Completed



RECOMMENDATION

It is recommended that the City Council:

- 1. Conduct and close the public hearing; and
- Adopt the Urgency Ordinance; and
 Introduce and conduct the first reading of the Non-Urgency Ordinance and schedule the second reading for January 12, 2021

ATTACHMENTS

- 1. Staff Report
- 2. Urgency Ordinance
- 3. Non-Urgency Ordinance
- 4. Exhibit A: Amendments to Municipal Code (to be attached to each Ordinance)



STAFF REPORT

ADOPTION OF AN URGENCY ORDINANCE AND INTRODUCTION AND FIRST READING OF A NON-URGENCY ORDINANCE OF THE CITY OF SANTEE AMENDING TITLE 12 ("SUBDIVISION OF LAND, DEVELOPMENT FEES, AND DEDICATIONS") AND TITLE 13 ("ZONING") OF THE SANTEE MUNICIPAL CODE, RELATING TO URBAN LOT SPLITS AND TWO-UNIT PROJECTS TO IMPLEMENT SENATE BILL 9; AND FINDING THE ORDINANCES TO BE EXEMPT FROM CEQA

CITY COUNCIL MEETING December 8, 2021

A. INTRODUCTION

The California Legislature recently passed and Governor Newsom signed Senate Bill 9 ("SB 9"). SB 9 will require the City to both: (1) allow any single-family lot to be split, roughly into halves, with resulting lots as small as 1,200 sf and (2) allow up to two single-family dwellings to be developed on each single-family residential lot. SB 9 requires the City to approve eligible lot splits and two-unit projects ministerially (i.e., without discretionary review or hearing). Property owners can also utilize both SB 9 provisions. Thus, an SB 9 lot split followed by an SB 9 two-unit project on each of the two new lots would result in four total dwellings on what was formerly a single-family residential lot – all with only ministerial approval.

SB 9 specifically allows cities to adopt ordinances to implement the provisions of SB 9, and such ordinances are not subject to CEQA. The bill also allows cities to impose and enforce objective zoning standards, objective subdivision standards, and objective design review standards that do not conflict with the provisions of SB 9.

The proposed Ordinances will address both "urban lot splits" – the term SB 9 uses for ministerial lot splits – and "two-unit projects" – the term used in the Ordinances to apply to ministerially approved projects to either construct two primary residential dwelling units or to add an additional primary dwelling unit to a lot that already contains a primary residential dwelling unit. The Ordinances will add Section 12.21.010 to the City's Subdivision Code and will add Section 13.10.043 to the City's Zoning Code. Except where SB 9 specifically prohibits it, the City's general development and subdivision standards will apply to urban lot splits and two-unit projects. While the intent is that these Ordinances, together with the City's existing objective standards, will be a comprehensive approach to the new SB 9 procedures, the City may continue to refine its approach to regulating these new state-mandated approvals.

B. <u>ANALYSIS</u>

SB 9 allows cities to impose objective zoning, subdivision, and design standards (collectively "objective development standards") on covered lot splits and two-unit projects. An objective standard is a regulation that does not involve personal or subjective judgment and that is verifiable by reference to an external and uniform benchmark or criterion (e.g., a height limit). Among other things, the Ordinances include regulations governing the following:

- Location (SFR zone; not in sensitive, dangerous, historic areas; not on rental property (within last 3 years))
- Lot Size (2,400 sf min to split; 1,200 sf min for each resulting lot)
- Lot Access (vehicular access to ROW)
- Lot Coverage (25%-40%, depending on zone)
- Unit Height (16 feet, one story max)
- Setbacks (standard setbacks, plus secondary front setback, and except as necessary to allow two units at 800 sf each; but no less than 4 feet side and rear)
- Use (residential-only, no short-term rental)
- Parking (one space, unless exempt by statute)
- Owner occupancy (three-year minimum on urban splits; permanent on two-unit projects)
- Utilities (direct connections to service providers)
- Separate Conveyance Within a Lot (prohibited; no condos, no timeshares or separate-use co-ownerships)
- Deed Restriction (required; no short-term rental, non-residential use, or separate conveyance; development limited to SB 9 projects)

If the City Council does not adopt the proposed Urgency Ordinance, then when SB 9 becomes effective (January 1, 2022), the City would be limited to applying the Code's existing objective development standards — which did not anticipate and were not enacted with ministerially-approved lot splits and two-unit projects in mind. Approving such projects based solely on the code's existing standards would, among other things, pose an immediate threat the character of existing neighborhoods and negatively impact property values, personal privacy, and fire safety.

For these reasons, staff is recommending adoption of the proposed Urgency Ordinance, with findings regarding the immediate preservation of public peace, health, and safety in accordance with Government Code section 36937(b). Adoption of the Urgency Ordinance will require an affirmative four-fifths vote of the City Council. Upon adoption, the Urgency Ordinance takes effect immediately.

Urgency and Non-Urgency Ordinances to Implement SB 9 December 8, 2021 Page 3

C. **STAFF RECOMMENDATION**

- 1. Conduct and close the public hearing; and
- Adopt the Urgency Ordinance; and
 Introduce and conduct the first reading of the Non-Urgency Ordinance and schedule the second reading for January 12, 2021

URGENCY ORDINANCE NO.	
-----------------------	--

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE AMENDING TITLE 12 ("SUBDIVISION OF LAND, DEVELOPMENT FEES, AND DEDICATIONS") AND TITLE 13 ("ZONING") OF THE CITY OF SANTEE MUNICIPAL CODE RELATING TO URBAN LOT SPLITS AND TWO-UNIT PROJECTS TO IMPLEMENT SENATE BILL 9, SETTING FORTH THE FACTS CONSTITUTING SUCH URGENCY, AND FINDING THE ORDINANCE TO BE EXEMPT FROM CEQA

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

WHEREAS, the California Legislature recently passed and Governor Newsom signed Senate Bill 9 ("SB 9"), and SB 9 will require the City to both: (1) allow any single-family lot to be split, roughly into halves, with resulting lots as small as 1,200 square feet and (2) allow up to two single-family dwellings to be developed on each single-family residential lot; and

WHEREAS, SB 9 requires the City to approve eligible lot splits and two-unit projects ministerially (i.e., without discretionary review or hearing); and

WHEREAS, SB 9 allows local agencies to adopt objective design, development, and subdivision standards for urban lot splits and two-unit projects; and

WHEREAS, SB 9 takes effect January 1, 2022, and preempts any conflicting City ordinance; and

WHEREAS, the City desires to amend its local regulatory scheme to comply with SB 9; and

WHEREAS, there is a current and immediate threat to the public health, safety, or welfare based on the passage of the new SB 9 law because if the City does not adopt appropriate objective standards for urban lot splits and two-unit projects under SB 9 as of January 1, 2022, the City would thereafter be limited to applying the few objective standards that already in its code, which did not anticipate and were not enacted with urban lot splits and ministerial two-unit projects in mind; and

WHEREAS, the approval of urban lot splits and two-unit projects based solely on the City's default standards, without appropriate regulations governing lot configuration, unit size, height, and setback, among other things, would threaten the character of existing neighborhoods, and negatively impact property values, personal privacy, and fire safety. These threats to public safety, health, and welfare justify adoption of this ordinance

as an urgency ordinance to be effective immediately upon adoption by a four-fifths vote of the City Council; and

WHEREAS, to protect the public safety, health, and welfare, the City Council may adopt this ordinance as an urgency measure in accordance with Government Code section 36937, subdivision (b); and

WHEREAS, on December 8, 2021, the City held a duly noticed public hearing on the ordinance.

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

<u>Section 1</u>. The recitals above are each incorporated by reference and adopted as findings by the City Council.

<u>Section 2</u>. Under California Government Code sections 65852.21, subd. (j), and 66411.7, subd. (n), the adoption of an ordinance by a city or county implementing the provisions of Government Code sections 66411.7 and 65852.21 and regulating urban lot splits and two-unit projects is statutorily exempt from the requirements of the California Environmental Quality Act ("CEQA"). Therefore, the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements these new laws enacted by SB 9.

<u>Section 3</u>. Title 12 and Title 13 of the Santee Municipal Code are hereby amended and restated as provided in Exhibit "A", attached hereto and incorporated herein by reference.

Section 4. This ordinance takes effect immediately upon its adoption.

<u>Section 5</u>. The City Clerk shall either: (a) have this ordinance published in a newspaper of general circulation within 15 days after its adoption or (b) have a summary of this ordinance published twice in a newspaper of general circulation, once five days before its adoption and again within 15 days after its adoption.

<u>Section 6</u>. If any provision of this ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or applications of the ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this resolution are severable. The City Council declares that it would have adopted this resolution irrespective of the invalidity of any portion thereof.

<u>Section 7</u>. The City Council hereby directs staff to prepare, execute, and file with the San Diego County Clerk a notice of exemption within five working days of the adoption of this Ordinance.

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

ADOPTED by the City Council of the Santee, California, at a regular meeting of the City Council held on the 8th day of December 2021 by the following vote:

ANNETTE ORTIZ, CMC, CITY CLERK	_
ATTEST:	
	JOHN W. MINTO, MAYOR
	APPROVED:
ABSENT:	
NOES:	
AYES:	

Exhibit A: Amendments to Municipal Code

AMENDMENTS TO MUNICIPAL CODE TITLES 12 AND 13

TITLE 12 – SUBDIVISION OF LAND, DEVELOPMENT FEES, AND DEDICATIONS

1. Section 12.04.020 is amended to add the following definition:

"Car-share location" means a permanent, marked location for care-share pickup or drop-off.

2. New Section 12.21.010 is added to Title 12 to read as follows:

Section 12.21.010 Urban Lot Splits

- (a) **Purpose.** The purpose of this section is to allow and appropriately regulate urban lot splits in accordance with Government Code section 66411.7.
- (b) **Definition**. An "urban lot split" means the subdivision of an existing, legally subdivided lot into two lots in accordance with the requirements of this section.

(c) Application.

- Only individual property owners may apply for an urban lot split. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. "Individual property owner" does not include any corporation or corporate person of any kind (partnership, LP, LLC, C corp, S corp, etc.) except for a community land trust (as defined by Rev. & Tax Code § 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by Rev. & Tax Code § 214.15).
- (2) An application for an urban lot split must be submitted on the City's approved form. Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within 30 days after the application is submitted.
- (3) The City may establish a fee to recover its costs for adopting, implementing, and enforcing this section of the code, in accordance with applicable law. The City Council may establish and change the fee by resolution. The fee must be paid with the application.

(d) Approval.

- (1) An application for a parcel map for an urban lot split is approved or denied ministerially, by the Director, without discretionary review.
- (2) A tentative parcel map for an urban lot split is approved ministerially if it complies with all the requirements of this section. The tentative parcel map may not be recorded. A final parcel map is approved ministerially as well, but not until the owner demonstrates that the required documents have been recorded, such as

- the deed restriction and easements. The tentative parcel map expires six months after approval.
- (3) The approval must require the owner and applicant to hold the City harmless from all claims and damages related to the approval and its subject matter.
- (4) The approval must require the owner and applicant to reimburse the City for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this code.
- (e) **Requirements**. An urban lot split must satisfy each of the following requirements:
 - (1) **Map Act Compliance**.
 - (A) The urban lot split must conform to all applicable objective requirements of the Subdivision Map Act (Gov. Code § 66410 et. seq., "SMA"), including implementing requirements in this code, except as otherwise expressly provided in this section.
 - (B) If an urban lot split violates any part of the SMA, the City's subdivision regulations, including this section, or any other legal requirement:
 - (i) The buyer or grantee of a lot that is created by the urban lot split has all the remedies available under the SMA, including but not limited to an action for damages or to void the deed, sale, or contract.
 - (ii) The City has all the remedies available to it under the SMA, including but not limited to the following:
 - (I) An action to enjoin any attempt to sell, lease, or finance the property.
 - (II) An action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.
 - (III) Criminal prosecution, punishable by imprisonment in county jail or state prison for up to one year, by a fine of up to \$10,000, or both; or a misdemeanor.
 - (IV) Record a notice of violation.
 - (V) Withhold any or all future permits and approvals.
 - (C) Notwithstanding section 66411.1 of the SMA, no dedication of rights-ofway or construction of offsite improvements is required for an urban lot split.

- (2) **Zone.** The lot to be split is in a single-family residential zone.
- (3) **Lot Location**. The lot to be split is not located on a site that is described by any of subparagraphs Government Code section 65913.4(a)(6)(B)–(K).
- (4) **Not Historic**. The lot to be split must not be a historic property or within a historic district that is included on the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a City or County landmark or as a historic property or district.

(5) **No Prior Urban Lot Split.**

- (A) The lot to be split was not established through a prior urban lot split.
- (B) The lot to be split is not adjacent to any lot that was established through a prior urban lot split by the owner of the lot to be split or by any person acting in concert with the owner.
- (6) **No Impact on Protected Housing**. The urban lot split must not require or include the demolition or alteration of any of the following types of housing:
 - (A) Housing that is income-restricted for households of moderate, low, or very low income.
 - (B) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
 - (C) Housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (Gov. Code §§ 7060–7060.7) at any time in the 15 years prior to submission of the urban lot split application.
 - (D) Housing that has been occupied by a tenant in the last three years. The applicant and the owner of a property for which an urban lot split is sought must provide a sworn statement as to this fact with the application for the tentative parcel map.

(7) Lot Size.

- (A) The lot to be split must be at least 2,400 square feet.
- (B) The resulting lots must each be at least 1,200 square feet.
- (C) Each of the resulting lots must be between 40 percent and 60 percent of the original lot area.

(8) **Easements**.

- (A) The owner must enter into an easement agreement with each publicservice provider to establish easements that are sufficient for the provision of public services and facilities to each of the resulting lots.
- (B) Each easement must be shown on the tentative parcel map.
- (C) Copies of the unrecorded easement agreements must be submitted with the application. The easement agreements must be recorded against the property before the final map may be approved, in accordance with subpart (c)(2) above.
- (D) If an easement is recorded and the project is not completed, making the easement moot, the property owner may request, and the City will provide, a notice of termination of the easement, which the owner may record.

(9) Lot Access.

- (A) Each resulting lot must provide vehicular access to the public right of way.
- (B) Each resulting lot must have frontage on the public right of way of at least 16 feet.

(10) Unit Standards.

- (A) Unit standards shown in the chart below. Required setback areas must:
 - (i) be kept free from all structures greater than three feet high;
 - (ii) be at least 50 percent landscaped with drought-tolerant plants, with vegetation and irrigation plans approved by a licensed landscape architect;
 - (iii) allow for fire-safety access.

	HL	R-1	R-1A	R-2
Minimum Lot Size prior to split (in square feet)	2,400	2,400	2,400	2,400
Minimum Lot Size after split (in square feet)	1,200	1,200	1,200	1,200
2. Maximum Lot Coverage	25%	30%	35%	40%
3. Minimum Setbacks for Primary Frontage Lot (in feet)				
Front	30	20	20	20

Exterior	10	10	10	10
Interior side yard	4	4	4	4
Rear	4	4	4	4
4. Minimum Setbacks for Secondary Lot (in feet)				
Front	4	4	4	4
Exterior	10	10	10	10
Interior side yard	4	4	4	4
Rear	4	4	4	4
5. Height Restrictions	16 (one story)	16 feet (one story)	16 feet (one story)	16 feet (one story)

(B) **Quantity**. No more than two dwelling units of any kind may be built on a lot that results from an urban lot split. For purposes of this paragraph, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit created under section 13.10.043 of this code, an ADU, or a JADU.

(C) **Height Restrictions**.

- (i) On a resulting lot, no new primary dwelling unit may exceed a single story or 16 feet in height, measured from grade to peak of the structure.
- (ii) No rooftop deck is permitted on any new or remodeled dwelling or structure on a lot resulting from an urban lot split.

(D) Setbacks.

- (i) **Generally**. All setbacks must conform to those objective setbacks that are imposed through the underlying zone. Required setback areas must:
 - (I) be kept free from all structures greater than three feet high;
 - (II) be at least 50 percent landscaped with drought-tolerant plants, with vegetation and irrigation plans approved by a licensed landscape architect;
 - (III) allow for vehicular and fire-safety access to the front structure.

- (ii) **Exceptions**. Notwithstanding subpart (e)(10)(C)(ii) above:
 - (I) **Existing Structures**. No setback is required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.
 - (II) **800 square feet; four-foot side and rear**. The setbacks imposed by the underlying zone must yield to the degree necessary to avoid physically precluding the construction of up to two units on the lot or either of the two units from being at least 800 square feet in floor area; but in no event may any structure be less than four feet from a side or rear property line.
- (E) **Parking**. Each new primary dwelling unit that is built on a lot after an urban lot split must have at least one uncovered or covered off-street parking space per unit unless one of the following applies:
 - (i) The lot is located within one-half mile walking distance of either
 - (I) a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours or
 - (II) a site that contains
 - (ia) an existing rail or bus rapid transit station,
 - (ib) the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
 - (ii) The site is located within one block of a car-share vehicle location.
- (F) **Nonconforming Conditions**. An urban lot split may be approved without requiring a legal nonconforming zoning condition to be corrected.
- (G) **Utilities**. Each primary dwelling unit on the resulting lots must have its own direct utility connection to the utility service provider.
- (H) **Building & Safety**. All structures built on the lot must comply with all current local building standards. An urban lot split is a change of use.

- (11) **Fire-Hazard Mitigation Measures**. A lot in a very high fire hazard severity zone and/or Wildland Urban Interface (WUI) areas must comply with each of the following fire-hazard mitigation measures and special fire protection requirements:
 - (A) It must have direct access to a public right of way with a paved street with a width of at least 26 feet. The public right of way must have at least two independent points of access for fire and life safety to access and for residents to evacuate.
 - (B) All dwellings on the site must comply with current fire code requirements for dwellings in a very high fire hazard severity zone.
 - (C) All enclosed structures on the site must have fire sprinklers.
 - (D) All sides of all dwellings on the site must be within a 150-foot hose-pull distance from either the public right of way or of an onsite fire hydrant or standpipe.
 - (E) If the lot does not have a swimming pool, the lot must have a water reservoir of at least 5,000 gallons per dwelling, with Fire Department approved hookups compatible with Fire Department standard pump and hose equipment.
 - (F) All other applicable objective standards found in Chapter 49 of the California Fire Code.

(12) **Separate Conveyance**.

- (A) Within a resulting lot.
 - (i) Primary dwelling units on a lot that is created by an urban lot split may not be owned or conveyed separately from each other.
 - (ii) Condominium airspace divisions and common interest developments are not permitted on a lot that is created by an urban lot split.
 - (iii) All fee interest in a lot and all dwellings on the lot must be held equally and undivided by all individual property owners.
- (B) Between resulting lots. Separate conveyance of the resulting lots is permitted. If dwellings or other structures (such as garages) on different lots are adjacent or attached to each other, the urban lot split boundary may separate them for conveyance purposes if the structures meet building code safety standards and are sufficient to allow separate conveyance. If any attached structures span or will span the new lot line, the owner must record appropriate CC&Rs, easements, or other documentation that is

necessary to allocate rights and responsibility between the owners of the two lots.

- (13) **Deed Restriction**. The owner must record a deed restriction, acceptable to the City, that does each of the following:
 - (A) Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days.
 - (B) Expressly prohibits any non-residential use of the lots created by the urban lot split.
 - (C) Expressly prohibits any separate conveyance of a primary dwelling on the property, any separate fee interest, and any common interest development within the lot.
 - (D) States that the property is formed by an urban lot split and is therefore subject to the City's urban lot split regulations, including all applicable limits on dwelling size and development.
 - (E) States that no further urban lot splits are allowed.

(f) Specific Adverse Impacts.

- (1) Notwithstanding anything else in this section, the City may deny an application for an urban lot split if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on either public health and safety or on the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.
- (2) "Specific adverse impact" has the same meaning as in Gov. Code § 65589.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include (1) inconsistency with the zoning ordinance or general plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue and Taxation Code section 214(g).
- (3) The building official may consult with and be assisted by planning staff and others as necessary in making a finding of specific, adverse impact.

TITLE 13 – ZONING

1. <u>Section 13.04.140 is amended to add the following definition:</u>

"Car-share location" means a permanent, marked location for care-share pickup or drop-off.

2. Subsection E of Section 13.10.020 is amended to read as follows:

E. Medium Density Residential (R-7)—(Seven to 14 Dwelling Units/Gross Acre). This designation is intended for a wide range of multiple family residential development types including detached units in a Planned Residential Development at the lower end of the density range and attached units at the higher end of the density range. Areas developed under this designation should exhibit adequate access to streets of at least collector capacity and be conveniently serviced by neighborhood commercial and recreational facilities.

3. Table 13.10.030A is amended to prohibit single-family dwellings in the R-7 zone.

4. New Section 13.10.043 is added to Title 13 to read as follows:

Section 13.10.043 Two-unit Projects

- (a) **Purpose.** The purpose of this section is to allow and appropriately regulate two-unit projects in accordance with Government Code section 65852.21.
- (b) **Definition**. A "two-unit project" means the development of two primary dwelling units or, if there is already a primary dwelling unit on the lot, the development of a second primary dwelling unit on a legally subdivided lot in accordance with the requirements of this section.

(c) Application.

- (1) Only individual property owners may apply for a two-unit project. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. "Individual property owner" does not include any corporation or corporate person of any kind (partnership, LP, LLC, C corp, S corp, etc.) except for a community land trust (as defined by Rev. & Tax Code § 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by § 214.15).
- (2) An application for a two-unit project must be submitted on the City's approved form.
- (3) The applicant must obtain a certificate of compliance with the Subdivision Map Act for the lot and provide the certificate with the application.
- (4) Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within 30 days after the application is submitted.

(5) The City may establish a fee to recover its costs for adopting, implementing, and enforcing this section of the code, in accordance with applicable law. The City council may establish and change the fee by resolution. The fee must be paid with the application.

(d) Approval.

- (1) An application for a two-unit project is approved or denied ministerially, by the Director, without discretionary review.
- (2) The ministerial approval of a two-unit project does not take effect until the City has confirmed that the required documents have been recorded, such as the deed restriction and easements.
- (3) The approval must require the owner and applicant to hold the City harmless from all claims and damages related to the approval and its subject matter.
- (4) The approval must require the owner and applicant to reimburse the City for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this code.
- (e) **Requirements**. A two-unit project must satisfy each of the following requirements:
 - (1) **Map Act Compliance**. The lot must have been legally subdivided.
 - (2) **Zone.** The lot is in a single-family residential zone.
 - (3) **Lot Location**. The lot is not located on a site that is described by any of subparagraphs Government Code section 65913.4(a)(6)(B)–(K).
 - (4) **Not Historic**. The lot must not be a historic property or within a historic district that is included on the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a City or county landmark or as a historic property or district.
 - (5) **No Impact on Protected Housing**. The two-unit project must not require or include the demolition or alteration of any of the following types of housing:
 - (A) Housing that is income-restricted for households of moderate, low, or very low income.
 - (B) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
 - (C) Housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (Gov. Code §§ 7060–7060.7) at any time in the 15 years prior to submission of the urban lot split application.

(D) Housing that has been occupied by a tenant in the last three years. The applicant and the owner of a property for which a two-unit project is sought must provide a sworn statement as to this fact with the application for the parcel map.

(6) Unit Standards.

- (A) Unit standards shown in the chart below. Required setback areas must:
 - (i) be kept free from all structures greater than three feet high;
 - (ii) be at least 50 percent landscaped with drought-tolerant plants, with vegetation and irrigation plans approved by a licensed landscape architect;
 - (iii) allow for fire-safety access

	HL	R-1	R-1A	R-2
Minimum Lot Size prior to split (in square feet)	2,400	2,400	2,400	2,400
Minimum Lot Size after split (in square feet)	1,200	1,200	1,200	1,200
2. Maximum Lot Coverage	25%	30%	35%	40%
3. Minimum Setbacks for Primary Frontage Lot (in feet)				
Front	30	20	20	20
Exterior	10	10	10	10
Interior side yard	4	4	4	4
Rear	4	4	4	4
Minimum Setbacks for Secondary Lot (in feet)				
Front	4	4	4	4
Exterior	10	10	10	10
Interior side yard	4	4	4	4
Rear	4	4	4	4
5. Height Restrictions	16 (one story)	16 feet (one story)	16 feet (one story)	16 feet (one story)

(B) Quantity.

- (i) No more than two dwelling units of any kind may be built on a lot that results from an urban lot split. For purposes of this paragraph, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit created under this section of this code, an ADU, or a JADU.
- (ii) A lot that is not created by an urban lot split may have a two-unit project under this section, plus any ADU or JADU that must be allowed under state law and the City's ADU ordinance (Section 13.10.045).

(C) **Height Restrictions**.

- (i) No new primary dwelling unit may exceed a single story or 16 feet in height, measured from grade to peak of the structure on a lot with a two-unit project.
- (ii) No rooftop deck is permitted on any new or remodeled dwelling or structure on a lot with a two-unit project.
- (D) **Demolition Cap**. The two-unit project may involve the demolition of up to 50 percent of the existing exterior walls of an existing dwelling.
- (E) **Lot Coverage**. The applicable lot coverage is established by the corresponding single-family residential zone. However, this lot coverage standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.

(F) **Setbacks**.

- (i) **Generally**. All setbacks must conform to those objective setbacks that are imposed through the underlying zone.
- (ii) **Exceptions**. Notwithstanding subpart (e)(6)(F)(i) above:
 - (I) **Existing Structures**. No setback is required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.
 - (II) **800 square feet; four-foot side and rear**. The setbacks imposed by the underlying zone must yield to the degree necessary to avoid physically precluding the construction of up to two units on the lot or either of the two units from

being at least 800 square feet in floor area; but in no event may any structure be less than four feet from a side or rear property line.

- (G) **Parking**. Each new primary dwelling unit must have at least one uncovered or covered off-street parking space per unit unless one of the following applies:
 - (I) The lot is located within one-half mile walking distance of either
 - (ia) a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours or
 - (ib) a site that contains
 - i) an existing rail or bus rapid transit station,
 - ii) the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
 - (II) The site is located within one block of a car-share vehicle location.
- (H) **Nonconforming Conditions**. A two-unit project may only be approved if all nonconforming zoning conditions are corrected.
- (I) **Utilities**. Each primary dwelling unit on the lot must have its own direct utility connection to the utility service provider for water, sewer, and electricity.
- (J) **Building & Safety**. All structures built on the lot must comply with all current local building standards. A project under this section is a change of use and subjects the whole of the lot, and all structures, to the City's current code.
- (7) **Fire-Hazard Mitigation Measures**. A lot in a very high fire hazard severity zone and/or Wildland Urban Interface (WUI) areas must comply with each of the following fire-hazard mitigation measures and special fire protection requirements:
 - (A) It must have direct access to a public right of way with a paved street with a width of at least 26 feet. The public right of way must have at least two independent points of access for fire and life safety to access and for residents to evacuate.

- (B) All dwellings on the site must comply with current fire code requirements for dwellings in a very high fire hazard severity zone.
- (C) All enclosed structures on the site must have fire sprinklers.
- (D) All sides of all dwellings on the site must be within a 150-foot hose-pull distance from either the public right of way or of an onsite fire hydrant or standpipe.
- (E) If the lot does not have a swimming pool, the lot must have a water reservoir of at least 5,000 gallons per dwelling, with Fire Department approved hookups compatible with Fire Department standard pump and hose equipment.
- (F) All other applicable objective standards found in Chapter 49 of the California Fire Code.

(8) **Separate Conveyance.**

- (A) Primary dwelling units on the lot may not be owned or conveyed separately from each other.
- (B) Condominium airspace divisions and common interest developments are not permitted within the lot.
- (C) All fee interest in the lot and all the dwellings must be held equally and undivided by all individual property owners.

(9) **Regulation of Uses.**

- (A) **Residential-only**. No non-residential use is permitted on the lot.
- (B) **No Short-Term Rentals**. No dwelling unit on the lot may be rented for a period of less than 30 days.
- (C) **Owner Occupancy**. Unless the lot was formed by an urban lot split, the individual property owners of a lot with a two-unit project must occupy one of the dwellings on the lot as the owners' principal residence and legal domicile.
- (10) **Deed Restriction**. The owner must record a deed restriction, acceptable to the City, that does each of the following:
 - (A) Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days.
 - (B) Expressly prohibits any non-residential use of the lot.

- (C) Expressly prohibits any separate conveyance of a primary dwelling on the property, any separate fee interest, and any common interest development within the lot.
- (D) If the lot is not created by an urban lot split: Expressly requires the individual property owners to live in one of the dwelling units on the lot as the owners' primary residence and legal domicile.
- (E) States that the property is formed by an urban lot split and is therefore subject to the City's urban lot split regulations, including all applicable limits on dwelling size and development standards

(f) Specific Adverse Impacts.

- (1) Notwithstanding anything else in this section, the City may deny an application for a two-unit project if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on either public health and safety or on the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.
- (2) "Specific adverse impact" has the same meaning as in Gov. Code § 65589.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include (1) inconsistency with the zoning ordinance or general plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue and Taxation Code section 214(g).
- (3) The building official may consult with and be assisted by planning staff and others as necessary in making a finding of specific, adverse impact.

(g) Remedies.

If a two-unit project violates any part of this code or any other legal requirement:

- (1) The buyer, grantee, or lessee of any part of the property has an action for damages or to void the deed, sale, or contract.
- (2) The City may:
 - (A) Bring an action to enjoin any attempt to sell, lease, or finance the property.
 - (B) Bring an action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.

- (C) Pursue criminal prosecution, punishable by imprisonment in county jail or state prison for up to one year, by a fine of up to \$10,000, or both; or a misdemeanor.
- (D) Record a notice of violation.
- (E) Withhold any or all future permits and approvals.
- (F) Pursue all other administrative, legal, or equitable remedies that are allowed by law or this code.

ORDINANCE NO	
--------------	--

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE AMENDING TITLE 12 ("SUBDIVISION OF LAND, DEVELOPMENT FEES, AND DEDICATIONS") AND TITLE 13 ("ZONING") OF THE CITY OF SANTEE MUNICIPAL CODE RELATING TO URBAN LOT SPLITS AND TWO-UNIT PROJECTS TO IMPLEMENT SENATE BILL 9 AND FINDING THE ORDINANCE TO BE EXEMPT FROM CEQA

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

WHEREAS, the California Legislature recently passed and Governor Newsom signed Senate Bill 9 ("SB 9"), and SB 9 will require the City to both: (1) allow any single-family lot to be split, roughly into halves, with resulting lots as small as 1,200 square feet and (2) allow up to two single-family dwellings to be developed on each single-family residential lot; and

WHEREAS, SB 9 requires the City to approve eligible lot splits and two-unit projects ministerially (i.e., without discretionary review or hearing); and

WHEREAS, SB 9 allows local agencies to adopt objective design, development, and subdivision standards for urban lot splits and two-unit projects; and

WHEREAS, SB 9 takes effect January 1, 2022, and preempts any conflicting City ordinance; and

WHEREAS, the City desires to amend its local regulatory scheme to comply with SB 9; and

WHEREAS, on December 8, 2021, the City held a duly noticed public hearing on the ordinance.

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

<u>Section 1</u>. The recitals above are each incorporated by reference and adopted as findings by the City Council.

<u>Section 2</u>. Under California Government Code sections 65852.21, subd. (j), and 66411.7, subd. (n), the adoption of an ordinance by a city or county implementing the provisions of Government Code sections 66411.7 and 65852.21 and regulating urban lot splits and two-unit projects is statutorily exempt from the requirements of the California Environmental Quality Act ("CEQA"). Therefore, the proposed ordinance is statutorily

exempt from CEQA in that the proposed ordinance implements these new laws enacted by SB 9.

<u>Section 3</u>. Title 12 and Title 13 of the Santee Municipal Code are hereby amended and restated as provided in Exhibit "A", attached hereto and incorporated herein by reference.

Section 4. This Ordinance shall become effective thirty (30) days after its passage.

Section 5. The City Clerk is directed to publish notice of this Ordinance as required by law.

<u>Section 6</u>. If any provision of this ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or applications of the ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this resolution are severable. The City Council declares that it would have adopted this resolution irrespective of the invalidity of any portion thereof.

<u>Section 7</u>. The City Council hereby directs staff to prepare, execute, and file with the San Diego County Clerk a notice of exemption within five working days of the adoption of this Ordinance.

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

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee held on the 8th day of December 2021, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 12th day of January 2022, by the following roll call vote:

NOES:	
NOES:	
ABSENT:	

AYES:

	APPROVED:	
	JOHN W. MINTO, MAYOR	
ATTEST:		
ANNETTE ORTIZ, MBA, CMC	C, CITY CLERK	

Exhibit A: Amendments to Municipal Code

AMENDMENTS TO MUNICIPAL CODE TITLES 12 AND 13

TITLE 12 – SUBDIVISION OF LAND, DEVELOPMENT FEES, AND DEDICATIONS

1. Section 12.04.020 is amended to add the following definition:

"Car-share location" means a permanent, marked location for care-share pickup or drop-off.

2. New Section 12.21.010 is added to Title 12 to read as follows:

Section 12.21.010 Urban Lot Splits

- (a) **Purpose.** The purpose of this section is to allow and appropriately regulate urban lot splits in accordance with Government Code section 66411.7.
- (b) **Definition**. An "urban lot split" means the subdivision of an existing, legally subdivided lot into two lots in accordance with the requirements of this section.

(c) Application.

- Only individual property owners may apply for an urban lot split. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. "Individual property owner" does not include any corporation or corporate person of any kind (partnership, LP, LLC, C corp, S corp, etc.) except for a community land trust (as defined by Rev. & Tax Code § 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by Rev. & Tax Code § 214.15).
- (2) An application for an urban lot split must be submitted on the City's approved form. Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within 30 days after the application is submitted.
- (3) The City may establish a fee to recover its costs for adopting, implementing, and enforcing this section of the code, in accordance with applicable law. The City Council may establish and change the fee by resolution. The fee must be paid with the application.

(d) Approval.

- (1) An application for a parcel map for an urban lot split is approved or denied ministerially, by the Director, without discretionary review.
- (2) A tentative parcel map for an urban lot split is approved ministerially if it complies with all the requirements of this section. The tentative parcel map may not be recorded. A final parcel map is approved ministerially as well, but not until the owner demonstrates that the required documents have been recorded, such as

- the deed restriction and easements. The tentative parcel map expires six months after approval.
- (3) The approval must require the owner and applicant to hold the City harmless from all claims and damages related to the approval and its subject matter.
- (4) The approval must require the owner and applicant to reimburse the City for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this code.
- (e) **Requirements**. An urban lot split must satisfy each of the following requirements:
 - (1) **Map Act Compliance**.
 - (A) The urban lot split must conform to all applicable objective requirements of the Subdivision Map Act (Gov. Code § 66410 et. seq., "SMA"), including implementing requirements in this code, except as otherwise expressly provided in this section.
 - (B) If an urban lot split violates any part of the SMA, the City's subdivision regulations, including this section, or any other legal requirement:
 - (i) The buyer or grantee of a lot that is created by the urban lot split has all the remedies available under the SMA, including but not limited to an action for damages or to void the deed, sale, or contract.
 - (ii) The City has all the remedies available to it under the SMA, including but not limited to the following:
 - (I) An action to enjoin any attempt to sell, lease, or finance the property.
 - (II) An action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.
 - (III) Criminal prosecution, punishable by imprisonment in county jail or state prison for up to one year, by a fine of up to \$10,000, or both; or a misdemeanor.
 - (IV) Record a notice of violation.
 - (V) Withhold any or all future permits and approvals.
 - (C) Notwithstanding section 66411.1 of the SMA, no dedication of rights-ofway or construction of offsite improvements is required for an urban lot split.

- (2) **Zone.** The lot to be split is in a single-family residential zone.
- (3) **Lot Location**. The lot to be split is not located on a site that is described by any of subparagraphs Government Code section 65913.4(a)(6)(B)–(K).
- (4) **Not Historic**. The lot to be split must not be a historic property or within a historic district that is included on the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a City or County landmark or as a historic property or district.

(5) **No Prior Urban Lot Split.**

- (A) The lot to be split was not established through a prior urban lot split.
- (B) The lot to be split is not adjacent to any lot that was established through a prior urban lot split by the owner of the lot to be split or by any person acting in concert with the owner.
- (6) **No Impact on Protected Housing**. The urban lot split must not require or include the demolition or alteration of any of the following types of housing:
 - (A) Housing that is income-restricted for households of moderate, low, or very low income.
 - (B) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
 - (C) Housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (Gov. Code §§ 7060–7060.7) at any time in the 15 years prior to submission of the urban lot split application.
 - (D) Housing that has been occupied by a tenant in the last three years. The applicant and the owner of a property for which an urban lot split is sought must provide a sworn statement as to this fact with the application for the tentative parcel map.

(7) Lot Size.

- (A) The lot to be split must be at least 2,400 square feet.
- (B) The resulting lots must each be at least 1,200 square feet.
- (C) Each of the resulting lots must be between 40 percent and 60 percent of the original lot area.

(8) **Easements**.

- (A) The owner must enter into an easement agreement with each publicservice provider to establish easements that are sufficient for the provision of public services and facilities to each of the resulting lots.
- (B) Each easement must be shown on the tentative parcel map.
- (C) Copies of the unrecorded easement agreements must be submitted with the application. The easement agreements must be recorded against the property before the final map may be approved, in accordance with subpart (c)(2) above.
- (D) If an easement is recorded and the project is not completed, making the easement moot, the property owner may request, and the City will provide, a notice of termination of the easement, which the owner may record.

(9) Lot Access.

- (A) Each resulting lot must provide vehicular access to the public right of way.
- (B) Each resulting lot must have frontage on the public right of way of at least 16 feet.

(10) Unit Standards.

- (A) Unit standards shown in the chart below. Required setback areas must:
 - (i) be kept free from all structures greater than three feet high;
 - (ii) be at least 50 percent landscaped with drought-tolerant plants, with vegetation and irrigation plans approved by a licensed landscape architect;
 - (iii) allow for fire-safety access.

	HL	R-1	R-1A	R-2
Minimum Lot Size prior to split (in square feet)	2,400	2,400	2,400	2,400
Minimum Lot Size after split (in square feet)	1,200	1,200	1,200	1,200
2. Maximum Lot Coverage	25%	30%	35%	40%
3. Minimum Setbacks for Primary Frontage Lot (in feet)				
Front	30	20	20	20

Exterior	10	10	10	10
Interior side yard	4	4	4	4
Rear	4	4	4	4
4. Minimum Setbacks for Secondary Lot (in feet)				
Front	4	4	4	4
Exterior	10	10	10	10
Interior side yard	4	4	4	4
Rear	4	4	4	4
5. Height Restrictions	16 (one story)	16 feet (one story)	16 feet (one story)	16 feet (one story)

(B) **Quantity**. No more than two dwelling units of any kind may be built on a lot that results from an urban lot split. For purposes of this paragraph, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit created under section 13.10.043 of this code, an ADU, or a JADU.

(C) **Height Restrictions**.

- (i) On a resulting lot, no new primary dwelling unit may exceed a single story or 16 feet in height, measured from grade to peak of the structure.
- (ii) No rooftop deck is permitted on any new or remodeled dwelling or structure on a lot resulting from an urban lot split.

(D) Setbacks.

- (i) **Generally**. All setbacks must conform to those objective setbacks that are imposed through the underlying zone. Required setback areas must:
 - (I) be kept free from all structures greater than three feet high;
 - (II) be at least 50 percent landscaped with drought-tolerant plants, with vegetation and irrigation plans approved by a licensed landscape architect;
 - (III) allow for vehicular and fire-safety access to the front structure.

- (ii) **Exceptions**. Notwithstanding subpart (e)(10)(C)(ii) above:
 - (I) **Existing Structures**. No setback is required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.
 - (II) **800 square feet; four-foot side and rear**. The setbacks imposed by the underlying zone must yield to the degree necessary to avoid physically precluding the construction of up to two units on the lot or either of the two units from being at least 800 square feet in floor area; but in no event may any structure be less than four feet from a side or rear property line.
- (E) **Parking**. Each new primary dwelling unit that is built on a lot after an urban lot split must have at least one uncovered or covered off-street parking space per unit unless one of the following applies:
 - (i) The lot is located within one-half mile walking distance of either
 - (I) a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours or
 - (II) a site that contains
 - (ia) an existing rail or bus rapid transit station,
 - (ib) the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
 - (ii) The site is located within one block of a car-share vehicle location.
- (F) **Nonconforming Conditions**. An urban lot split may be approved without requiring a legal nonconforming zoning condition to be corrected.
- (G) **Utilities**. Each primary dwelling unit on the resulting lots must have its own direct utility connection to the utility service provider.
- (H) **Building & Safety**. All structures built on the lot must comply with all current local building standards. An urban lot split is a change of use.

- (11) **Fire-Hazard Mitigation Measures**. A lot in a very high fire hazard severity zone and/or Wildland Urban Interface (WUI) areas must comply with each of the following fire-hazard mitigation measures and special fire protection requirements:
 - (A) It must have direct access to a public right of way with a paved street with a width of at least 26 feet. The public right of way must have at least two independent points of access for fire and life safety to access and for residents to evacuate.
 - (B) All dwellings on the site must comply with current fire code requirements for dwellings in a very high fire hazard severity zone.
 - (C) All enclosed structures on the site must have fire sprinklers.
 - (D) All sides of all dwellings on the site must be within a 150-foot hose-pull distance from either the public right of way or of an onsite fire hydrant or standpipe.
 - (E) If the lot does not have a swimming pool, the lot must have a water reservoir of at least 5,000 gallons per dwelling, with Fire Department approved hookups compatible with Fire Department standard pump and hose equipment.
 - (F) All other applicable objective standards found in Chapter 49 of the California Fire Code.

(12) **Separate Conveyance**.

- (A) Within a resulting lot.
 - (i) Primary dwelling units on a lot that is created by an urban lot split may not be owned or conveyed separately from each other.
 - (ii) Condominium airspace divisions and common interest developments are not permitted on a lot that is created by an urban lot split.
 - (iii) All fee interest in a lot and all dwellings on the lot must be held equally and undivided by all individual property owners.
- (B) Between resulting lots. Separate conveyance of the resulting lots is permitted. If dwellings or other structures (such as garages) on different lots are adjacent or attached to each other, the urban lot split boundary may separate them for conveyance purposes if the structures meet building code safety standards and are sufficient to allow separate conveyance. If any attached structures span or will span the new lot line, the owner must record appropriate CC&Rs, easements, or other documentation that is

necessary to allocate rights and responsibility between the owners of the two lots.

- (13) **Deed Restriction**. The owner must record a deed restriction, acceptable to the City, that does each of the following:
 - (A) Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days.
 - (B) Expressly prohibits any non-residential use of the lots created by the urban lot split.
 - (C) Expressly prohibits any separate conveyance of a primary dwelling on the property, any separate fee interest, and any common interest development within the lot.
 - (D) States that the property is formed by an urban lot split and is therefore subject to the City's urban lot split regulations, including all applicable limits on dwelling size and development.
 - (E) States that no further urban lot splits are allowed.

(f) Specific Adverse Impacts.

- (1) Notwithstanding anything else in this section, the City may deny an application for an urban lot split if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on either public health and safety or on the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.
- (2) "Specific adverse impact" has the same meaning as in Gov. Code § 65589.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include (1) inconsistency with the zoning ordinance or general plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue and Taxation Code section 214(g).
- (3) The building official may consult with and be assisted by planning staff and others as necessary in making a finding of specific, adverse impact.

TITLE 13 – ZONING

1. <u>Section 13.04.140 is amended to add the following definition:</u>

"Car-share location" means a permanent, marked location for care-share pickup or drop-off.

2. Subsection E of Section 13.10.020 is amended to read as follows:

E. Medium Density Residential (R-7)—(Seven to 14 Dwelling Units/Gross Acre). This designation is intended for a wide range of multiple family residential development types including detached units in a Planned Residential Development at the lower end of the density range and attached units at the higher end of the density range. Areas developed under this designation should exhibit adequate access to streets of at least collector capacity and be conveniently serviced by neighborhood commercial and recreational facilities.

3. Table 13.10.030A is amended to prohibit single-family dwellings in the R-7 zone.

4. New Section 13.10.043 is added to Title 13 to read as follows:

Section 13.10.043 Two-unit Projects

- (a) **Purpose.** The purpose of this section is to allow and appropriately regulate two-unit projects in accordance with Government Code section 65852.21.
- (b) **Definition**. A "two-unit project" means the development of two primary dwelling units or, if there is already a primary dwelling unit on the lot, the development of a second primary dwelling unit on a legally subdivided lot in accordance with the requirements of this section.

(c) Application.

- (1) Only individual property owners may apply for a two-unit project. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. "Individual property owner" does not include any corporation or corporate person of any kind (partnership, LP, LLC, C corp, S corp, etc.) except for a community land trust (as defined by Rev. & Tax Code § 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by § 214.15).
- (2) An application for a two-unit project must be submitted on the City's approved form.
- (3) The applicant must obtain a certificate of compliance with the Subdivision Map Act for the lot and provide the certificate with the application.
- (4) Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within 30 days after the application is submitted.

(5) The City may establish a fee to recover its costs for adopting, implementing, and enforcing this section of the code, in accordance with applicable law. The City council may establish and change the fee by resolution. The fee must be paid with the application.

(d) Approval.

- (1) An application for a two-unit project is approved or denied ministerially, by the Director, without discretionary review.
- (2) The ministerial approval of a two-unit project does not take effect until the City has confirmed that the required documents have been recorded, such as the deed restriction and easements.
- (3) The approval must require the owner and applicant to hold the City harmless from all claims and damages related to the approval and its subject matter.
- (4) The approval must require the owner and applicant to reimburse the City for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this code.
- (e) **Requirements**. A two-unit project must satisfy each of the following requirements:
 - (1) **Map Act Compliance**. The lot must have been legally subdivided.
 - (2) **Zone.** The lot is in a single-family residential zone.
 - (3) **Lot Location**. The lot is not located on a site that is described by any of subparagraphs Government Code section 65913.4(a)(6)(B)–(K).
 - (4) **Not Historic**. The lot must not be a historic property or within a historic district that is included on the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a City or county landmark or as a historic property or district.
 - (5) **No Impact on Protected Housing**. The two-unit project must not require or include the demolition or alteration of any of the following types of housing:
 - (A) Housing that is income-restricted for households of moderate, low, or very low income.
 - (B) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
 - (C) Housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (Gov. Code §§ 7060–7060.7) at any time in the 15 years prior to submission of the urban lot split application.

(D) Housing that has been occupied by a tenant in the last three years. The applicant and the owner of a property for which a two-unit project is sought must provide a sworn statement as to this fact with the application for the parcel map.

(6) Unit Standards.

- (A) Unit standards shown in the chart below. Required setback areas must:
 - (i) be kept free from all structures greater than three feet high;
 - (ii) be at least 50 percent landscaped with drought-tolerant plants, with vegetation and irrigation plans approved by a licensed landscape architect;
 - (iii) allow for fire-safety access

	HL	R-1	R-1A	R-2
Minimum Lot Size prior to split (in square feet)	2,400	2,400	2,400	2,400
Minimum Lot Size after split (in square feet)	1,200	1,200	1,200	1,200
2. Maximum Lot Coverage	25%	30%	35%	40%
3. Minimum Setbacks for Primary Frontage Lot (in feet)				
Front	30	20	20	20
Exterior	10	10	10	10
Interior side yard	4	4	4	4
Rear	4	4	4	4
Minimum Setbacks for Secondary Lot (in feet)				
Front	4	4	4	4
Exterior	10	10	10	10
Interior side yard	4	4	4	4
Rear	4	4	4	4
5. Height Restrictions	16 (one story)	16 feet (one story)	16 feet (one story)	16 feet (one story)

(B) **Quantity**.

- (i) No more than two dwelling units of any kind may be built on a lot that results from an urban lot split. For purposes of this paragraph, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit created under this section of this code, an ADU, or a JADU.
- (ii) A lot that is not created by an urban lot split may have a two-unit project under this section, plus any ADU or JADU that must be allowed under state law and the City's ADU ordinance (Section 13.10.045).

(C) **Height Restrictions**.

- (i) No new primary dwelling unit may exceed a single story or 16 feet in height, measured from grade to peak of the structure on a lot with a two-unit project.
- (ii) No rooftop deck is permitted on any new or remodeled dwelling or structure on a lot with a two-unit project.
- (D) **Demolition Cap**. The two-unit project may involve the demolition of up to 50 percent of the existing exterior walls of an existing dwelling.
- (E) **Lot Coverage**. The applicable lot coverage is established by the corresponding single-family residential zone. However, this lot coverage standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.

(F) **Setbacks**.

- (i) **Generally**. All setbacks must conform to those objective setbacks that are imposed through the underlying zone.
- (ii) **Exceptions**. Notwithstanding subpart (e)(6)(F)(i) above:
 - (I) **Existing Structures**. No setback is required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.
 - (II) **800 square feet; four-foot side and rear**. The setbacks imposed by the underlying zone must yield to the degree necessary to avoid physically precluding the construction of up to two units on the lot or either of the two units from

being at least 800 square feet in floor area; but in no event may any structure be less than four feet from a side or rear property line.

- (G) **Parking**. Each new primary dwelling unit must have at least one uncovered or covered off-street parking space per unit unless one of the following applies:
 - (I) The lot is located within one-half mile walking distance of either
 - (ia) a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours or
 - (ib) a site that contains
 - i) an existing rail or bus rapid transit station,
 - ii) the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
 - (II) The site is located within one block of a car-share vehicle location.
- (H) **Nonconforming Conditions**. A two-unit project may only be approved if all nonconforming zoning conditions are corrected.
- (I) **Utilities**. Each primary dwelling unit on the lot must have its own direct utility connection to the utility service provider for water, sewer, and electricity.
- (J) **Building & Safety**. All structures built on the lot must comply with all current local building standards. A project under this section is a change of use and subjects the whole of the lot, and all structures, to the City's current code.
- (7) **Fire-Hazard Mitigation Measures**. A lot in a very high fire hazard severity zone and/or Wildland Urban Interface (WUI) areas must comply with each of the following fire-hazard mitigation measures and special fire protection requirements:
 - (A) It must have direct access to a public right of way with a paved street with a width of at least 26 feet. The public right of way must have at least two independent points of access for fire and life safety to access and for residents to evacuate.

- (B) All dwellings on the site must comply with current fire code requirements for dwellings in a very high fire hazard severity zone.
- (C) All enclosed structures on the site must have fire sprinklers.
- (D) All sides of all dwellings on the site must be within a 150-foot hose-pull distance from either the public right of way or of an onsite fire hydrant or standpipe.
- (E) If the lot does not have a swimming pool, the lot must have a water reservoir of at least 5,000 gallons per dwelling, with Fire Department approved hookups compatible with Fire Department standard pump and hose equipment.
- (F) All other applicable objective standards found in Chapter 49 of the California Fire Code.

(8) **Separate Conveyance.**

- (A) Primary dwelling units on the lot may not be owned or conveyed separately from each other.
- (B) Condominium airspace divisions and common interest developments are not permitted within the lot.
- (C) All fee interest in the lot and all the dwellings must be held equally and undivided by all individual property owners.

(9) **Regulation of Uses.**

- (A) **Residential-only**. No non-residential use is permitted on the lot.
- (B) **No Short-Term Rentals**. No dwelling unit on the lot may be rented for a period of less than 30 days.
- (C) **Owner Occupancy**. Unless the lot was formed by an urban lot split, the individual property owners of a lot with a two-unit project must occupy one of the dwellings on the lot as the owners' principal residence and legal domicile.
- (10) **Deed Restriction**. The owner must record a deed restriction, acceptable to the City, that does each of the following:
 - (A) Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days.
 - (B) Expressly prohibits any non-residential use of the lot.

- (C) Expressly prohibits any separate conveyance of a primary dwelling on the property, any separate fee interest, and any common interest development within the lot.
- (D) If the lot is not created by an urban lot split: Expressly requires the individual property owners to live in one of the dwelling units on the lot as the owners' primary residence and legal domicile.
- (E) States that the property is formed by an urban lot split and is therefore subject to the City's urban lot split regulations, including all applicable limits on dwelling size and development standards

(f) Specific Adverse Impacts.

- (1) Notwithstanding anything else in this section, the City may deny an application for a two-unit project if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on either public health and safety or on the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.
- (2) "Specific adverse impact" has the same meaning as in Gov. Code § 65589.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include (1) inconsistency with the zoning ordinance or general plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue and Taxation Code section 214(g).
- (3) The building official may consult with and be assisted by planning staff and others as necessary in making a finding of specific, adverse impact.

(g) Remedies.

If a two-unit project violates any part of this code or any other legal requirement:

- (1) The buyer, grantee, or lessee of any part of the property has an action for damages or to void the deed, sale, or contract.
- (2) The City may:
 - (A) Bring an action to enjoin any attempt to sell, lease, or finance the property.
 - (B) Bring an action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.

- (C) Pursue criminal prosecution, punishable by imprisonment in county jail or state prison for up to one year, by a fine of up to \$10,000, or both; or a misdemeanor.
- (D) Record a notice of violation.
- (E) Withhold any or all future permits and approvals.
- (F) Pursue all other administrative, legal, or equitable remedies that are allowed by law or this code.

MEETING DATE December 8, 2021

ITEM TITLE

ACCEPT URBAN FORESTRY MANAGEMENT PLAN

DIRECTOR/DEPARTMENT Bill Maertz, Community Services

SUMMARY

On January 8, 2020, the City adopted the Sustainable Santee Plan and certified the related Final Environmental Impact Report. Among other strategies, the Sustainable Santee Plan promotes the planting and proper maintenance of shade trees as a means of reducing "heat island" effects and sequestering carbon dioxide. In furtherance of these objectives, on February 10, 2021, the City Council approved an amendment to its contract with West Coast Arborists to provide for preparation of an Urban Forestry Management Plan (UFMP). On August 11, 2021 and October 27, 2021, the City Council received status reports on the preparation of the UFMP.

The UFMP is based on a thorough inventory and analysis of existing trees. Trees requiring priority pruning or removal were identified. This information has been digitized to facilitate planning and monitoring. The UFMP also identifies areas appropriate for additional planting and recommended tree species. Together, accurate data and informed policies enhance public safety, improve efficiency and expand the tree canopy.

ENVIRONMENTAL REVIEW

This action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15301 (maintenance of existing structures, facilities or mechanical equipment).

FINANCIAL STATEMENT

Funding for routine street tree maintenance and replacement is provided in the adopted FY 2021-22 Community Services budget. Grant funding will be sought for additional street tree planting.

CITY ATTORNEY REVIEW □ N/A ☒ Completed

RECOMMENDATION m, for mB

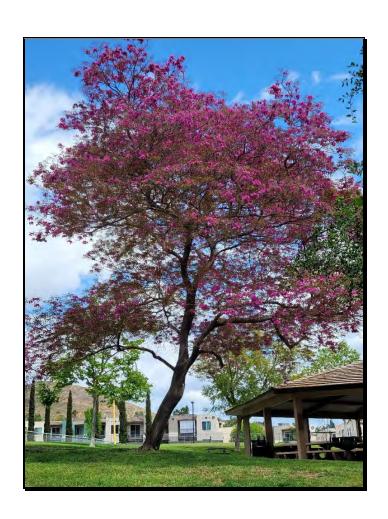
Accept the Santee Urban Forestry Management Plan

ATTACHMENTS

Urban Forestry Management Plan



City of Santee Urban Forest Management Plan December 2021





This page is intentionally blank.



Table of Contents

Section 1 – Executive Summary	1
History and Background	
Jrban Forest Management Plan Contents	
Section 2 – Inventory Report	2
Canopy Assessment	
Priority Trees	
Poorly Structured Trees	
Patrolling Trees	
Checklists and i-Tree Reports	
Section 3 – Urban Forest Operations	3
Maintenance Program	
Maintenance Schedule	
Standards and Best Management Practices	
Plant Health Care and Integrated Pest Management	
Free Inspection and Risk Assessment	
Green Waste and Urban Wood Recycling	
Emergency Operations	
Wildlife Protection	
Section 4 –Climate Resiliency	4
Γree Palette	
Planting Plan	
Canopy Cover Goal and Reduction of Urban Forest Heat Island Effects	
Planning, Development, and Infrastructure	
Sustainability	
Section 5 – Public Participation	5
Education-Tree City USA	
Tree Ordinance	
Caring for Private Trees	
Resources and Guide for Homeowners and Businesses	

This page is intentionally blank.

Section 1

Executive Summary

History and Background

Located east of Mission Valley in the County of San Diego, the City of Santee (City) is a thriving community that values low crime and high quality of life. The youthful urban forest promises multiple environmental benefits to the growing community. This community appreciates the old-fashioned values such as hard work and determination as well as the recreational lifestyles that bring families together. One of many things that brings families together are the trees which cool the environment and provide shelter from the warm summers, just as they did for the local Native American tribes and early settlers in the region. The community treasures its beautiful trees and fosters a healthy environment.

An integral part of this friendly community are the maturing trees in the community forest. The benefits of trees are well known. Generations of children have learned in school that trees are vitally important to the well-being of the community. As they see the community grow and mature, they care for the trees around them which helped their community flourish.

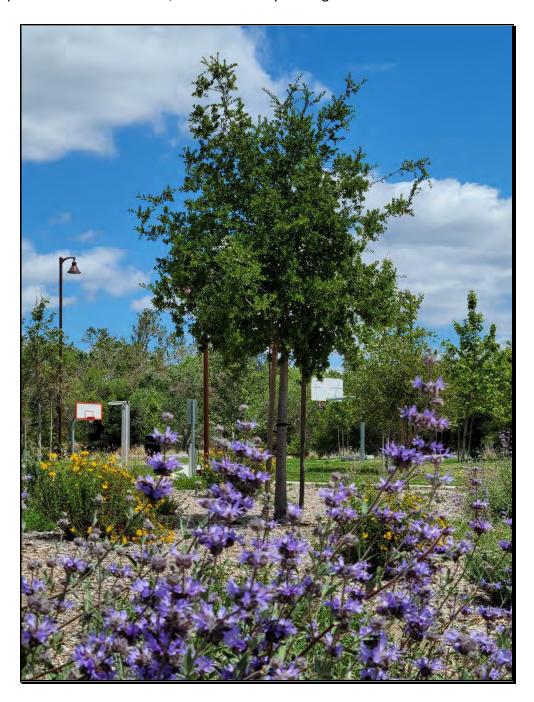
To support the community in being good stewards of the environment and in the care of its urban forest, this Urban Forest Management Plan (UFMP) provides key information related to the maintenance of trees. It is critical to know and share the benefits of trees, especially the fact that when trees can grow their canopy to their largest feasible size, they provide maximum benefits for the community. Residents may be interested to know that trees:

Beautify the landscape
Reduce water consumption in the landscape
Provide shade and cooling for homes and leisure
Provide habitat for wildlife
Improve air quality
Serve as a windbreak
Provide direct and indirect positive economic property value
Capture storm water
Reduce runoff.

These are just a few of the important benefits provided by trees in the landscape around us.



The City of Santee finds that management of the publicly maintained trees is essential and has codified this by including it in the City's Urban Forestry Ordinance Chapter 8.06. The Master Plan requires the preservation of the visual quality of healthy trees. The City maintains the public trees along arterial, collector, and residential streets, within parks, adjacent to trails, in Landscape Maintenance Districts, and around City-managed facilities.





Urban Forest Master Plan Contents

This UFMP begins with Section 2, a report which includes a discussion on the major trends in the City's tree inventory such as the condition of the trees and their current recommended maintenance. A species composition report, as well as charts and graphs, give quick and easy to read reference information from the time of data collection.

Section 3 makes up the bulk of the management plan by outlining the maintenance program and schedules, the standards and best management practices for maintaining trees, and strategies for plant health care, tree risk management, green waste and urban wood recycling, emergency operations, and wildlife protection. This section provides the best place for City staff to obtain information on tree care and management.

Section 4 provides staff with critical information on the City's tree palette and planting plan, then builds upon this information to a planning level with key climate resiliency, sustainability and development considerations. This will help to ensure the City meets its canopy cover goal to reduce urban heat island effects as the climate warms and dries in the coming decades.

Section 5 supplies the City with numerous resources for the public to understand and participate in urban forest management. By having an actively engaged and enthusiastic public that is concerned and appreciates tree care, the community will ensure that its trees will provide the expected benefits to generations of residents for many years to come.



This page is intentionally blank.



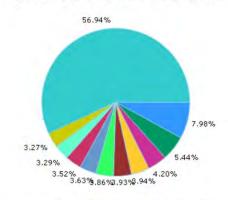
Section 2

Inventory Report

Canopy Assessment

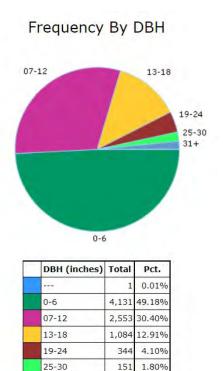
The existing inventory of the community's trees has a strong preference towards species native to North America, Europe, and Asia. The snapshot below of the top ten tree species in the city as of November 22, 2021, reveals a trend toward deciduous trees (six of the top ten species). The inventory consists of ninety genera of trees. Evergreen trees are 52% of the publicly maintained forest while fully to partly deciduous trees are the remaining 48% of the population.

As of November 22, 2021, there are a total of thirty-five families of trees. The family with the most species, (and by extension the greatest diversity), is the Myrtaceae consisting of twenty-seven species from seven genera (Callistemon, Corymbia, Eucalyptus, Leptospermum, Lophostemon, Melaleuca, and Syzygium). The Fabaceae family is also well-represented by twenty-two species, especially from the genera Acacia, Cercis, and Robinia.



Top 10 Species / Estimated Value

	Botanical	Common	Total	Pct.	Estimated Value
	Lagerstroemia indica	CRAPE MYRTLE	670	7.98%	\$557,100.00
	Platanus racemosa	CALIFORNIA SYCAMORE	457	5.44%	\$1,381,950.00
	Koelreuteria bipinnata	CHINESE FLAME TREE	353	4.20%	\$691,880.00
	Pinus canariensis	CANARY ISLAND PINE	331	3.94%	\$1,199,800.00
	Lophostemon confertus	BRISBANE BOX	330	3.93%	\$607,590.00
	Populus fremontii	FREMONT COTTONWOOD	324	3.86%	\$569,640.00
	Quercus agrifolia	COAST LIVE OAK	305	3.63%	\$758,570.00
Ī	Cinnamomum camphora	CAMPHOR TREE	296	3.52%	\$298,440.00
	Liquidambar styraciflua	AMERICAN SWEETGUM	276	3.29%	\$360,620.00
	Platanus X hispanica	LONDON PLANE	275	3.27%	\$323,980.00
	Other	OTHER	4,782	56.94%	\$9,397,530.00
	Total Trees		8,399	100%	\$16,147,100.00

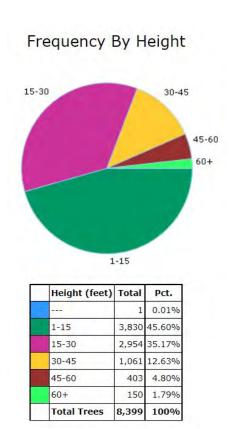


135

8,399

1.61%

100%



Priority Trees

31+

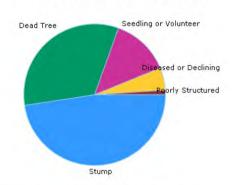
Total Trees

An integral component of the UFMP is a priority plan which identifies trees that need service before routine pruning is scheduled to take place. The priority decision may be due to safety concerns and the availability of funds to replace removed trees where growing space allows more maximum canopy coverage.

As of November 22, 2021, the current inventory has identified one hundred forty-nine potential high-risk trees in several categories of reasons for inspection or removal. In addition, the inventory contains trees with recommended maintenance of Trim-Poorly Structured and Patrol for Disease and Decline. This second tier of priority trees to trim or patrol can be retained but need tree care maintenance beyond what can be achieved during a routine trim cycle. This UFMP subsection provides detailed information on the categories of priority service trees.



Recommendations (292 for removal)



Recommendation	Total	Pct.
Removal-Stump	139	1.27%
Removal-Dead Tree	96	0.87%
Removal-Seedling or Volunteer	39	0.36%
Removal-Diseased or Declining	15	0.14%
Removal-Poorly Structured	3	0.03%
Grid/Routine Trim	7,817	71.19%
Plant	2,442	22.24%
Young Tree Maintenance	182	1.66%
Trim-Poorly Structured	166	1.51%
Inspect-Recommended Removal	34	0.31%
Patrol-Diseased or Declining	32	0.29%
Mature Tree Maintenance	11	0.10%
Small Tree Maintenance	3	0.03%
Inspect-Poorly Structured	1	0.01%
Do Not Maintain	1	0.01%
Total Tree Sites	10,981	100%

Public safety is of paramount importance when planning tree service work. By utilizing the inventory to identify priority trees for work, City staff can specify and assign work in an efficient and timely manner. Lists of trees for service should be created per period or budgeted amount and authorized promptly once the community is notified of trees requiring this level of attention or work type.

One management approach to prioritization of work is to assign staff to validate removal recommendations by viewing trees in ArborAccess and approving trees for removal, then authorizing the work to be completed with a due date. A second approach might be to assign tree prioritization by way of a risk assessment rating based on the likelihood of impacting targets, the likelihood of failure, and the consequences of failure.

The risk assessment approach provides written documentation of findings which can be helpful for trees in difficult situations. Regardless of the approach taken to prioritization for work, follow through on a timely basis is key to managing trees to reduce failures and the resultant claims.

Once a tree removal has taken place the tree site should be updated in the inventory to a vacant site for future planting. If a site is no longer suitable for a tree it may be noted as such in the inventory. Tree replacement shall follow the community's approved palette for street trees in Section 4.

Planting should be scheduled preferably from October through April to allow for the best establishment prior to summer heat. The mature size of the tree to be planted should be taken into consideration when choosing installation sites, as established trees or utilities may shade or interfere with proper canopy or root growth.

Poorly Structured Trees

Once the priority removal trees have been managed per the community's standards, the next category of trees for inspection and service are those with a recommended maintenance of Trim-Poorly Structured. These trees require specific pruning work or tree maintenance practices beyond the scope of typical routine/grid pruning.

It is recommended that a certified arborist inspect the trees to specify certain pruning cuts and amounts of foliage to trim to improve their structure per the American National Standards Institute (ANSI) standards and the International Society of Arboricultural (ISA) Best Management Practices. Examples of trees requiring further inspection by a certified arborist include those with recent failures, unbalanced canopies, new or severe leans, or large cracks in limbs that require cabling or bracing.

Patrolling Trees

A third category of trees recommended for visual inspection and service beyond the scope of routine pruning are those with a recommended maintenance of Patrol for Disease or Decline. These trees are in decline due to environmental problems, disease pathogens, or due to normal senescence. They have not reached the point where removal is necessary.

In some instances, trees may be improved by plant health care practices and can remain on a routine pruning program with regular observation by a certified arborist. Sample foliage or soil tests may reveal the presence of pathogens, pests, or nutrient deficiencies or excesses that require service at additional costs by trained plant health care technicians and licensed qualified pesticide applicators.

The goal of this category of trees is to improve their health when possible and move them to the Grid/Routine Trim category. In some cases, due to site or other environmental conditions, this may not be possible, and the trees will need to remain in this category with regular inspections for their health and condition until such time as continued maintenance is no longer warranted and removal is recommended.



An example of trees that would not return to optimum health are those with internal decay or diseased, dying, or damaged roots. Routine assignment of inspections of these trees is important to prevent failure of branches or a whole tree and protect the public in the process.

Checklists and i-Tree Reports

The inventory has been included in this UFMP in list form by recommended maintenance type as a type of checklist for inspection purposes. Though this is a concise snapshot of the community's forest as of November 22, 2021, it is recommended to frequently view the current data as work is performed.

The listing of the trees and stumps recommended for removal follows below, as well as the lists of trees to trim due to being poorly structured and those needing to be patrolled for disease and decline as noted above. Immediately after the lists are the i-Tree reports from the start of the UFMP process, which were gathered to provide preliminary canopy assessment information from different perspectives. The i-Tree program does not have every species of tree used in the City of Santee. Therefore, when species found in the City of Santee do not have corresponding eco-analysis information in I-Tree, a species was chosen that best represents the Santee species.



Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9719 ABBEYFIELD RD	Front-1	Stump STUMP	0-6	01-15	Removal-Stump
RP	9222 ARNAZ WY	Front-1	Syagrus romanzoffianum QUEEN PALM	13-18	15-30	Removal-Diseased or Declining
RP	9222 ARNAZ WY	Front-2	Syagrus romanzoffianum OUEEN PALM	13-18	15-30	Removal-Diseased or Declining
45	2 X BIG ROCK PARK	Park-9	Stump STUMP	07-12	01-15	Removal-Stump
45	2 X BIG ROCK PARK	Park-58	Stump	25-30	01-15	Removal-Stump
45	2 X BIG ROCK PARK	Park-118	STUMP STUMP STUMP	13-18	01-15	Removal-Stump
45	2 X BIG ROCK PARK	Park-151	Stump STUMP	13-18	01-15	Removal-Stump
29	10072 BILTEER CT	SIDE-6 ON: 9725 X CONEJO RD	Prunus caroliniana CAROLINA LAUREL CHERRY	0-6	01-15	Removal-Dead Tree
29	10072 BILTEER CT	SIDE-18 ON: 9725 X CONEJO RD	Prunus caroliniana CAROLINA LAUREL CHERRY	0-6	15-30	Removal-Dead Tree
29	10072 X BILTEER CT	Side-29 ON: 9725 X CONEJO RD	Stump STUMP	0-6		Removal-Stump
31	9810 X CARLTON HILLS BL	. Median-2	Stump STUMP	13-18	01-15	Removal-Stump
RP	8545 CARLTON OAKS DR	FRONT-1	Stump STUMP	0-6	01-15	Removal-Stump
RP	8545 CARLTON OAKS DR	FRONT-2	Stump STUMP	0-6	01-15	Removal-Stump
RP	8545 CARLTON OAKS DR	FRONT-3	Stump STUMP	0-6	01-15	Removal-Stump
RP	8545 CARLTON OAKS DR	FRONT-4	Stump STUMP	0-6	01-15	Removal-Stump
01	2 X CITY HALL	Front-8	Stump STUMP	13-18	01-15	Removal-Stump
01	2 X CITY HALL	Front-30	Stump STUMP	13-18	01-15	Removal-Stump
01	2 X CITY HALL	Front-104	Stump STUMP	13-18	01-15	Removal-Stump
01	2 X CITY HALL	Front-126	Stump STUMP	13-18	01-15	Removal-Stump
01	2 X CITY HALL	Front-149	Stump STUMP	13-18	01-15	Removal-Stump
01	2 X CITY HALL	Front-181	Stump STUMP	07-12	01-15	Removal-Stump
29	10073 X CONEJO PL	Side-23 ON: 9745 X CONEJO RD	Stump STUMP	0-6		Removal-Stump
29	10073 X CONEJO PL	Side-24 ON: 9745 X CONEJO RD	Stump STUMP	0-6		Removal-Stump
28	2 X COUNTRY SCENES LMD		Stump STUMP	07-12		Removal-Stump
			-·-·			

11/22/2021 10:35:24 AM Page 1 of 14

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
28	2 X COUNTRY SCENES LMD	Front-6	Stump	07-12		Removal-Stump
26	8725 X CUYAMACA ST	Front-6	STUMP Stump	0-6		Removal-Stump
23	9020 X CUYAMACA ST	FRONT-4	STUMP Quercus agrifolia	0-6	01-15	Removal-Poorly Structured
0	9720 CUYAMACA ST	FRONT-1	COAST LIVE OAK Eucalyptus spp.	25-30	45-60	Removal-Diseased or Declining
20	10000 CUYAMACA ST	Front-3	EUCALYPTUS Stump	07-12	01-15	Removal-Stump
20	10000 CUYAMACA ST	Front-4	STUMP Stump	07-12	01-15	Removal-Stump
20	10000 CUYAMACA ST	Front-5	STUMP Stump	07-12	01-15	Removal-Stump
26	10145 X CUYAMACA ST	Front-4	STUMP Stump	0-6	01-15	Removal-Stump
20	10150 X CUYAMACA ST	Median-1	STUMP Stump	0-6	01-15	Removal-Stump
26	10160 X CUYAMACA ST	Slope-7	STUMP Stump	07-12	01-15	Removal-Stump
			STUMP			
26	10160 X CUYAMACA ST	Slope-8	Stump STUMP	07-12	01-15	Removal-Stump
26	10160 X CUYAMACA ST	Slope-10	Stump STUMP	07-12	01-15	Removal-Stump
26	10160 X CUYAMACA ST	Slope-21	Stump STUMP	13-18	01-15	Removal-Stump
26	10160 X CUYAMACA ST	Slope-22	Stump STUMP	13-18	01-15	Removal-Stump
26	10160 X CUYAMACA ST	Slope-24	Stump	13-18	01-15	Removal-Stump
36	9495 X FANITA PKWY	Front-1	STUMP Stump	31+	01-15	Removal-Stump
36	9525 X FANITA PKWY	Slope-1	STUMP Stump	0-6	01-15	Removal-Stump
RIPARIAN	2 X FORESTER CREEK	Park-20	STUMP Arundo donax	0-6	15-30	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-23	FALSE BAMBOO Arundo donax	25-30	15-30	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-25	FALSE BAMBOO <i>Arundo donax</i>	31+	15-30	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-28	FALSE BAMBOO <i>Arundo donax</i>	0-6	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-29	FALSE BAMBOO <i>Arundo donax</i>	0-6	01-15	Removal-Seedling or Volunteer
			FALSE BAMBOO			
RIPARIAN	2 X FORESTER CREEK	Park-30	Arundo donax FALSE BAMBOO	0-6	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-253	Washingtonia robusta MEXICAN FAN PALM	07-12	01-15	Removal-Seedling or Volunteer

11/22/2021 10:35:24 AM Page 2 of 14

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RIPARIAN	2 X FORESTER CREEK	Park-254	Washingtonia robusta MEXICAN FAN PALM	13-18	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-255	Washingtonia robusta MEXICAN FAN PALM	13-18	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-256	Washingtonia robusta MEXICAN FAN PALM	13-18	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-257	Washingtonia robusta MEXICAN FAN PALM	13-18	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-258	Washingtonia robusta MEXICAN FAN PALM	13-18	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-259	Washingtonia robusta MEXICAN FAN PALM MEXICAN FAN PALM	13-18	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-260	Arundo donax FALSE BAMBOO	31+	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-261	Tamarix aphylla ATHEL TREE	0-6	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-262	Tamarix aphylla ATHEL TREE	0-6	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-263	Tamarix aphylla ATHEL TREE	0-6	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-264	Tamarix aphylla ATHEL TREE	0-6	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-265	Acacia longifolia SYDNEY GOLDEN WATTLE	07-12	15-30	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-266	Washingtonia robusta MEXICAN FAN PALM	13-18	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-267	Washingtonia robusta MEXICAN FAN PALM	13-18	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-268	Washingtonia robusta MEXICAN FAN PALM	13-18	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-269	Washingtonia robusta MEXICAN FAN PALM MEXICAN FAN PALM	13-18	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-270	Acacia longifolia SYDNEY GOLDEN WATTLE	13-18	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-271	Tamarix aphylla ATHEL TREE	0-6	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-272	Tamarix aphylla ATHEL TREE	0-6	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-273	Tamarix aphylla ATHEL TREE	0-6	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-274	Arundo donax FALSE BAMBOO	07-12	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-275	Arundo donax FALSE BAMBOO	31+	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-294	Arundo donax FALSE BAMBOO	31+	15-30	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-307	Arundo donax FALSE BAMBOO	13-18	15-30	Removal-Seedling or Volunteer

11/22/2021 10:35:24 AM Page 3 of 14

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RIPARIAN	2 X FORESTER CREEK	Park-309	Arundo donax FALSE BAMBOO	31+	15-30	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-310	Acacia redolens TRAILING ACACIA	31+	01-15	Removal-Seedling or Volunteer
RIPARIAN	2 X FORESTER CREEK	Park-312	Arundo donax	31+	15-30	Removal-Seedling or Volunteer
RP	9424 HEANEY CIR /W	FRONT-2	FALSE BAMBOO Prunus cerasifera	0-6	01-15	Removal-Dead Tree
RP	9208 X HOLMBY WY	REAR-4	PURPLE-LEAF PLUM Stump	0-6	01-15	Removal-Stump
RP	9208 X HOLMBY WY	REAR-5	STUMP Stump	0-6	01-15	Removal-Stump
RP	9208 X HOLMBY WY	REAR-6	STUMP Stump	0-6	01-15	Removal-Stump
RP	9208 X HOLMBY WY	REAR-7	STUMP Stump	0-6	01-15	Removal-Stump
RP	9208 X HOLMBY WY	REAR-8	STUMP Stump	0-6	01-15	Removal-Stump
RP	9208 X HOLMBY WY	REAR-9	STUMP Stump	0-6	01-15	Removal-Stump
RP	9208 X HOLMBY WY	REAR-10	STUMP Stump	0-6	01-15	Removal-Stump
38	9250 X LAKE CANYON RD	MEDIAN-5	STUMP Stump	13-18	01-15	Removal-Stump
RP	9337 LAKE CANYON RD	Front-1	STUMP Stump	25-30		Removal-Stump
07	9113 MAGNOLIA AV	SIDE-1	STUMP Eucalyptus spp.	13-18	30-45	Removal-Diseased or Declining
07	9625 X MAGNOLIA AV	FRONT-6	EUCALYPTUS Lophostemon confertus	07-12	15-30	Removal-Diseased or Declining
07	9625 X MAGNOLIA AV	FRONT-12	BRISBANE BOX Magnolia grandiflora	0-6	01-15	Removal-Dead Tree
07	10125 X MAGNOLIA AV	Front-3	SOUTHERN MAGNOLIA Dead Tree	07-12	01-15	Inspect-Recommended Removal
07	10125 X MAGNOLIA AV	Front-18	DEAD TREE Dead Tree	07-12	15-30	Inspect-Recommended Removal
0	9707 X MAGNOLIA PARK D	PR Front-1	DEAD TREE Stump	13-18		Removal-Stump
0	9707 X MAGNOLIA PARK D	PR Front-2	STUMP Stump STUMP	13-18		Removal-Stump
0	9707 X MAGNOLIA PARK D	PR Front-3	STUMP STUMP	13-18		Removal-Stump
0	9707 X MAGNOLIA PARK D	PR Front-4	STUMP STUMP	07-12		Removal-Stump
0	9707 X MAGNOLIA PARK D	PR Front-5	STUMP STUMP	0-6		Removal-Stump
0	9707 X MAGNOLIA PARK D	DR Front-6	STUMP STUMP	13-18	01-15	Removal-Stump

11/22/2021 10:35:24 AM Page 4 of 14

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
0	9707 X MAGNOLIA PARK I	OR Front-7	Stump	13-18	01-15	Removal-Stump
0	9707 X MAGNOLIA PARK I	OR Front-8	STUMP Stump	07-12	01-15	Removal-Stump
0	9707 X MAGNOLIA PARK I	DR Front-9	STUMP Stump	07-12	01-15	Removal-Stump
0	9707 X MAGNOLIA PARK I	OR Front-10	STUMP Stump	13-18	01-15	Removal-Stump
0	9707 X MAGNOLIA PARK I	OR Front-11	STUMP Stump	07-12	01-15	Removal-Stump
			STUMP			·
0	9707 X MAGNOLIA PARK I	DR Front-12	Stump STUMP	13-18	01-15	Removal-Stump
30	8740 X MAST BL	MEDIAN-10	Robinia ambigua PINK LOCUST	0-6	01-15	Removal-Dead Tree
30	8740 X MAST BL	MEDIAN-12	Cinnamomum camphora CAMPHOR TREE	0-6	01-15	Removal-Dead Tree
30	8740 X MAST BL	MEDIAN-18	Quercus virginiana SOUTHERN LIVE OAK	0-6	01-15	Removal-Dead Tree
39	8860 X MAST BL	Front-196	Stump STUMP	13-18	01-15	Removal-Stump
39	8860 X MAST BL	Front-197	Stump STUMP	19-24	01-15	Removal-Stump
39	8860 X MAST BL	Front-198	Stump	25-30	01-15	Removal-Stump
32	9600 X MAST BL	FRONT-1	STUMP Melaleuca citrina	0-6	01-15	Inspect-Recommended Removal
32	9600 X MAST BL	FRONT-8	LEMON BOTTLEBRUSH Melaleuca citrina	0-6	01-15	Inspect-Recommended Removal
32	9600 X MAST BL	FRONT-9	LEMON BOTTLEBRUSH Melaleuca citrina	0-6	01-15	Inspect-Recommended Removal
32	9600 X MAST BL	FRONT-16	LEMON BOTTLEBRUSH Melaleuca citrina	0-6	01-15	Inspect-Recommended Removal
32	9600 X MAST BL	FRONT-17	LEMON BOTTLEBRUSH Melaleuca citrina LEMON BOTTLEBRUSH	0-6	01-15	Inspect-Recommended Removal
32	9600 X MAST BL	FRONT-24	Melaleuca citrina LEMON BOTTLEBRUSH	0-6	01-15	Removal-Dead Tree
32	9700 X MAST BL	FRONT-4	Lagerstroemia indica CRAPE MYRTLE	0-6	01-15	Removal-Dead Tree
32	9700 X MAST BL	FRONT-9	Lagerstroemia indica CRAPE MYRTLE	0-6	01-15	Removal-Dead Tree
32	9700 X MAST BL	Front-19	Stump STUMP	0-6		Removal-Stump
32	9700 X MAST BL	Front-21	STUMP STUMP	0-6		Removal-Stump
32	9700 X MAST BL	Front-29	STUMP STUMP	0-6		Removal-Stump
32	9700 X MAST BL	FRONT-31	Lagerstroemia indica CRAPE MYRTLE	0-6	01-15	Removal-Dead Tree

11/22/2021 10:35:24 AM Page 5 of 14

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
32	9700 X MAST BL	FRONT-34	Lagerstroemia indica CRAPE MYRTLE	0-6	01-15	Removal-Dead Tree
RIPARIAN	10113 MAST BL	FRONT-1	Stump STUMP	07-12		Removal-Stump
30	10130 MAST BL	Front-7	Stump STUMP	13-18	01-15	Removal-Stump
32	2 X MAST PARK	Park-156	Stump STUMP	31+	01-15	Removal-Stump
32	2 X MAST PARK	Park-403	Stump STUMP	19-24	01-15	Removal-Stump
32	2 X MAST PARK	PARK-717	Stump STUMP	0-6	01-15	Removal-Stump
32	2 X MAST PARK	PARK-718	Stump STUMP	0-6	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-71	Stump STUMP	07-12	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-72	Stump STUMP	0-6	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-73	Stump STUMP	0-6	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-75	Stump STUMP	07-12	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-76	Stump STUMP	07-12	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-79	Stump STUMP	19-24	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-80	Stump STUMP	13-18	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-81	Stump STUMP	07-12	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-82	Stump STUMP	07-12	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-84	Stump STUMP	07-12	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-85	Stump STUMP	13-18	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-91	Stump STUMP	13-18	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-96	Stump STUMP	13-18	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-97	Stump STUMP	07-12	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-98	Stump STUMP	07-12	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-99	Stump STUMP	07-12	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-101	Stump STUMP	13-18	01-15	Removal-Stump

11/22/2021 10:35:24 AM Page 6 of 14

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
32	2 X MAST PARK WEST TRAIL	Park-102	Stump STUMP	07-12	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-105	Schinus terebinthifolius BRAZILIAN PEPPER	07-12	15-30	Removal-Seedling or Volunteer
32	2 X MAST PARK WEST TRAIL	Park-108	Stump STUMP	13-18	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-112	Stump	07-12	01-15	Removal-Stump
32	2 X MAST PARK WEST	Park-115	STUMP Stump	13-18	01-15	Removal-Stump
32	TRAIL 2 X MAST PARK WEST	Park-117	STUMP Stump	13-18	01-15	Removal-Stump
32	TRAIL 2 X MAST PARK WEST	Park-119	STUMP Stump	13-18	01-15	Removal-Stump
32	TRAIL 2 X MAST PARK WEST	Park-120	STUMP Stump	13-18	01-15	Removal-Stump
32	TRAIL 2 X MAST PARK WEST TRAIL	Park-121	STUMP Stump	07-12	01-15	Removal-Stump
32	2 X MAST PARK WEST TRAIL	Park-122	STUMP Stump STUMP	07-12	01-15	Removal-Stump
24	9870 X MISSION CREEK I	DR SLOPE-10	Platanus X hispanica LONDON PLANE	0-6	01-15	Removal-Diseased or Declining
43	7650 X MISSION GORGE	RDMEDIAN-6	Dead Tree DEAD TREE	0-6	01-15	Removal-Dead Tree
43	7650 X MISSION GORGE	RDMEDIAN-8	Cinnamomum camphora CAMPHOR TREE	0-6	01-15	Removal-Dead Tree
43	7650 X MISSION GORGE	RDMEDIAN-10	CINNAMONT TREE CINNAMONT CAMPHOR TREE CAMPHOR TREE	0-6	01-15	Removal-Dead Tree
43	7650 X MISSION GORGE	RDMEDIAN-14	Pinus canariensis CANARY ISLAND PINE	0-6	01-15	Inspect-Recommended Removal
43	7650 X MISSION GORGE	RDMEDIAN-20	CANART ISLAND PINE Cinnamomum camphora CAMPHOR TREE	0-6	01-15	Removal-Dead Tree
43	7650 X MISSION GORGE	RDMEDIAN-21	CINNAMONT TREE CINNAMONT CAMPHOR TREE CAMPHOR TREE	0-6	01-15	Removal-Dead Tree
43	7750 X MISSION GORGE	RDMEDIAN-14	Pinus canariensis CANARY ISLAND PINE	0-6	01-15	Removal-Dead Tree
43	7930 X MISSION GORGE	RDMEDIAN-3	CANART ISLAND FINE Cinnamomum camphora CAMPHOR TREE	0-6	01-15	Removal-Dead Tree
44	8301 X MISSION GORGE	RDSLOPE-47	Cinnamomum camphora CAMPHOR TREE	0-6	01-15	Removal-Dead Tree
44	8545 X MISSION GORGE	RDSLOPE-12	Stump STUMP	0-6	15-30	Removal-Stump
44	8620 X MISSION GORGE	RDFront-19	Washingtonia robusta MEXICAN FAN PALM	13-18	30-45	Removal-Seedling or Volunteer
44	8620 X MISSION GORGE	RDFRONT-26	Cinnamomum camphora CAMPHOR TREE	0-6	01-15	Removal-Dead Tree
08	10350 X PALM GLEN DR	Front-5	Alnus rhombifolia WHITE ALDER	07-12	15-30	Removal-Diseased or Declining

11/22/2021 10:35:24 AM Page 7 of 14

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RIPARIAN	1079 PRINCESS ARLENE	FRONT-4	Stump	19-24	01-15	Removal-Stump
RIPARIAN	1079 PRINCESS ARLENE	FRONT-5	STUMP Stump	19-24	01-15	Removal-Stump
13	10370 PROSPECT AV	FRONT YARD-1	STUMP Stump	07-12	01-15	Removal-Stump
52	8550 X PROSPECT CT	Front-11	STUMP Stump	0-6	01-15	Removal-Stump
52	8550 X PROSPECT CT	FRONT-20	STUMP Stump	13-18	01-15	Removal-Stump
RP	9720 RAMO RD	Front-1	STUMP Stump	0-6	01-15	Removal-Stump
RP	9720 RAMO RD	Front-2	STUMP Stump	0-6	01-15	Removal-Stump
			STUMP			·
RP	8042 RANCHO FANITA DR	Front-1	Stump STUMP	13-18	01-15	Removal-Stump
RP	8042 RANCHO FANITA DR	Front-3	Stump STUMP	13-18	01-15	Removal-Stump
RP	9637 RYDER RD	Front-1	Washingtonia robusta MEXICAN FAN PALM	07-12	01-15	Removal-Seedling or Volunteer
RP	8544 SANDSTONE DR	Front-1	Stump	0-6		Removal-Stump
15	2 X SHADOW HILL PARK	PARK-40	STUMP Stump	0-6	01-15	Removal-Stump
15	2 X SHADOW HILL PARK	PARK-56	STUMP Stump	0-6	01-15	Removal-Stump
15	2 X SHADOW HILL PARK	PARK-63	STUMP Stump	0-6	01-15	Removal-Stump
15	2 X SHADOW HILL PARK	PARK-87	STUMP Stump	0-6	01-15	Removal-Stump
15	2 X SHADOW HILL PARK	PARK-88	STUMP Stump	13-18	01-15	Removal-Stump
			STUMP			·
20	10083 SILVERADO CT	FRONT YARD-24	Stump STUMP	07-12	01-15	Inspect-Recommended Removal
RP	9498 STOYER DR	Front-1	Stump STUMP	13-18	01-15	Inspect-Recommended Removal
27	9924 X THERESA LN	Side-3 ON: 9885 X BILTEER DR	Stump STUMP	0-6		Removal-Stump
0	10208 TIMBERLANE WAY	REAR-1	Stump	19-24	01-15	Removal-Stump
0	10208 TIMBERLANE WAY	REAR-2	STUMP Stump	19-24	01-15	Removal-Stump
0	10208 TIMBERLANE WAY	REAR-3	STUMP Stump	19-24	01-15	Removal-Stump
25	2 X TOWN CENTER	PARK-330	STUMP <i>Quercus virginiana</i>	0-6	01-15	Removal-Dead Tree
25	COMMUNITY PARK EAST 2 X TOWN CENTER COMMUNITY PARK EAST	PARK-417	SOUTHERN LIVE OAK Quercus virginiana SOUTHERN LIVE OAK	0-6	01-15	Removal-Dead Tree

11/22/2021 10:35:24 AM Page 8 of 14

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
25	2 X TOWN CENTER COMMUNITY PARK EAST	PARK-418	Quercus virginiana SOUTHERN LIVE OAK	0-6	01-15	Removal-Dead Tree
25	2 X TOWN CENTER COMMUNITY PARK WEST	Park-95	Stump STUMP	0-6	01-15	Removal-Stump
25	2 X TOWN CENTER PARK	Park-90	Platanus X hispanica LONDON PLANE	0-6	01-15	Removal-Diseased or Declining
25	2 X TOWN CENTER PARK	Park-92	Platanus X hispanica LONDON PLANE	0-6	01-15	Removal-Diseased or Declining
23	50 TOWN CENTER PKWY	Front-2	Stump STUMP	07-12	01-15	Removal-Stump
23	70 TOWN CENTER PKWY	FRONT-5	Pinus canariensis CANARY ISLAND PINE	13-18	15-30	Removal-Poorly Structured
23	101 X TOWN CENTER PKWY	Y Front-25	Heteromeles arbutifolia TOYON	0-6	01-15	Removal-Seedling or Volunteer
23	130 TOWN CENTER PKWY	Front-8	Stump STUMP	07-12		Removal-Stump
23	170 TOWN CENTER PKWY	Front-23	Stump STUMP	07-12		Removal-Stump
23	170 TOWN CENTER PKWY	Front-49	Stump STUMP	19-24	01-15	Removal-Stump
23	170 TOWN CENTER PKWY	FRONT-71	Eucalyptus sideroxylon RED IRONBARK	19-24	45-60	Removal-Diseased or Declining
23	170 TOWN CENTER PKWY	Front-103	Stump STUMP	0-6		Removal-Stump
23	205 TOWN CENTER PKWY	FRONT-11	Stump STUMP	07-12		Removal-Stump
23	255 X TOWN CENTER PKWY	Y Side-7 ON: 9825 X CUYAMACA ST	Stump STUMP	19-24		Removal-Stump
23	275 TOWN CENTER PKWY	Front-16	Stump STUMP	31+	01-15	Removal-Stump
23	294 X TOWN CENTER PKW)	Y Side-2 ON: 9901 X CUYAMACA ST	Stump STUMP	07-12		Removal-Stump
7	2 X WALKER PRESERVE TRAIL	PARK-1	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-3	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
7	2 X WALKER PRESERVE TRAIL	PARK-5	Platanus racemosa CALIFORNIA SYCAMORE	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-13	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-15	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
7	2 X WALKER PRESERVE TRAIL	PARK-16	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
7	2 X WALKER PRESERVE TRAIL	PARK-19	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
7	2 X WALKER PRESERVE TRAIL	PARK-20	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree

11/22/2021 10:35:24 AM Page 9 of 14

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
7	2 X WALKER PRESERVE TRAIL	PARK-23	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
7	2 X WALKER PRESERVE TRAIL	PARK-24	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
7	2 X WALKER PRESERVE TRAIL	PARK-27	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
7	2 X WALKER PRESERVE TRAIL	PARK-43	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
7	2 X WALKER PRESERVE TRAIL	PARK-44	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
7	2 X WALKER PRESERVE TRAIL	PARK-47	Platanus racemosa CALIFORNIA SYCAMORE	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-48	Platanus racemosa CALIFORNIA SYCAMORE	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-51	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-52	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-54	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-56	Platanus racemosa CALIFORNIA SYCAMORE	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-57	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-58	Platanus racemosa CALIFORNIA SYCAMORE	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-60	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
7	2 X WALKER PRESERVE TRAIL	PARK-61	Platanus racemosa CALIFORNIA SYCAMORE	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-62	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Inspect-Recommended Removal
7	2 X WALKER PRESERVE TRAIL	PARK-64	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-65	Platanus racemosa CALIFORNIA SYCAMORE	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-66	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-67	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-68	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-70	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-71	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-72	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree

11/22/2021 10:35:24 AM Page 10 of 14

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
7	2 X WALKER PRESERVE TRAIL	PARK-73	Platanus racemosa CALIFORNIA SYCAMORE	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-74	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-75	Quercus agrifolia	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE	PARK-76	COAST LIVE OAK Quercus agrifolia	0-6	01-15	Removal-Dead Tree
7	TRAIL 2 X WALKER PRESERVE TRAIL	PARK-77	COAST LIVE OAK Quercus agrifolia	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-78	COAST LIVE OAK <i>Quercus agrifolia</i> COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-79	Platanus racemosa	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-80	CALIFORNIA SYCAMORE Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-81	Platanus racemosa CALIFORNIA SYCAMORE	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-84	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-85	Platanus racemosa CALIFORNIA SYCAMORE	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-86	Platanus racemosa CALIFORNIA SYCAMORE	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-89	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-96	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
7	2 X WALKER PRESERVE TRAIL	PARK-97	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
7	2 X WALKER PRESERVE TRAIL	PARK-99	Platanus racemosa CALIFORNIA SYCAMORE	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-100	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-102	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-103	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-104	Quercus agrifolia COAST LIVE OAK COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-106	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-197	Platanus racemosa CALIFORNIA SYCAMORE	0-6	15-30	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-223	Platanus racemosa CALIFORNIA SYCAMORE	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-245	Schinus molle CALIFORNIA PEPPER	07-12	15-30	Removal-Dead Tree

11/22/2021 10:35:25 AM Page 11 of 14

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
7	2 X WALKER PRESERVE TRAIL	PARK-253	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-258	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-259	Dead Tree DEAD TREE	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-260	Quercus agrifolia COAST LIVE OAK	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-261	Platanus racemosa CALIFORNIA SYCAMORE	0-6	01-15	Removal-Dead Tree
7	2 X WALKER PRESERVE TRAIL	PARK-262	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-111	Stump STUMP	13-18	01-15	Removal-Stump
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-178	Stump STUMP	19-24	01-15	Removal-Stump
40	2 X WEST HILLS PARK AND ROTARY GROVE	PARK-185	Stump - not accessible STUMP - NOT ACCESSIBLE	13-18	45-60	Removal-Stump
40	2 X WEST HILLS PARK AND ROTARY GROVE	PARK-197	Stump - not accessible STUMP - NOT ACCESSIBLE			Removal-Stump
40	2 X WEST HILLS PARK AND ROTARY GROVE	PARK-210	Platanus X hispanica LONDON PLANE	07-12	15-30	Removal-Dead Tree
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-332	Stump STUMP	07-12	01-15	Removal-Stump
40	2 X WEST HILLS PARK AND ROTARY GROVE	PARK-334	Stump STUMP	07-12	01-15	Removal-Stump
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-398	Stump STUMP	07-12		Removal-Stump
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-406	Stump STUMP	13-18	15-30	Removal-Stump
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-69	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-73	Dead Tree DEAD TREE	0-6	01-15	Removal-Dead Tree
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-74	Quercus virginiana SOUTHERN LIVE OAK	0-6	01-15	Removal-Dead Tree
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-83	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-89	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-90	Cinnamomum camphora CAMPHOR TREE	0-6	01-15	Removal-Dead Tree
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-92	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-93	Cinnamomum camphora CAMPHOR TREE	0-6	01-15	Removal-Dead Tree
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-101	Quercus virginiana SOUTHERN LIVE OAK	0-6	01-15	Removal-Dead Tree

11/22/2021 10:35:25 AM Page 12 of 14

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-104	Cinnamomum camphora CAMPHOR TREE	0-6	01-15	Removal-Dead Tree
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-105	Cinnamomum camphora CAMPHOR TREE	0-6	01-15	Removal-Dead Tree
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-107	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-108	Quercus virginiana SOUTHERN LIVE OAK	0-6	01-15	Removal-Dead Tree
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-109	Cinnamomum camphora CAMPHOR TREE	0-6	01-15	Removal-Dead Tree
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-118	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-121	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-122	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-123	Cinnamomum camphora CAMPHOR TREE	0-6	01-15	Removal-Dead Tree
04	2 X WOODGLEN VISTA PARK	Park-73	Stump STUMP	25-30	01-15	Removal-Stump
04	2 X WOODGLEN VISTA PARK	Park-86	Stump STUMP	19-24	01-15	Removal-Stump
04	2 X WOODGLEN VISTA PARK	Park-89	Stump STUMP	19-24	01-15	Removal-Stump
04	2 X WOODGLEN VISTA PARK	Park-92	Stump STUMP	31+	01-15	Removal-Stump
04	2 X WOODGLEN VISTA PARK	Park-179	Stump STUMP	07-12	01-15	Removal-Stump
04	2 X WOODGLEN VISTA PARK	PARK-206	Stump STUMP	07-12	01-15	Removal-Stump
RP	9355 WOODRUFF WY	FRONT-1	Cinnamomum camphora CAMPHOR TREE	19-24	15-30	Removal-Poorly Structured
52	1117 WOODSIDE AV	Front-1	Washingtonia robusta MEXICAN FAN PALM	0-6	01-15	Removal-Seedling or Volunteer
52	10950 WOODSIDE AV	Front-1	Stump STUMP	19-24	01-15	Removal-Stump
48	2 X YMCA	FRONT-58	Quercus virginiana SOUTHERN LIVE OAK	0-6	01-15	Removal-Dead Tree
48	2 X YMCA	FRONT-59	Quercus virginiana SOUTHERN LIVE OAK	0-6	01-15	Removal-Dead Tree
48	2 X YMCA	FRONT-69	Quercus virginiana SOUTHERN LIVE OAK	0-6	01-15	Removal-Dead Tree
48	2 X YMCA	PARK-61	Quercus virginiana SOUTHERN LIVE OAK	0-6	01-15	Removal-Dead Tree
48	2 X YMCA	PARK-62	Cinnamomum camphora CAMPHOR TREE	0-6	01-15	Removal-Dead Tree
48	2 X YMCA	PARK-87	Quercus virginiana SOUTHERN LIVE OAK	0-6	01-15	Removal-Dead Tree

11/22/2021 10:35:25 AM Page 13 of 14

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
48	2 X YMCA	PARK-94	Quercus virginiana SOUTHERN LIVE OAK	0-6	01-15	Removal-Dead Tree
48	2 X YMCA	PARK-95	Dead Tree	0-6	01-15	Inspect-Recommended Removal
48	2 X YMCA	PARK-101	Dead Tree DEAD TREE	0-6	01-15	Inspect-Recommended Removal
48	2 X YMCA	PARK-109	Cinnamomum camphora CAMPHOR TREE	0-6	01-15	Removal-Dead Tree
48	2 X YMCA	PARK-125	Quercus virginiana SOUTHERN LIVE OAK	0-6	01-15	Removal-Dead Tree
48	2 X YMCA	PARK-129	Cinnamomum camphora CAMPHOR TREE	0-6	01-15	Removal-Dead Tree
48	2 X YMCA	PARK-186	Platanus X hispanica	0-6	15-30	Removal-Diseased or Declining
48	2 X YMCA	PARK-189	Quercus virginiana SOUTHERN LIVE OAK	0-6	01-15	Removal-Dead Tree
48	2 X YMCA	PARK-193	Platanus X hispanica LONDON PLANE	0-6	15-30	Removal-Diseased or Declining
48	2 X YMCA	PARK-194	Platanus X hispanica LONDON PLANE	0-6	15-30	Removal-Diseased or Declining
48	2 X YMCA	PARK-195	Platanus X hispanica LONDON PLANE	0-6	15-30	Removal-Diseased or Declining
48	2 X YMCA	PARK-196	Platanus X hispanica LONDON PLANE	0-6	15-30	Removal-Diseased or Declining
48	2 X YMCA	PARK-197	Cinnamomum camphora CAMPHOR TREE	0-6	01-15	Removal-Dead Tree
48	2 X YMCA	PARK-200	CAMPHOR TREE Cinnamomum camphora CAMPHOR TREE	0-6	01-15	Removal-Dead Tree

11/22/2021 10:35:25 AM Page 14 of 14

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
34	9000 X CARLTON OAKS DR	Median-8	Melaleuca quinquenervia CAJEPUT TREE	25-30	15-30	Trim-Poorly Structured
34	9000 X CARLTON OAKS DR	Median-9	Melaleuca quinquenervia CAJEPUT TREE	31+	15-30	Trim-Poorly Structured
34	9000 X CARLTON OAKS DR	Median-10	Melaleuca quinquenervia CAJEPUT TREE	31+	15-30	Trim-Poorly Structured
34	9000 X CARLTON OAKS DR	Median-11	Melaleuca quinquenervia CAJEPUT TREE	19-24	15-30	Trim-Poorly Structured
34	9000 X CARLTON OAKS DR	Median-12	Melaleuca quinquenervia CAJEPUT TREE	13-18	15-30	Trim-Poorly Structured
34	9000 X CARLTON OAKS DR	Median-14	Melaleuca quinquenervia CAJEPUT TREE	25-30	15-30	Trim-Poorly Structured
13	8604 X FIONA WY	Side-1 ON: 10130 X PROSPECT AV	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	8604 X FIONA WY	Side-2 ON: 10130 X PROSPECT AV	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	8605 X FIONA WY	Side-1 ON: 10146 X PROSPECT AV	Brachychiton populneus BOTTLE TREE	0-6	15-30	Trim-Poorly Structured
13	8605 X FIONA WY	Side-2 ON: 10146 X PROSPECT AV	Brachychiton populneus BOTTLE TREE	0-6	15-30	Trim-Poorly Structured
13	8605 X FIONA WY	Side-3 ON: 10146 X PROSPECT AV	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
32	2 X MAST PARK	PARK-242	Populus fremontii FREMONT COTTONWOOD	13-18	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-243	Populus fremontii FREMONT COTTONWOOD	07-12	15-30	Trim-Poorly Structured
32	2 X MAST PARK	PARK-257	Populus fremontii FREMONT COTTONWOOD	07-12	15-30	Trim-Poorly Structured
32	2 X MAST PARK	PARK-263	Populus fremontii FREMONT COTTONWOOD	13-18	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-268	Populus fremontii FREMONT COTTONWOOD	25-30	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-269	Populus fremontii FREMONT COTTONWOOD	25-30	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-408	Populus fremontii FREMONT COTTONWOOD	25-30	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-409	Populus fremontii FREMONT COTTONWOOD	31+	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-410	Populus fremontii FREMONT COTTONWOOD	31+	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-488	Platanus racemosa CALIFORNIA SYCAMORE	13-18	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-501	Populus fremontii FREMONT COTTONWOOD	31+	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-502	Populus fremontii FREMONT COTTONWOOD	19-24	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-504	Populus fremontii FREMONT COTTONWOOD	19-24	30-45	Trim-Poorly Structured

11/22/2021 10:37:30 AM Page 1 of 7

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
32	2 X MAST PARK	PARK-507	Populus fremontii FREMONT COTTONWOOD	13-18	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-508	Populus fremontii FREMONT COTTONWOOD	13-18	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-509	Populus fremontii FREMONT COTTONWOOD	07-12	15-30	Trim-Poorly Structured
32	2 X MAST PARK	PARK-511	Populus fremontii FREMONT COTTONWOOD	13-18	15-30	Trim-Poorly Structured
32	2 X MAST PARK	PARK-516	Populus fremontii FREMONT COTTONWOOD	19-24	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-517	Populus fremontii FREMONT COTTONWOOD	19-24	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-519	Populus fremontii FREMONT COTTONWOOD	19-24	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-531	Populus fremontii FREMONT COTTONWOOD	13-18	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-536	Populus fremontii FREMONT COTTONWOOD	13-18	15-30	Trim-Poorly Structured
32	2 X MAST PARK	PARK-537	Populus fremontii FREMONT COTTONWOOD	13-18	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-538	Populus fremontii FREMONT COTTONWOOD	13-18	15-30	Trim-Poorly Structured
32	2 X MAST PARK	PARK-539	Populus fremontii FREMONT COTTONWOOD	19-24	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-540	Populus fremontii FREMONT COTTONWOOD	19-24	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-603	Populus fremontii FREMONT COTTONWOOD	07-12	01-15	Trim-Poorly Structured
32	2 X MAST PARK	PARK-605	Populus fremontii FREMONT COTTONWOOD	07-12	01-15	Trim-Poorly Structured
32	2 X MAST PARK	PARK-607	Populus fremontii FREMONT COTTONWOOD	31+	30-45	Trim-Poorly Structured
32	2 X MAST PARK	PARK-608	Populus fremontii FREMONT COTTONWOOD	19-24	45-60	Trim-Poorly Structured
32	2 X MAST PARK WEST TRAIL	Park-78	Populus fremontii FREMONT COTTONWOOD	13-18	30-45	Trim-Poorly Structured
32	2 X MAST PARK WEST TRAIL	Park-100	Populus fremontii FREMONT COTTONWOOD	19-24	30-45	Trim-Poorly Structured
32	2 X MAST PARK WEST TRAIL	Park-124	Populus fremontii FREMONT COTTONWOOD	19-24	30-45	Trim-Poorly Structured
08	10370 X PALM GLEN DR	FRONT-5	Lophostemon confertus BRISBANE BOX	13-18	15-30	Trim-Poorly Structured
13	1027 PROSPECT AV	Front-1	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	1027 PROSPECT AV	Front-2	Lagerstroemia indica CRAPE MYRTLE	0-6	01-15	Trim-Poorly Structured
13	1051 PROSPECT AV	Front-1	Lagerstroemia indica CRAPE MYRTLE	0-6	01-15	Trim-Poorly Structured

11/22/2021 10:37:30 AM Page 2 of 7

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
13	9825 PROSPECT AV	Front-2	Lagerstroemia indica CRAPE MYRTLE	0-6	01-15	Trim-Poorly Structured
13	9825 PROSPECT AV	Front-3	Lagerstroemia indica CRAPE MYRTLE	0-6	01-15	Trim-Poorly Structured
13	9830 PROSPECT AV	Front-1	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	9851 PROSPECT AV	Front-1	Geijera parviflora AUSTRALIAN WILLOW	0-6	01-15	Trim-Poorly Structured
13	9851 PROSPECT AV	Front-2	Brachychiton populneus BOTTLE TREE	0-6	01-15	Trim-Poorly Structured
13	9905 PROSPECT AV	Front-2	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	9915 PROSPECT AV	Front-1	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	9915 PROSPECT AV	Front-2	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	9915 PROSPECT AV	Front-4	Lagerstroemia indica CRAPE MYRTLE	0-6	01-15	Trim-Poorly Structured
13	9937 PROSPECT AV	Front-1	Lophostemon confertus BRISBANE BOX	0-6	15-30	Trim-Poorly Structured
13	9937 PROSPECT AV	Front-2	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	9959 PROSPECT AV	Front-1	Brachychiton populneus BOTTLE TREE	0-6	15-30	Trim-Poorly Structured
13	9959 PROSPECT AV	Front-2	Lophostemon confertus BRISBANE BOX	0-6	15-30	Trim-Poorly Structured
13	10011 PROSPECT AV	Front-1	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	10042 PROSPECT AV	Front-1	Lagerstroemia indica CRAPE MYRTLE	0-6	01-15	Trim-Poorly Structured
13	10042 PROSPECT AV	Front-2	Brachychiton populneus BOTTLE TREE	0-6	01-15	Trim-Poorly Structured
13	10042 PROSPECT AV	Front-3	Lagerstroemia indica CRAPE MYRTLE	0-6	01-15	Trim-Poorly Structured
13	10101 PROSPECT AV	Front-1	Lophostemon confertus BRISBANE BOX	0-6	15-30	Trim-Poorly Structured
13	10135 PROSPECT AV	Front-3	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	10139 PROSPECT AV	Front-1	Lophostemon confertus BRISBANE BOX	0-6	15-30	Trim-Poorly Structured
13	10143 PROSPECT AV	Front-1	Lagerstroemia indica CRAPE MYRTLE	0-6	01-15	Trim-Poorly Structured
13	10143 PROSPECT AV	Front-2	Lagerstroemia indica CRAPE MYRTLE	0-6	01-15	Trim-Poorly Structured
13	10205 PROSPECT AV	Front-2	Brachychiton populneus BOTTLE TREE	07-12	15-30	Trim-Poorly Structured
13	10221 PROSPECT AV	Front-1	Lophostemon confertus BRISBANE BOX	0-6	15-30	Trim-Poorly Structured

11/22/2021 10:37:30 AM Page 3 of 7

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
13	10221 PROSPECT AV	Front-3	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	10221 PROSPECT AV	Front-4	PURPLE-LEAF PLUM PURPLE-LEAF PLUM PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	10229 PROSPECT AV	Front-1	Brachychiton populneus BOTTLE TREE	07-12	01-15	Trim-Poorly Structured
13	10229 PROSPECT AV	Front-3	Prunus cerasifera	0-6	01-15	Trim-Poorly Structured
13	10229 PROSPECT AV	Front-4	PURPLE-LEAF PLUM Prunus cerasifera	0-6	01-15	Trim-Poorly Structured
13	10229 PROSPECT AV	Front-5	PURPLE-LEAF PLUM Lophostemon confertus	0-6	15-30	Trim-Poorly Structured
13	10250 X PROSPECT AV	Front-2	BRISBANE BOX Brachychiton populneus BOTTLE TREE	0-6	01-15	Trim-Poorly Structured
13	10250 X PROSPECT AV	Front-4	Prunus cerasifera Purple-leaf plum	0-6	01-15	Trim-Poorly Structured
13	10250 X PROSPECT AV	Front-5	Prunus cerasifera Purple-leaf plum	0-6	01-15	Trim-Poorly Structured
13	10250 X PROSPECT AV	Front-9	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	10250 X PROSPECT AV	Front-10	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	10250 X PROSPECT AV	Front-11	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	10250 X PROSPECT AV	Front-12	Lophostemon confertus BRISBANE BOX	0-6	15-30	Trim-Poorly Structured
13	10250 X PROSPECT AV	Front-14	Brachychiton populneus BOTTLE TREE	0-6	15-30	Trim-Poorly Structured
13	10250 X PROSPECT AV	Front-17	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	10250 X PROSPECT AV	Front-18	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	10250 X PROSPECT AV	Front-19	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	10250 X PROSPECT AV	Front-21	Brachychiton populneus BOTTLE TREE	0-6	01-15	Trim-Poorly Structured
13	10250 X PROSPECT AV	Front-22	Brachychiton populneus BOTTLE TREE	0-6	01-15	Trim-Poorly Structured
13	10381 X PROSPECT AV	Front-1	Afrocarpus gracilior FERN PINE	0-6	01-15	Trim-Poorly Structured
13	10381 X PROSPECT AV	Front-3	Afrocarpus gracilior FERN PINE	0-6	01-15	Trim-Poorly Structured
13	10450 X PROSPECT AV	Front-1	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	10450 X PROSPECT AV	Front-5	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	10450 X PROSPECT AV	Front-6	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured

11/22/2021 10:37:30 AM Page 4 of 7

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
13	10450 X PROSPECT AV	Front-8	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	10540 PROSPECT AV	Front-1	Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	10540 PROSPECT AV	Front-2	Prunus cerasifera	0-6	01-15	Trim-Poorly Structured
13	10540 PROSPECT AV	Front-3	PURPLE-LEAF PLUM Lagerstroemia indica	0-6	01-15	Trim-Poorly Structured
13	10541 PROSPECT AV	Front-1	CRAPE MYRTLE Prunus cerasifera	0-6	01-15	Trim-Poorly Structured
13	10559 PROSPECT AV	Front-2	PURPLE-LEAF PLUM Lophostemon confertus	0-6	15-30	Trim-Poorly Structured
13	10559 PROSPECT AV	Front-3	BRISBANE BOX Lagerstroemia indica	0-6	01-15	Trim-Poorly Structured
13	10580 PROSPECT AV	Front-2	CRAPE MYRTLE Lagerstroemia indica	0-6	01-15	Trim-Poorly Structured
13	10611 PROSPECT AV	Front-2	CRAPE MYRTLE Prunus cerasifera	0-6	01-15	Trim-Poorly Structured
13	10618 X PROSPECT AV	Front-1	PURPLE-LEAF PLUM Lophostemon confertus	0-6	15-30	Trim-Poorly Structured
13	10618 X PROSPECT AV	Front-2	BRISBANE BOX Lophostemon confertus	0-6	15-30	Trim-Poorly Structured
13	10618 X PROSPECT AV	Front-3	BRISBANE BOX Prunus cerasifera	0-6	01-15	Trim-Poorly Structured
13	10618 X PROSPECT AV	Front-4	PURPLE-LEAF PLUM Prunus cerasifera PURPLE-LEAF PLUM	0-6	01-15	Trim-Poorly Structured
13	10631 PROSPECT AV	Front-1	Prunus cerasifera	0-6	01-15	Trim-Poorly Structured
13	10631 PROSPECT AV	Front-2	PURPLE-LEAF PLUM Prunus cerasifera	0-6	01-15	Trim-Poorly Structured
13	10638 PROSPECT AV	Front-1	PURPLE-LEAF PLUM Lagerstroemia indica	0-6	01-15	Trim-Poorly Structured
13	10638 PROSPECT AV	Front-2	CRAPE MYRTLE Lagerstroemia indica	0-6	01-15	Trim-Poorly Structured
13	10723 PROSPECT AV	Front-1	CRAPE MYRTLE Geijera parviflora AUSTRALIAN WILLOW	0-6	01-15	Trim-Poorly Structured
13	10806 PROSPECT AV	Front-1	Lagerstroemia indica CRAPE MYRTLE	07-12	15-30	Trim-Poorly Structured
13	10806 PROSPECT AV	Front-2	Lagerstroemia indica CRAPE MYRTLE	07-12	15-30	Trim-Poorly Structured
13	10806 PROSPECT AV	Front-3	Lagerstroemia indica CRAPE MYRTLE	07-12	15-30	Trim-Poorly Structured
13	10800 X PROSPECT AV MEDIANS	Median-2	Lagerstroemia indica CRAPE MYRTLE	07-12	15-30	Trim-Poorly Structured
13	10800 X PROSPECT AV MEDIANS	Median-3	CRAPE MYRILE Lagerstroemia indica CRAPE MYRTLE	0-6	15-30	Trim-Poorly Structured
13	10800 X PROSPECT AV MEDIANS	Median-4	CRAPE MYRILE Lagerstroemia indica CRAPE MYRTLE	0-6	15-30	Trim-Poorly Structured

11/22/2021 10:37:30 AM Page 5 of 7

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	рвн	нт	MAINTENANCE
13	10800 X PROSPECT AV MEDIANS	Median-7	Lagerstroemia indica CRAPE MYRTLE	0-6	01-15	Trim-Poorly Structured
13	10800 X PROSPECT AV MEDIANS	Median-8	Lagerstroemia indica CRAPE MYRTLE	0-6	01-15	Trim-Poorly Structured
23	50 TOWN CENTER PKWY	Front-3	Pinus canariensis CANARY ISLAND PINE	13-18	45-60	Trim-Poorly Structured
23	101 X TOWN CENTER PKW	Y FRONT-11	Eucalyptus sideroxylon RED IRONBARK	13-18	45-60	Trim-Poorly Structured
23	101 X TOWN CENTER PKW	Y FRONT-12	Eucalyptus sideroxylon RED IRONBARK	19-24	45-60	Trim-Poorly Structured
23	101 X TOWN CENTER PKW	Y FRONT-16	Eucalyptus sideroxylon RED IRONBARK	19-24	45-60	Trim-Poorly Structured
23	101 X TOWN CENTER PKW	Y Front-40	Pinus canariensis CANARY ISLAND PINE	13-18	30-45	Trim-Poorly Structured
23	101 X TOWN CENTER PKW	Y FRONT-41	Pinus canariensis CANARY ISLAND PINE	13-18	45-60	Trim-Poorly Structured
23	101 X TOWN CENTER PKW	Y FRONT-42	Pinus canariensis CANARY ISLAND PINE	07-12	30-45	Trim-Poorly Structured
23	101 X TOWN CENTER PKW	Y Front-79	Pinus canariensis CANARY ISLAND PINE	13-18	45-60	Trim-Poorly Structured
23	101 X TOWN CENTER PKW	Y FRONT-90	Eucalyptus sideroxylon RED IRONBARK	25-30	45-60	Trim-Poorly Structured
23	170 TOWN CENTER PKWY	Front-14	Pinus canariensis CANARY ISLAND PINE	19-24	45-60	Trim-Poorly Structured
23	170 TOWN CENTER PKW	Y FRONT-62	Eucalyptus sideroxylon RED IRONBARK	31+	45-60	Trim-Poorly Structured
23	170 TOWN CENTER PKW		Eucalyptus sideroxylon RED IRONBARK	25-30	45-60	Trim-Poorly Structured
23	170 TOWN CENTER PKWY	Front-65	Pinus canariensis CANARY ISLAND PINE	13-18	30-45	Trim-Poorly Structured
23	170 TOWN CENTER PKWY	Front-72	Pinus canariensis CANARY ISLAND PINE	07-12	30-45	Trim-Poorly Structured
23	170 TOWN CENTER PKW	Y FRONT-78	Eucalyptus sideroxylon RED IRONBARK	25-30	45-60	Trim-Poorly Structured
23	170 TOWN CENTER PKWY	Front-82	Pinus canariensis CANARY ISLAND PINE	07-12	45-60	Trim-Poorly Structured
23	170 TOWN CENTER PKWY		Pinus canariensis CANARY ISLAND PINE	13-18	45-60	Trim-Poorly Structured
23	170 TOWN CENTER PKWY	Front-92	Pinus canariensis CANARY ISLAND PINE	13-18	45-60	Trim-Poorly Structured
23	170 TOWN CENTER PKW		Pinus canariensis CANARY ISLAND PINE	13-18		Trim-Poorly Structured
23	205 TOWN CENTER PKW		Pinus torreyana TORREY PINE	13-18	45-60	Trim-Poorly Structured
23	205 TOWN CENTER PKW		Pinus torreyana TORREY PINE	13-18	45-60	Trim-Poorly Structured
23	205 TOWN CENTER PKW	Y FRONT-22	Eucalyptus sideroxylon RED IRONBARK	13-18	30-45	Trim-Poorly Structured

11/22/2021 10:37:30 AM Page 6 of 7

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
23	214 TOWN CENTER PKWY	Front-13	Pinus canariensis CANARY ISLAND PINE	13-18	30-45	Trim-Poorly Structured
23	245 TOWN CENTER PKWY	Front-6	Pinus canariensis CANARY ISLAND PINE	13-18	30-45	Trim-Poorly Structured
23	270 TOWN CENTER PKWY	Front-11	Pinus canariensis CANARY ISLAND PINE	07-12	30-45	Trim-Poorly Structured
23	270 TOWN CENTER PKWY	Front-13	Pinus canariensis CANARY ISLAND PINE CANARY ISLAND PINE	07-12	30-45	Trim-Poorly Structured
7	2 X WALKER PRESERVE TRAIL	PARK-108	Platanus racemosa	0-6	15-30	Trim-Poorly Structured
7	2 X WALKER PRESERVE TRAIL	PARK-116	CALIFORNIA SYCAMORE Lagerstroemia indica CRAPE MYRTLE	0-6	01-15	Trim-Poorly Structured
7	2 X WALKER PRESERVE TRAIL	PARK-117	Lagerstroemia indica CRAPE MYRTLE	0-6	01-15	Trim-Poorly Structured
7	2 X WALKER PRESERVE TRAIL	PARK-122	Populus nigra 'Italica' LOMBARDY POPLAR	13-18	30-45	Trim-Poorly Structured
7	2 X WALKER PRESERVE TRAIL	PARK-129	Salix gooddingii GOODINGS WILLOW	0-6	01-15	Trim-Poorly Structured
7	2 X WALKER PRESERVE TRAIL	PARK-169	Salix gooddingii GOODINGS WILLOW	0-6	01-15	Trim-Poorly Structured
7	2 X WALKER PRESERVE TRAIL	PARK-170	Salix gooddingii GOODINGS WILLOW	0-6	01-15	Trim-Poorly Structured
7	2 X WALKER PRESERVE TRAIL	PARK-184	Salix gooddingii GOODINGS WILLOW	0-6	15-30	Trim-Poorly Structured
7	2 X WALKER PRESERVE TRAIL	PARK-189	Quercus agrifolia COAST LIVE OAK	07-12	15-30	Trim-Poorly Structured
7	2 X WALKER PRESERVE TRAIL	PARK-190	Quercus agrifolia COAST LIVE OAK	07-12	15-30	Trim-Poorly Structured
7	2 X WALKER PRESERVE TRAIL	PARK-191	Quercus agrifolia COAST LIVE OAK COAST LIVE OAK	13-18	15-30	Trim-Poorly Structured
7	2 X WALKER PRESERVE TRAIL	PARK-233	Schinus molle CALIFORNIA PEPPER	13-18	15-30	Trim-Poorly Structured
7	2 X WALKER PRESERVE TRAIL	PARK-234	Schinus molle CALIFORNIA PEPPER	13-18	15-30	Trim-Poorly Structured
7	2 X WALKER PRESERVE TRAIL	PARK-242	Schinus molle CALIFORNIA PEPPER	13-18	15-30	Trim-Poorly Structured
7	2 X WALKER PRESERVE TRAIL	PARK-251	Schinus molle CALIFORNIA PEPPER	19-24	30-45	Trim-Poorly Structured
04	2 X WOODGLEN VISTA PARK	Park-121	Pinus canariensis CANARY ISLAND PINE	25-30	60+	Trim-Poorly Structured
04	2 X WOODGLEN VISTA PARK	Park-175	Pinus canariensis CANARY ISLAND PINE	13-18	45-60	Trim-Poorly Structured
48	2 X YMCA	PARK-52	Platanus X hispanica LONDON PLANE	0-6	15-30	Trim-Poorly Structured

11/22/2021 10:37:30 AM Page 7 of 7

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
29	10072 BILTEER CT	SIDE-7 ON: 9725 X CONEJO RD	Prunus caroliniana CAROLINA LAUREL CHERRY	0-6	01-15	Patrol-Diseased or Declining
29	10073 CONEJO PL	SIDE-11 ON: 9745 X CONEJO RD	Liquidambar styraciflua AMERICAN SWEETGUM	07-12	30-45	Patrol-Diseased or Declining
28	2 X COUNTRY SCENES LMD	FRONT-12	Eucalyptus cladocalyx SUGAR GUM	25-30	60+	Patrol-Diseased or Declining
35	9475 X FANITA PKWY	FRONT-3	Eucalyptus pauciflora SNOW GUM	31+	45-60	Patrol-Diseased or Declining
07	9200 X MAGNOLIA AV	Lot-12	Eucalyptus spp. EUCALYPTUS	07-12	30-45	Patrol-Diseased or Declining
07	9200 X MAGNOLIA AV	Lot-13	Robinia spp. Locust	07-12	30-45	Patrol-Diseased or Declining
07	9200 X MAGNOLIA AV	Lot-14	Robinia spp.	07-12	30-45	Patrol-Diseased or Declining
07	9555 X MAGNOLIA AV	FRONT-21	Lagerstroemia indica CRAPE MYRTLE	0-6	01-15	Patrol-Diseased or Declining
07	9625 X MAGNOLIA AV	FRONT-7	Lophostemon confertus BRISBANE BOX	07-12	15-30	Patrol-Diseased or Declining
32	2 X MAST PARK	PARK-225	Platanus racemosa CALIFORNIA SYCAMORE	31+	45-60	Patrol-Diseased or Declining
32	2 X MAST PARK	PARK-226	Platanus racemosa CALIFORNIA SYCAMORE	31+	45-60	Patrol-Diseased or Declining
32	2 X MAST PARK	PARK-514	Salix laevigata RED WILLOW	13-18	15-30	Patrol-Diseased or Declining
32	2 X MAST PARK WEST TRAIL	Park-88	Eucalyptus camaldulensis RED GUM	31+	60+	Patrol-Diseased or Declining
32	2 X MAST PARK WEST TRAIL	Park-93	Salix laevigata RED WILLOW	13-18	30-45	Patrol-Diseased or Declining
24	2 X MISSION CREEK LMD	FRONT-10	Quercus agrifolia COAST LIVE OAK	19-24	30-45	Patrol-Diseased or Declining
24	2 X MISSION CREEK LMD	FRONT-15	Betula nigra RIVER BIRCH	07-12	15-30	Patrol-Diseased or Declining
44	8605 X MISSION GORGE R	DSLOPE-3	Liquidambar styraciflua AMERICAN SWEETGUM	07-12	30-45	Patrol-Diseased or Declining
15	2 X SHADOW HILL PARK	PARK-108	Jacaranda mimosifolia JACARANDA	0-6	01-15	Patrol-Diseased or Declining
25	2 X TOWN CENTER COMMUNITY PARK WEST	PARK-107	Platanus X hispanica LONDON PLANE	07-12	01-15	Patrol-Diseased or Declining
7	2 X WALKER PRESERVE TRAIL	PARK-121	Alnus rhombifolia WHITE ALDER	0-6	01-15	Patrol-Diseased or Declining
7	2 X WALKER PRESERVE TRAIL	PARK-137	Sambucus caerulea BLUE ELDERBERRY	0-6	01-15	Patrol-Diseased or Declining
7	2 X WALKER PRESERVE TRAIL	PARK-138	Sambucus caerulea BLUE ELDERBERRY	0-6	01-15	Patrol-Diseased or Declining
7	2 X WALKER PRESERVE TRAIL	PARK-140	Sambucus caerulea BLUE ELDERBERRY	07-12	01-15	Patrol-Diseased or Declining
7	2 X WALKER PRESERVE TRAIL	PARK-143	Salix gooddingii GOODINGS WILLOW	0-6	15-30	Patrol-Diseased or Declining

11/22/2021 10:36:39 AM Page 1 of 2

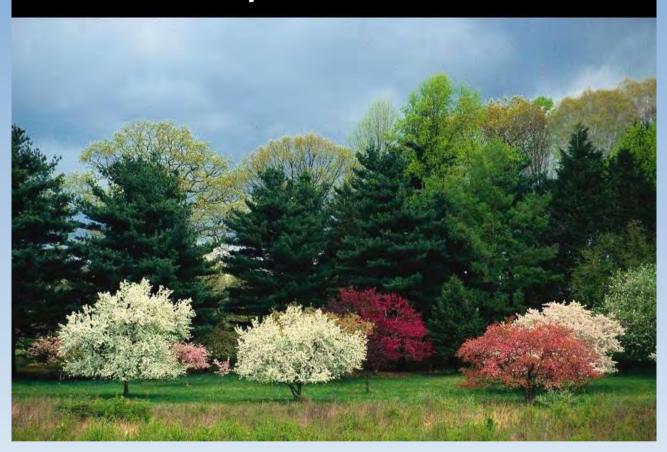
Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
7	2 X WALKER PRESERVE TRAIL	PARK-144	Salix gooddingii GOODINGS WILLOW	0-6	01-15	Patrol-Diseased or Declining
7	2 X WALKER PRESERVE TRAIL	PARK-146	Salix gooddingii GOODINGS WILLOW	0-6	01-15	Patrol-Diseased or Declining
7	2 X WALKER PRESERVE TRAIL	PARK-147	Salix gooddingii GOODINGS WILLOW	0-6	01-15	Patrol-Diseased or Declining
7	2 X WALKER PRESERVE TRAIL	PARK-148	Salix gooddingii GOODINGS WILLOW	0-6	01-15	Patrol-Diseased or Declining
7	2 X WALKER PRESERVE TRAIL	PARK-167	<i>Quercus agrifolia</i> COAST LIVE OAK	0-6	01-15	Patrol-Diseased or Declining
7	2 X WALKER PRESERVE TRAIL	PARK-168	Sambucus caerulea BLUE ELDERBERRY	07-12	01-15	Patrol-Diseased or Declining
7	2 X WALKER PRESERVE TRAIL	PARK-175	Sambucus caerulea BLUE ELDERBERRY	07-12	01-15	Patrol-Diseased or Declining
40	2 X WEST HILLS PARK AN ROTARY GROVE	D PARK-378	Cedrus deodara DEODAR CEDAR	07-12	30-45	Patrol-Diseased or Declining

11/22/2021 10:36:39 AM Page 2 of 2

i-Tree Ecosystem Analysis

City of Santee



Urban Forest Effects and Values May 2021

Summary

Understanding an urban forest's structure, function and value can promote management decisions that will improve human health and environmental quality. An assessment of the vegetation structure, function, and value of the City of Santee urban forest was conducted during 2021. Data from 8534 trees located throughout City of Santee were analyzed using the i-Tree Eco model developed by the U.S. Forest Service, Northern Research Station.

Number of trees: 8,534

Tree Cover: 49.06 acres

• Most common species of trees: Lagerstroemia indica, Platanus racemosa, Koelreuteria bipinnata

Percentage of trees less than 6" (15.2 cm) diameter: 50.8%

Pollution Removal: 1.615 tons/year (\$7.67 thousand/year)

Carbon Storage: 1.625 thousand tons (\$277 thousand)

Carbon Sequestration: 101.6 tons (\$17.3 thousand/year)

Oxygen Production: 270.9 tons/year

Avoided Runoff: 31.07 thousand cubic feet/year (\$2.08 thousand/year)

Building energy savings: N/A – data not collected

Avoided carbon emissions: N/A – data not collected

Structural values: \$18.6 million

Ton: short ton (U.S.) (2,000 lbs)

Monetary values \$ are reported in US Dollars throughout the report except where noted.

Ecosystem service estimates are reported for trees.

For an overview of i-Tree Eco methodology, see Appendix I. Data collection quality is determined by the local data collectors, over which i-Tree has no control.

Table of Contents

Summary	2
I. Tree Characteristics of the Urban Forest	4
II. Urban Forest Cover and Leaf Area	7
III. Air Pollution Removal by Urban Trees	
IV. Carbon Storage and Sequestration	
V. Oxygen Production	
VI. Avoided Runoff	
VII. Trees and Building Energy Use	
VIII. Structural and Functional Values	16
IX. Potential Pest Impacts	
Appendix I. i-Tree Eco Model and Field Measurements	
Appendix II. Relative Tree Effects.	
Appendix III. Comparison of Urban Forests	
Appendix IV. General Recommendations for Air Quality Improvement	
Appendix V. Invasive Species of the Urban Forest	
Appendix VI. Potential Risk of Pests	27
References	

I. Tree Characteristics of the Urban Forest

The urban forest of City of Santee has 8,534 trees with a tree cover of Lagerstroemia indica. The three most common species are Lagerstroemia indica (8.5 percent), Platanus racemosa (5.6 percent), and Koelreuteria bipinnata (4.2 percent).

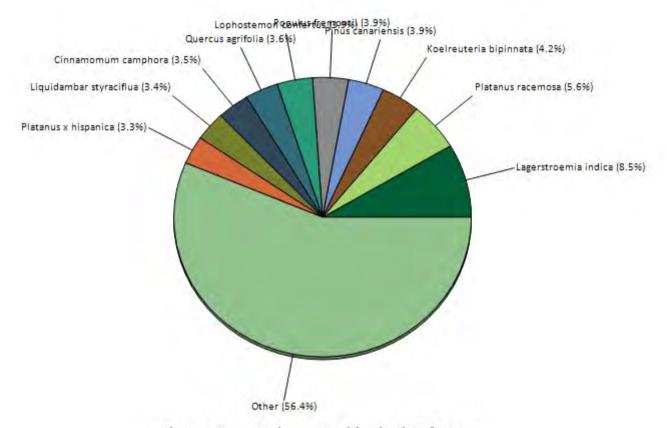


Figure 1. Tree species composition in City of Santee

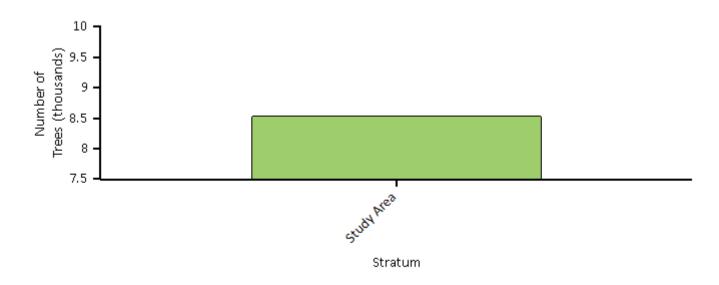


Figure 2. Number of trees in City of Santee by stratum

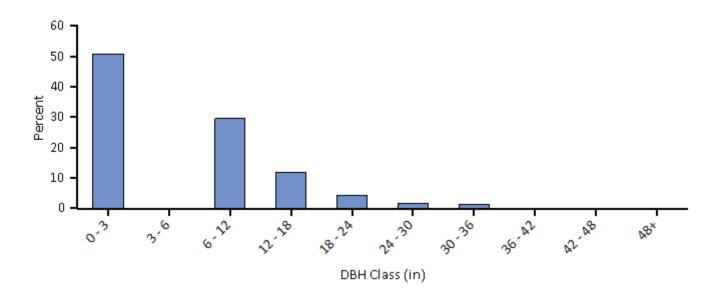


Figure 3. Percent of tree population by diameter class (DBH - stem diameter at 4.5 feet)

Urban forests are composed of a mix of native and exotic tree species. Thus, urban forests often have a tree diversity that is higher than surrounding native landscapes. Increased tree diversity can minimize the overall impact or destruction by a species-specific insect or disease, but it can also pose a risk to native plants if some of the exotic species are invasive plants that can potentially out-compete and displace native species. In City of Santee, about 31 percent of the trees are species native to North America, while 18 percent are native to California. Species exotic to North America make up 69 percent of the population. Most exotic tree species have an origin from Asia (25 percent of the species).

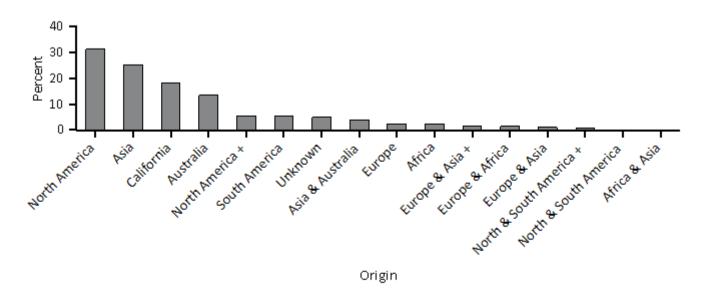


Figure 4. Percent of live tree population by area of native origin, City of Santee

The plus sign (+) indicates the tree species is native to another continent other than the ones listed in the grouping.

Invasive plant species are often characterized by their vigor, ability to adapt, reproductive capacity, and general lack of natural enemies. These abilities enable them to displace native plants and make them a threat to natural areas. Four of the 173 tree species in City of Santee are identified as invasive on the state invasive species list (California Invasive Species Advisory Committee 2010). These invasive species comprise 2.2 percent of the tree population though they may only cause a minimal level of impact. The three most common invasive species are Schinus molle (1.2 percent of population), Melaleuca quinquenervia (0.9 percent), and Schinus terebinthifolia (0.2 percent) (see Appendix V for a complete list of invasive species).

II. Urban Forest Cover and Leaf Area

Many tree benefits equate directly to the amount of healthy leaf surface area of the plant. Trees cover about 49.06 acres of City of Santee and provide 249.2 acres of leaf area.

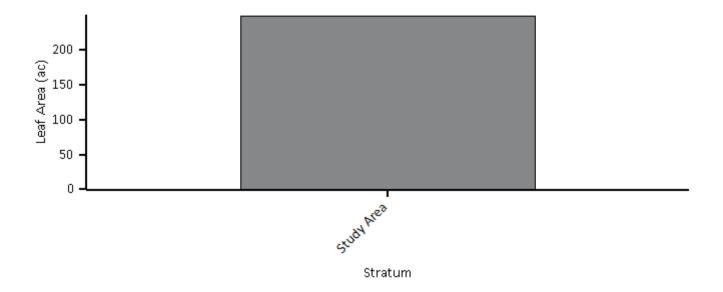


Figure 5. Leaf area by stratum, City of Santee

In City of Santee, the most dominant species in terms of leaf area are Platanus racemosa, Eucalyptus sideroxylon, and Populus fremontii. The 10 species with the greatest importance values are listed in Table 1. Importance values (IV) are calculated as the sum of percent population and percent leaf area. High importance values do not mean that these trees should necessarily be encouraged in the future; rather these species currently dominate the urban forest structure.

Table 1. Most important species in City of Santee

	Percent	Percent	
Species Name	Population	Leaf Area	IV
Platanus racemosa	5.6	13.0	18.6
Populus fremontii	3.9	8.6	12.5
Eucalyptus sideroxylon	1.4	9.8	11.2
Pinus canariensis	3.9	7.0	10.9
Lagerstroemia indica	8.5	0.9	9.5
Koelreuteria bipinnata	4.2	2.9	7.0
Quercus agrifolia	3.6	3.0	6.6
Liquidambar styraciflua	3.4	2.7	6.1
Platanus x hispanica	3.3	2.6	5.9
Lophostemon confertus	3.9	1.9	5.8

Common ground cover classes (including cover types beneath trees and shrubs) in City of Santee are not available since they are configured not to be collected.

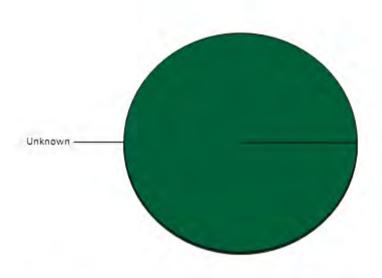


Figure 6. Percent of land by ground cover classes, City of Santee

III. Air Pollution Removal by Urban Trees

Poor air quality is a common problem in many urban areas. It can lead to decreased human health, damage to landscape materials and ecosystem processes, and reduced visibility. The urban forest can help improve air quality by reducing air temperature, directly removing pollutants from the air, and reducing energy consumption in buildings, which consequently reduces air pollutant emissions from the power sources. Trees also emit volatile organic compounds that can contribute to ozone formation. However, integrative studies have revealed that an increase in tree cover leads to reduced ozone formation (Nowak and Dwyer 2000).

Pollution removal¹ by trees in City of Santee was estimated using field data and recent available pollution and weather data available. Pollution removal was greatest for ozone (Figure 7). It is estimated that trees remove 1.615 tons of air pollution (ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), particulate matter less than 2.5 microns (PM2.5)², and sulfur dioxide (SO2)) per year with an associated value of \$7.67 thousand (see Appendix I for more details).

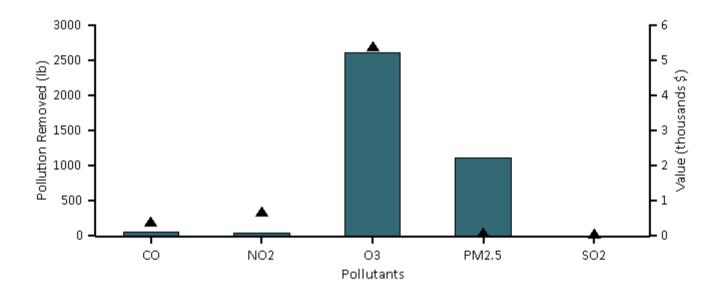


Figure 7. Annual pollution removal (points) and value (bars) by urban trees, City of Santee

¹ Particulate matter less than 10 microns is a significant air pollutant. Given that i-Tree Eco analyzes particulate matter less than 2.5 microns (PM2.5) which is a subset of PM10, PM10 has not been included in this analysis. PM2.5 is generally more relevant in discussions concerning air pollution effects on human health.

² Trees remove PM2.5 when particulate matter is deposited on leaf surfaces. This deposited PM2.5 can be resuspended to the atmosphere or removed during rain events and dissolved or transferred to the soil. This combination of events can lead to positive or negative pollution removal and value depending on various atmospheric factors (see Appendix I for more details).

In 2021, trees in City of Santee emitted an estimated 3.715 tons of volatile organic compounds (VOCs) (2.618 tons of isoprene and 1.098 tons of monoterpenes). Emissions vary among species based on species characteristics (e.g. some genera such as oaks are high isoprene emitters) and amount of leaf biomass. Thirty- five percent of the urban forest's VOC emissions were from Eucalyptus sideroxylon and Populus fremontii. These VOCs are precursor chemicals to ozone formation.³

General recommendations for improving air quality with trees are given in Appendix VIII.

³ Some economic studies have estimated VOC emission costs. These costs are not included here as there is a tendency to add positive dollar estimates of ozone removal effects with negative dollar values of VOC emission effects to determine whether tree effects are positive or negative in relation to ozone. This combining of dollar values to determine tree effects should not be done, rather estimates of VOC effects on ozone formation (e.g., via photochemical models) should be conducted and directly contrasted with ozone removal by trees (i.e., ozone effects should be directly compared, not dollar estimates). In addition, air temperature reductions by trees have been shown to significantly reduce ozone concentrations (Cardelino and Chameides 1990; Nowak et al 2000), but are not considered in this analysis. Photochemical modeling that integrates tree effects on air temperature, pollution removal, VOC emissions, and emissions from power plants can be used to determine the overall effect of trees on ozone concentrations.

IV. Carbon Storage and Sequestration

Climate change is an issue of global concern. Urban trees can help mitigate climate change by sequestering atmospheric carbon (from carbon dioxide) in tissue and by altering energy use in buildings, and consequently altering carbon dioxide emissions from fossil-fuel based power sources (Abdollahi et al 2000).

Trees reduce the amount of carbon in the atmosphere by sequestering carbon in new growth every year. The amount of carbon annually sequestered is increased with the size and health of the trees. The gross sequestration of City of Santee trees is about 101.6 tons of carbon per year with an associated value of \$17.3 thousand. See Appendix I for more details on methods.

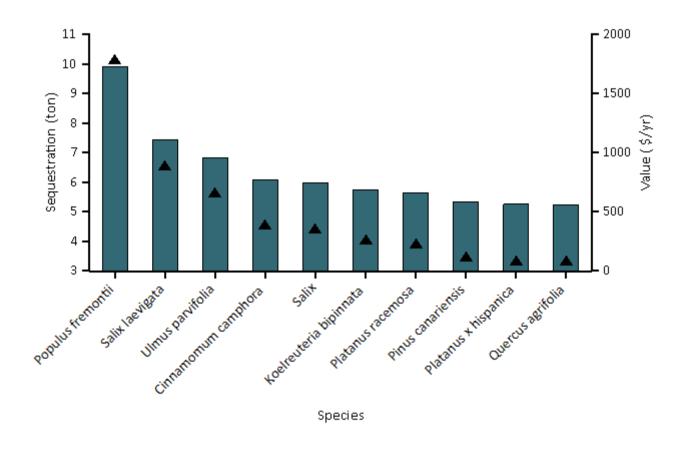


Figure 8. Estimated annual gross carbon sequestration (points) and value (bars) for urban tree species with the greatest sequestration, City of Santee

Carbon storage is another way trees can influence global climate change. As a tree grows, it stores more carbon by holding it in its accumulated tissue. As a tree dies and decays, it releases much of the stored carbon back into the atmosphere. Thus, carbon storage is an indication of the amount of carbon that can be released if trees are allowed to die and decompose. Maintaining healthy trees will keep the carbon stored in trees, but tree maintenance can contribute to carbon emissions (Nowak et al 2002c). When a tree dies, using the wood in long-term wood products, to heat buildings, or to produce energy will help reduce carbon emissions from wood decomposition or from fossilfuel or wood-based power plants.

Trees in City of Santee are estimated to store 1620 tons of carbon (\$277 thousand). Of the species sampled, Populus fremontii stores and sequesters the most carbon (approximately 10.4% of the total carbon stored and 9.98% of all sequestered carbon.)

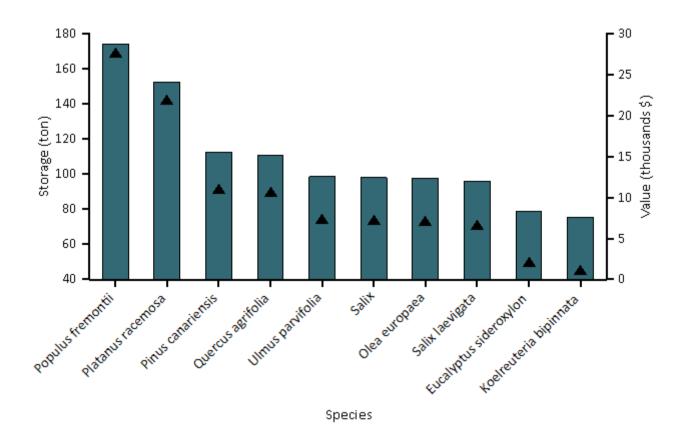


Figure 9. Estimated carbon storage (points) and values (bars) for urban tree species with the greatest storage, City of Santee

V. Oxygen Production

Oxygen production is one of the most commonly cited benefits of urban trees. The annual oxygen production of a tree is directly related to the amount of carbon sequestered by the tree, which is tied to the accumulation of tree biomass.

Trees in City of Santee are estimated to produce 270.9 tons of oxygen per year.⁴ However, this tree benefit is relatively insignificant because of the large and relatively stable amount of oxygen in the atmosphere and extensive production by aquatic systems. Our atmosphere has an enormous reserve of oxygen. If all fossil fuel reserves, all trees, and all organic matter in soils were burned, atmospheric oxygen would only drop a few percent (Broecker 1970).

Table 2. The top 20 oxygen production species.

		Gross Carbon		
Species	Oxygen	Sequestration	Number of Trees	Leaf Area
	(ton)	(ton/yr)		(acre)
Populus fremontii	27.02	10.13	331	21.41
Salix laevigata	17.40	6.53	120	4.47
Ulmus parvifolia	14.99	5.62	139	7.55
Cinnamomum camphora	12.03	4.51	297	4.34
Salix	11.68	4.38	69	5.56
Koelreuteria bipinnata	10.70	4.01	356	7.16
Platanus racemosa	10.35	3.88	478	32.39
Pinus canariensis	9.18	3.44	333	17.55
Platanus x hispanica	8.85	3.32	278	6.52
Quercus agrifolia	8.80	3.30	308	7.57
Lagerstroemia indica	8.29	3.11	728	2.34
Cupaniopsis anacardioides	6.71	2.51	137	1.94
Myoporum laetum	6.60	2.47	186	1.87
Liquidambar styraciflua	6.21	2.33	286	6.75
Pyrus calleryana	6.12	2.30	205	3.94
Olea europaea	5.45	2.04	88	3.45
Pinus torreyana	5.38	2.02	31	2.87
Populus x canadensis	4.65	1.75	52	4.79
Eucalyptus sideroxylon	4.65	1.74	117	24.50
Magnolia grandiflora	4.47	1.68	253	2.06

VI. Avoided Runoff

Surface runoff can be a cause for concern in many urban areas as it can contribute pollution to streams, wetlands, rivers, lakes, and oceans. During precipitation events, some portion of the precipitation is intercepted by vegetation (trees and shrubs) while the other portion reaches the ground. The portion of the precipitation that reaches the ground and does not infiltrate into the soil becomes surface runoff (Hirabayashi 2012). In urban areas, the large extent of impervious surfaces increases the amount of surface runoff.

Urban trees and shrubs, however, are beneficial in reducing surface runoff. Trees and shrubs intercept precipitation, while their root systems promote infiltration and storage in the soil. The trees and shrubs of City of Santee help to reduce runoff by an estimated 31.1 thousand cubic feet a year with an associated value of \$2.1 thousand (see Appendix I for more details). Avoided runoff is estimated based on local weather from the user-designated weather station. In City of Santee, the total annual precipitation in 2016 was 7.8 inches.

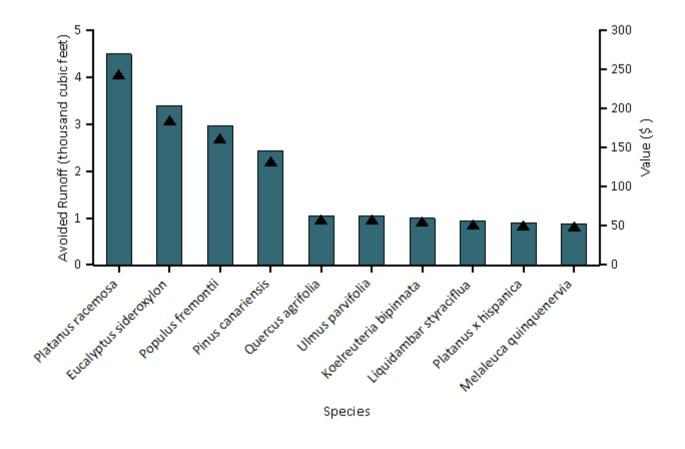


Figure 10. Avoided runoff (points) and value (bars) for species with greatest overall impact on runoff, City of Santee

VII. Trees and Building Energy Use

Trees affect energy consumption by shading buildings, providing evaporative cooling, and blocking winter winds. Trees tend to reduce building energy consumption in the summer months and can either increase or decrease building energy use in the winter months, depending on the location of trees around the building. Estimates of tree effects on energy use are based on field measurements of tree distance and direction to space conditioned residential buildings (McPherson and Simpson 1999).

Because energy-related data were not collected, energy savings and carbon avoided cannot be calculated.

Table 3. Annual energy savings due to trees near residential buildings, City of Santee

	Heating	Cooling	Total
MBTU ^a	0	N/A	0
MWH ^b	0	0	0
Carbon Avoided (pounds)	0	0	0

^aMBTU - one million British Thermal Units

Table 4. Annual savings ^a(\$) in residential energy expenditure during heating and cooling seasons, City of Santee

	Heating	Cooling	Total
MBTU ^b	0	N/A	0
MWH ^c	0	0	0
Carbon Avoided	0	0	0

 $^{^{} extsf{b}}$ Based on the prices of \$204.7 per MWH and \$12.9396400362223 per MBTU (see Appendix I for more details)

^bMWH - megawatt-hour

^cMBTU - one million British Thermal Units

^cMWH - megawatt-hour

⁵ Trees modify climate, produce shade, and reduce wind speeds. Increased energy use or costs are likely due to these tree-building interactions creating a cooling effect during the winter season. For example, a tree (particularly evergreen species) located on the southern side of a residential building may produce a shading effect that causes increases in heating requirements.

VIII. Structural and Functional Values

Urban forests have a structural value based on the trees themselves (e.g., the cost of having to replace a tree with a similar tree); they also have functional values (either positive or negative) based on the functions the trees perform.

The structural value of an urban forest tends to increase with a rise in the number and size of healthy trees (Nowak et al 2002a). Annual functional values also tend to increase with increased number and size of healthy trees. Through proper management, urban forest values can be increased; however, the values and benefits also can decrease as the amount of healthy tree cover declines.

Urban trees in City of Santee have the following structural values:

Structural value: \$18.6 millionCarbon storage: \$277 thousand

Urban trees in City of Santee have the following annual functional values:

· Carbon sequestration: \$17.3 thousand

Avoided runoff: \$2.08 thousand

Pollution removal: \$7.67 thousand

Energy costs and carbon emission values: \$0

(Note: negative value indicates increased energy cost and carbon emission value)

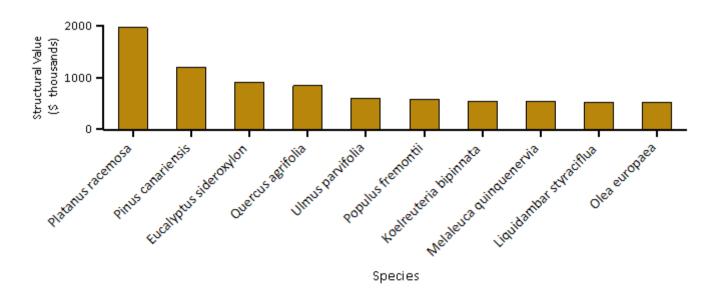


Figure 11. Tree species with the greatest structural value, City of Santee

IX. Potential Pest Impacts

Various insects and diseases can infest urban forests, potentially killing trees and reducing the health, structural value and sustainability of the urban forest. As pests tend to have differing tree hosts, the potential damage or risk of each pest will differ among cities. Thirty-six pests were analyzed for their potential impact and compared with pest range maps (Forest Health Technology Enterprise Team 2014) for the conterminous United States to determine their proximity to San Diego County. Six of the thirty-six pests analyzed are located within the county. For a complete analysis of all pests, see Appendix VII.

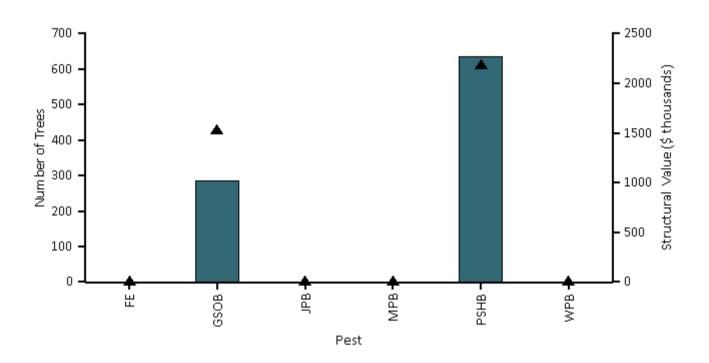


Figure 12. Number of trees at risk (points) and associated compensatory value (bars) for most threatening pests located in the county, City of Santee

One common pest of white fir, grand fir, and red fir trees is the fir engraver (FE) (Ferrell 1986). FE poses a threat to 0.0 percent of the City of Santee urban forest, which represents a potential loss of \$0 in structural value.

Infestations of the goldspotted oak borer (GSOB) (Society of American Foresters 2011) have been a growing problem in southern California. Potential loss of trees from GSOB is 5.0 percent (\$1.02 million in structural value).

The Jeffrey pine beetle (JPB) (Smith et al 2009) is native to North America and is distributed across California, Nevada, and Oregon where its only host, Jeffrey pine, also occurs. This pest threatens 0.0 percent of the population, which represents a potential loss of \$0 in structural value.

Mountain pine beetle (MPB) (Gibson et al 2009) is a bark beetle that primarily attacks pine species in the western United States. MPB has the potential to affect 0.0 percent of the population (\$0 in structural value).

Polyphagous shot hole borer (PSHB) (University of California 2014) is a boring beetle that was first detected in California. City of Santee could possibly lose 7.2 percent of its trees to this pest (\$2.27 million in structural value).

The western pine beetle (WPB) (DeMars and Roettgering 1982) is a bark beetle and aggressive attacker of ponderosa and Coulter pines. This pest threatens 0.0 percent of the population, which represents a potential loss of \$0 in structural value.

Appendix I. i-Tree Eco Model and Field Measurements

i-Tree Eco is designed to use standardized field data and local hourly air pollution and meteorological data to quantify urban forest structure and its numerous effects (Nowak and Crane 2000), including:

- Urban forest structure (e.g., species composition, tree health, leaf area, etc.).
- Amount of pollution removed hourly by the urban forest, and its associated percent air quality improvement throughout a year.
- Total carbon stored and net carbon annually sequestered by the urban forest.
- Effects of trees on building energy use and consequent effects on carbon dioxide emissions from power sources.
- Structural value of the forest, as well as the value for air pollution removal and carbon storage and sequestration.
- Potential impact of infestations by pests, such as Asian longhorned beetle, emerald ash borer, gypsy moth, and Dutch elm disease.

Typically, all field data are collected during the leaf-on season to properly assess tree canopies. Typical data collection (actual data collection may vary depending upon the user) includes land use, ground and tree cover, individual tree attributes of species, stem diameter, height, crown width, crown canopy missing and dieback, and distance and direction to residential buildings (Nowak et al 2005; Nowak et al 2008).

During data collection, trees are identified to the most specific taxonomic classification possible. Trees that are not classified to the species level may be classified by genus (e.g., ash) or species groups (e.g., hardwood). In this report, tree species, genera, or species groups are collectively referred to as tree species.

Tree Characteristics:

Leaf area of trees was assessed using measurements of crown dimensions and percentage of crown canopy missing. In the event that these data variables were not collected, they are estimated by the model.

An analysis of invasive species is not available for studies outside of the United States. For the U.S., invasive species are identified using an invasive species list (California Invasive Species Advisory Committee 2010) for the state in which the urban forest is located. These lists are not exhaustive and they cover invasive species of varying degrees of invasiveness and distribution. In instances where a state did not have an invasive species list, a list was created based on the lists of the adjacent states. Tree species that are identified as invasive by the state invasive species list are cross-referenced with native range data. This helps eliminate species that are on the state invasive species list, but are native to the study area.

Air Pollution Removal:

Pollution removal is calculated for ozone, sulfur dioxide, nitrogen dioxide, carbon monoxide and particulate matter less than 2.5 microns. Particulate matter less than 10 microns (PM10) is another significant air pollutant. Given that i-Tree Eco analyzes particulate matter less than 2.5 microns (PM2.5) which is a subset of PM10, PM10 has not been included in this analysis. PM2.5 is generally more relevant in discussions concerning air pollution effects on human health.

Air pollution removal estimates are derived from calculated hourly tree-canopy resistances for ozone, and sulfur and nitrogen dioxides based on a hybrid of big-leaf and multi-layer canopy deposition models (Baldocchi 1988; Baldocchi et al 1987). As the removal of carbon monoxide and particulate matter by vegetation is not directly related to transpiration, removal rates (deposition velocities) for these pollutants were based on average measured values from the literature (Bidwell and Fraser 1972; Lovett 1994) that were adjusted depending on leaf phenology and leaf

area. Particulate removal incorporated a 50 percent resuspension rate of particles back to the atmosphere (Zinke 1967). Recent updates (2011) to air quality modeling are based on improved leaf area index simulations, weather and pollution processing and interpolation, and updated pollutant monetary values (Hirabayashi et al 2011; Hirabayashi et al 2012; Hirabayashi 2011).

Trees remove PM2.5 when particulate matter is deposited on leaf surfaces (Nowak et al 2013). This deposited PM2.5 can be resuspended to the atmosphere or removed during rain events and dissolved or transferred to the soil. This combination of events can lead to positive or negative pollution removal and value depending on various atmospheric factors. Generally, PM2.5 removal is positive with positive benefits. However, there are some cases when net removal is negative or resuspended particles lead to increased pollution concentrations and negative values. During some months (e.g., with no rain), trees resuspend more particles than they remove. Resuspension can also lead to increased overall PM2.5 concentrations if the boundary layer conditions are lower during net resuspension periods than during net removal periods. Since the pollution removal value is based on the change in pollution concentration, it is possible to have situations when trees remove PM2.5 but increase concentrations and thus have negative values during periods of positive overall removal. These events are not common, but can happen.

For reports in the United States, default air pollution removal value is calculated based on local incidence of adverse health effects and national median externality costs. The number of adverse health effects and associated economic value is calculated for ozone, sulfur dioxide, nitrogen dioxide, and particulate matter less than 2.5 microns using data from the U.S. Environmental Protection Agency's Environmental Benefits Mapping and Analysis Program (BenMAP) (Nowak et al 2014). The model uses a damage-function approach that is based on the local change in pollution concentration and population. National median externality costs were used to calculate the value of carbon monoxide removal (Murray et al 1994).

For international reports, user-defined local pollution values are used. For international reports that do not have local values, estimates are based on either European median externality values (van Essen et al 2011) or BenMAP regression equations (Nowak et al 2014) that incorporate user-defined population estimates. Values are then converted to local currency with user-defined exchange rates.

For this analysis, pollution removal value is calculated based on the prices of \$1,327 per ton (carbon monoxide), \$3,892 per ton (ozone), \$539 per ton (nitrogen dioxide), \$165 per ton (sulfur dioxide), \$179,636 per ton (particulate matter less than 2.5 microns).

Carbon Storage and Sequestration:

Carbon storage is the amount of carbon bound up in the above-ground and below-ground parts of woody vegetation. To calculate current carbon storage, biomass for each tree was calculated using equations from the literature and measured tree data. Open-grown, maintained trees tend to have less biomass than predicted by forest-derived biomass equations (Nowak 1994). To adjust for this difference, biomass results for open-grown urban trees were multiplied by 0.8. No adjustment was made for trees found in natural stand conditions. Tree dry-weight biomass was converted to stored carbon by multiplying by 0.5.

Carbon sequestration is the removal of carbon dioxide from the air by plants. To estimate the gross amount of carbon sequestered annually, average diameter growth from the appropriate genera and diameter class and tree condition was added to the existing tree diameter (year x) to estimate tree diameter and carbon storage in year x+1.

Carbon storage and carbon sequestration values are based on estimated or customized local carbon values. For international reports that do not have local values, estimates are based on the carbon value for the United States (U.S. Environmental Protection Agency 2015, Interagency Working Group on Social Cost of Carbon 2015) and converted to local currency with user-defined exchange rates.

For this analysis, carbon storage and carbon sequestration values are calculated based on \$171 per ton.

Oxygen Production:

The amount of oxygen produced is estimated from carbon sequestration based on atomic weights: net O2 release (kg/yr) = net C sequestration $(kg/yr) \times 32/12$. To estimate the net carbon sequestration rate, the amount of carbon sequestered as a result of tree growth is reduced by the amount lost resulting from tree mortality. Thus, net carbon sequestration and net annual oxygen production of the urban forest account for decomposition (Nowak et al 2007). For complete inventory projects, oxygen production is estimated from gross carbon sequestration and does not account for decomposition.

Avoided Runoff:

Annual avoided surface runoff is calculated based on rainfall interception by vegetation, specifically the difference between annual runoff with and without vegetation. Although tree leaves, branches, and bark may intercept precipitation and thus mitigate surface runoff, only the precipitation intercepted by leaves is accounted for in this analysis.

The value of avoided runoff is based on estimated or user-defined local values. For international reports that do not have local values, the national average value for the United States is utilized and converted to local currency with user-defined exchange rates. The U.S. value of avoided runoff is based on the U.S. Forest Service's Community Tree Guide Series (McPherson et al 1999; 2000; 2001; 2002; 2003; 2004; 2006a; 2006b; 2006c; 2007; 2010; Peper et al 2009; 2010; Vargas et al 2007a; 2007b; 2008).

For this analysis, avoided runoff value is calculated based on the price of \$0.07 per ft³.

Building Energy Use:

If appropriate field data were collected, seasonal effects of trees on residential building energy use were calculated based on procedures described in the literature (McPherson and Simpson 1999) using distance and direction of trees from residential structures, tree height and tree condition data. To calculate the monetary value of energy savings, local or custom prices per MWH or MBTU are utilized.

For this analysis, energy saving value is calculated based on the prices of \$204.70 per MWH and \$12.94 per MBTU.

Structural Values:

Structural value is the value of a tree based on the physical resource itself (e.g., the cost of having to replace a tree with a similar tree). Structural values were based on valuation procedures of the Council of Tree and Landscape Appraisers, which uses tree species, diameter, condition, and location information (Nowak et al 2002a; 2002b). Structural value may not be included for international projects if there is insufficient local data to complete the valuation procedures.

Potential Pest Impacts:

The complete potential pest risk analysis is not available for studies outside of the United States. The number of trees at risk to the pests analyzed is reported, though the list of pests is based on known insects and disease in the United States.

For the U.S., potential pest risk is based on pest range maps and the known pest host species that are likely to

experience mortality. Pest range maps for 2012 from the Forest Health Technology Enterprise Team (FHTET) (Forest Health Technology Enterprise Team 2014) were used to determine the proximity of each pest to the county in which the urban forest is located. For the county, it was established whether the insect/disease occurs within the county, is within 250 miles of the county edge, is between 250 and 750 miles away, or is greater than 750 miles away. FHTET did not have pest range maps for Dutch elm disease and chestnut blight. The range of these pests was based on known occurrence and the host range, respectively (Eastern Forest Environmental Threat Assessment Center; Worrall 2007).

Relative Tree Effects:

The relative value of tree benefits reported in Appendix II is calculated to show what carbon storage and sequestration, and air pollutant removal equate to in amounts of municipal carbon emissions, passenger automobile emissions, and house emissions.

Municipal carbon emissions are based on 2010 U.S. per capita carbon emissions (Carbon Dioxide Information Analysis Center 2010). Per capita emissions were multiplied by city population to estimate total city carbon emissions.

Light duty vehicle emission rates (g/mi) for CO, NOx, VOCs, PM10, SO2 for 2010 (Bureau of Transportation Statistics 2010; Heirigs et al 2004), PM2.5 for 2011-2015 (California Air Resources Board 2013), and CO2 for 2011 (U.S. Environmental Protection Agency 2010) were multiplied by average miles driven per vehicle in 2011 (Federal Highway Administration 2013) to determine average emissions per vehicle.

Household emissions are based on average electricity kWh usage, natural gas Btu usage, fuel oil Btu usage, kerosene Btu usage, LPG Btu usage, and wood Btu usage per household in 2009 (Energy Information Administration 2013; Energy Information Administration 2014)

- CO2, SO2, and NOx power plant emission per KWh are from Leonardo Academy 2011. CO emission per kWh
 assumes 1/3 of one percent of C emissions is CO based on Energy Information Administration 1994. PM10
 emission per kWh from Layton 2004.
- CO2, NOx, SO2, and CO emission per Btu for natural gas, propane and butane (average used to represent LPG), Fuel #4 and #6 (average used to represent fuel oil and kerosene) from Leonardo Academy 2011.
- CO2 emissions per Btu of wood from Energy Information Administration 2014.
- CO, NOx and SOx emission per Btu based on total emissions and wood burning (tons) from (British Columbia Ministry 2005; Georgia Forestry Commission 2009).

Appendix II. Relative Tree Effects

The urban forest in City of Santee provides benefits that include carbon storage and sequestration, and air pollutant removal. To estimate the relative value of these benefits, tree benefits were compared to estimates of average municipal carbon emissions, average passenger automobile emissions, and average household emissions. See Appendix I for methodology.

Carbon storage is equivalent to:

- Amount of carbon emitted in City of Santee in 2 days
- Annual carbon (C) emissions from 1,150 automobiles
- Annual C emissions from 471 single-family houses

Carbon monoxide removal is equivalent to:

- Annual carbon monoxide emissions from 1 automobiles
- Annual carbon monoxide emissions from 2 single-family houses

Nitrogen dioxide removal is equivalent to:

- Annual nitrogen dioxide emissions from 23 automobiles
- Annual nitrogen dioxide emissions from 11 single-family houses

Sulfur dioxide removal is equivalent to:

- Annual sulfur dioxide emissions from 60 automobiles
- Annual sulfur dioxide emissions from 0 single-family houses

Annual carbon sequestration is equivalent to:

- Amount of carbon emitted in City of Santee in 0.1 days
- Annual C emissions from 100 automobiles
- Annual C emissions from 0 single-family houses

Appendix III. Comparison of Urban Forests

A common question asked is, "How does this city compare to other cities?" Although comparison among cities should be made with caution as there are many attributes of a city that affect urban forest structure and functions, summary data are provided from other cities analyzed using the i-Tree Eco model.

I. City totals for trees

City	% Tree Cover	Number of Trees	Carbon Storage	Carbon Sequestration	Pollution Removal
			(tons)	(tons/yr)	(tons/yr)
Toronto, ON, Canada	26.6	10,220,000	1,221,000	51,500	2,099
Atlanta, GA	36.7	9,415,000	1,344,000	46,400	1,663
Los Angeles, CA	11.1	5,993,000	1,269,000	77,000	1,975
New York, NY	20.9	5,212,000	1,350,000	42,300	1,676
London, ON, Canada	24.7	4,376,000	396,000	13,700	408
Chicago, IL	17.2	3,585,000	716,000	25,200	888
Phoenix, AZ	9.0	3,166,000	315,000	32,800	563
Baltimore, MD	21.0	2,479,000	570,000	18,400	430
Philadelphia, PA	15.7	2,113,000	530,000	16,100	575
Washington, DC	28.6	1,928,000	525,000	16,200	418
Oakville, ON , Canada	29.1	1,908,000	147,000	6,600	190
Albuquerque, NM	14.3	1,846,000	332,000	10,600	248
Boston, MA	22.3	1,183,000	319,000	10,500	283
Syracuse, NY	26.9	1,088,000	183,000	5,900	109
Woodbridge, NJ	29.5	986,000	160,000	5,600	210
Minneapolis, MN	26.4	979,000	250,000	8,900	305
San Francisco, CA	11.9	668,000	194,000	5,100	141
Morgantown, WV	35.5	658,000	93,000	2,900	72
Moorestown, NJ	28.0	583,000	117,000	3,800	118
Hartford, CT	25.9	568,000	143,000	4,300	58
Jersey City, NJ	11.5	136,000	21,000	890	41
Casper, WY	8.9	123,000	37,000	1,200	37
Freehold, NJ	34.4	48,000	20,000	540	22

II. Totals per acre of land area

City	Number of Trees/ac	Carbon Storage	Carbon Sequestration	Pollution Removal
		(tons/ac)	(tons/ac/yr)	(lb/ac/yr)
Toronto, ON, Canada	64.9	7.8	0.33	26.7
Atlanta, GA	111.6	15.9	0.55	39.4
Los Angeles, CA	19.6	4.2	0.16	13.1
New York, NY	26.4	6.8	0.21	17.0
London, ON, Canada	75.1	6.8	0.24	14.0
Chicago, IL	24.2	4.8	0.17	12.0
Phoenix, AZ	12.9	1.3	0.13	4.6
Baltimore, MD	48.0	11.1	0.36	16.6
Philadelphia, PA	25.1	6.3	0.19	13.6
Washington, DC	49.0	13.3	0.41	21.2
Oakville, ON , Canada	78.1	6.0	0.27	11.0
Albuquerque, NM	21.8	3.9	0.12	5.9
Boston, MA	33.5	9.1	0.30	16.1
Syracuse, NY	67.7	10.3	0.34	13.6
Woodbridge, NJ	66.5	10.8	0.38	28.4
Minneapolis, MN	26.2	6.7	0.24	16.3
San Francisco, CA	22.5	6.6	0.17	9.5
Morgantown, WV	119.2	16.8	0.52	26.0
Moorestown, NJ	62.1	12.4	0.40	25.1
Hartford, CT	50.4	12.7	0.38	10.2
Jersey City, NJ	14.4	2.2	0.09	8.6
Casper, WY	9.1	2.8	0.09	5.5
Freehold, NJ	38.3	16.0	0.44	35.3

Appendix IV. General Recommendations for Air Quality Improvement

Urban vegetation can directly and indirectly affect local and regional air quality by altering the urban atmosphere environment. Four main ways that urban trees affect air quality are (Nowak 1995):

- Temperature reduction and other microclimate effects
- Removal of air pollutants
- Emission of volatile organic compounds (VOC) and tree maintenance emissions
- Energy effects on buildings

The cumulative and interactive effects of trees on climate, pollution removal, and VOC and power plant emissions determine the impact of trees on air pollution. Cumulative studies involving urban tree impacts on ozone have revealed that increased urban canopy cover, particularly with low VOC emitting species, leads to reduced ozone concentrations in cities (Nowak 2000). Local urban management decisions also can help improve air quality.

Urban forest management strategies to help improve air quality include (Nowak 2000):

Strategy	Result
Increase the number of healthy trees	Increase pollution removal
Sustain existing tree cover	Maintain pollution removal levels
Maximize use of low VOC-emitting trees	Reduces ozone and carbon monoxide formation
Sustain large, healthy trees	Large trees have greatest per-tree effects
Use long-lived trees	Reduce long-term pollutant emissions from
	planting and removal
Use low maintenance trees	Reduce pollutants emissions from maintenance
	activities
Reduce fossil fuel use in maintaining vegetation	Reduce pollutant emissions
Plant trees in energy conserving locations	Reduce pollutant emissions from power plants
Plant trees to shade parked cars	Reduce vehicular VOC emissions
Supply ample water to vegetation	Enhance pollution removal and temperature
	reduction
Plant trees in polluted or heavily populated areas	Maximizes tree air quality benefits
Avoid pollutant-sensitive species	Improve tree health
Utilize evergreen trees for particulate matter	Year-round removal of particles

Appendix V. Invasive Species of the Urban Forest

The following inventoried tree species were listed as invasive on the California invasive species list (California Invasive Species Advisory Committee 2010):

Species Name ^a	Number of Trees	% of Trees	Leaf Area	Percent Leaf Area
			(ac)	
Schinus molle	99	1.2	3.9	1.6
Melaleuca	77	0.9	6.3	2.5
quinquenervia				
Schinus	13	0.2	0.4	0.2
terebinthifolia				
Triadica sebifera	1	0.0	0.0	0.0
Total	190	2.23	10.59	4.25

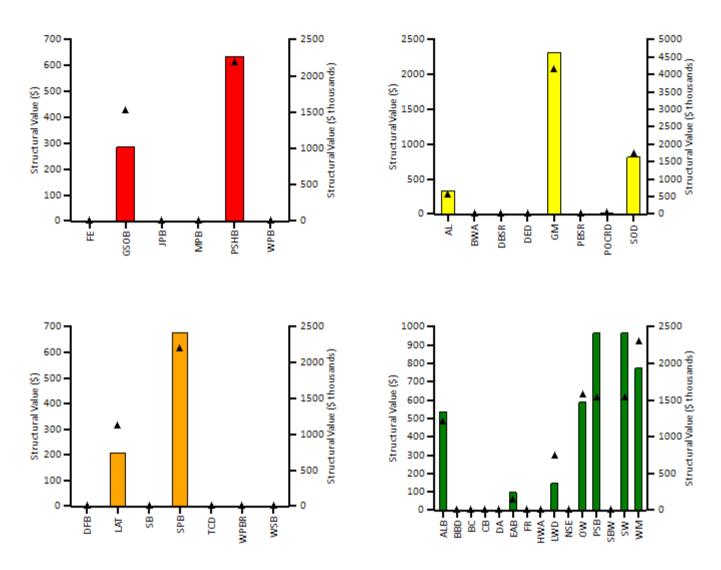
^aSpecies are determined to be invasive if they are listed on the state's invasive species list

Appendix VI. Potential Risk of Pests

Thirty-six insects and diseases were analyzed to quantify their potential impact on the urban forest. As each insect/disease is likely to attack different host tree species, the implications for {0} will vary. The number of trees at risk reflects only the known host species that are likely to experience mortality.

Code	Scientific Name	Common Name	Trees at Risk	Value
			(#)	(\$ thousands)
AL	Phyllocnistis populiella	Aspen Leafminer	273	663.68
ALB	Anoplophora glabripennis	Asian Longhorned Beetle	480	1,344.54
BBD	Neonectria faginata	Beech Bark Disease	0	0.00
ВС	Sirococcus clavigignenti juglandacearum	Butternut Canker	0	0.00
BWA	Adelges piceae	Balsam Woolly Adelgid	0	0.00
СВ	Cryphonectria parasitica	Chestnut Blight	0	0.00
DA	Discula destructiva	Dogwood Anthracnose	0	0.00
DBSR	Leptographium wageneri var. pseudotsugae	Douglas-fir Black Stain Root Disease	0	0.00
DED	Ophiostoma novo-ulmi	Dutch Elm Disease	2	3.43
DFB	Dendroctonus pseudotsugae	Douglas-Fir Beetle	0	0.00
EAB	Agrilus planipennis	Emerald Ash Borer	56	241.80
FE	Scolytus ventralis	Fir Engraver	0	0.00
FR	Cronartium quercuum f. sp. Fusiforme	Fusiform Rust	0	0.00
GM	Lymantria dispar	Gypsy Moth	2,069	4,622.83
GSOB	Agrilus auroguttatus	Goldspotted Oak Borer	427	1,015.52
HWA	Adelges tsugae	Hemlock Woolly Adelgid	0	0.00
JPB	Dendroctonus jeffreyi	Jeffrey Pine Beetle	0	0.00
LAT	Choristoneura conflictana	Large Aspen Tortrix	311	733.65
LWD	Raffaelea lauricola	Laurel Wilt	297	366.08
MPB	Dendroctonus ponderosae	Mountain Pine Beetle	0	0.00
NSE	Ips perturbatus	Northern Spruce Engraver	0	0.00
OW	Ceratocystis fagacearum	Oak Wilt	627	1,470.28
PBSR	Leptographium wageneri var. ponderosum	Pine Black Stain Root Disease	0	0.00
POCRD	Phytophthora lateralis	Port-Orford-Cedar Root Disease	12	17.96
PSB	Tomicus piniperda	Pine Shoot Beetle	614	2,414.49
PSHB	Euwallacea nov. sp.	Polyphagous Shot Hole Borer	611	2,268.52
SB	Dendroctonus rufipennis	Spruce Beetle	0	0.00
SBW	Choristoneura fumiferana	Spruce Budworm	0	0.00
SOD	Phytophthora ramorum	Sudden Oak Death	862	1,626.03
SPB	Dendroctonus frontalis	Southern Pine Beetle	614	2,414.49
SW	Sirex noctilio	Sirex Wood Wasp	614	2,414.49
TCD	Geosmithia morbida	Thousand Canker Disease	0	0.00
WM	Operophtera brumata	Winter Moth	920	1,937.86
WPB	Dendroctonus brevicomis	Western Pine Beetle	0	0.00
WPBR	Cronartium ribicola	White Pine Blister Rust	0	0.00
WSB	Choristoneura occidentalis	Western Spruce Budworm	0	0.00
				Page 27

In the following graph, the pests are color coded according to the county's proximity to the pest occurrence in the United States. Red indicates that the pest is within the county; orange indicates that the pest is within 250 miles of the county; yellow indicates that the pest is within 750 miles of the county; and green indicates that the pest is outside of these ranges.



Note: points - Number of trees, bars - Structural value

Based on the host tree species for each pest and the current range of the pest (Forest Health Technology Enterprise Team 2014), it is possible to determine what the risk is that each tree species in the urban forest could be attacked by an insect or disease.

Spp. Risk	Risk Weight	Species Name	٩٢	ALB	BBD	S S	BWA	CB	DA	DBSR	DED	DFB	EAB	丑	æ	ΜĐ	GSOB	HWA	JPB	LAT	LWD	MPB	NSE	» O	PBSR	POCRD	PSB	PSHB	SB	SBW	SOD	SPB	SW	TCD	WM	WPB	WPBR	WSB
	12	Salix laevigata																						T	Ì												T	٦
	10	Quercus																																			П	
		agrifolia																																				
		Quercus																																				
		chrysolepis																				Ш			_		Ц										_	
		Salix nigra				L			L				L		L			L	L			Ш		┙	_	_	Ц									_	\perp	_
		Salix								L			L									Ш			_		╝										\bot	
		Quercus engelmannii																																				
		Salix gooddingii				T			Г	Г		Г	T			Г			Т						一	┪	┪										ヿ	┪
		Salix lasiolepis																						T			T										ヿ	┨
		Alnus	Г			Γ			Г				Г		Г									寸											П	1	寸	\exists
		rhombifolia					L		L				L		L	L	L							_	_						L	L	L				_ [_
	7	Betula nigra																																				
		Quercus																																				
		palustris				L			L				L						L						_											_	\perp	_
	5	Pinus																																				
		canariensis				L			L				L					L	L			Ш		_	_	_									Ц	_	\dashv	4
	5	Cinnamomum																																				
		camphora	L			L			L				L		L	L			L			Щ		4	\dashv	_									Н	_	\dashv	4
	5	Pinus																																				
		halepensis	L			L			\vdash				L		L			H	L			Н			\dashv	_			Н						Н	_	\dashv	4
		Quercus ilex	H	_		┡			┡		_	┝	┝		L			H	┝			Н			\dashv	_									Н	+	\dashv	4
		Pinus brutia	H	_		┝			\vdash	H			┝			┝		\vdash	\vdash					\dashv	\dashv	-						_			Н	\dashv	\dashv	\dashv
		Pinus eldarica	H	┝		┞			┞	\vdash		L	┞		┝	┝			┝			Н		\dashv	\dashv	\dashv			Н						Н	\dashv	\dashv	\dashv
		Pinus torreyana Pinus pinea	H	┝		┝			\vdash	\vdash	_	H	┝		\vdash	H	H	\vdash	\vdash	Н		Н		\dashv	\dashv	\dashv			Н		_				Н	-	\dashv	\dashv
		Populus	H			H			-			_	-		-			H	-					\dashv	-	-									Н	+	\dashv	\dashv
		Pinus palustris							\vdash				\vdash			H		H	_					\dashv		_									Н	-	\dashv	\dashv
		Pinus palustris Pinus radiata	\vdash	\vdash	\vdash	\vdash		\vdash	\vdash	\vdash	\vdash	┝	\vdash	\vdash	┝	\vdash	\vdash	\vdash	\vdash	Н		Н	\vdash	\dashv	\dashv	\dashv			Н		\vdash				Н	\dashv	\dashv	\dashv
		Pinus radiata	H	\vdash	-	\vdash		H	\vdash	\vdash	_	\vdash	\vdash		\vdash	\vdash	\vdash	\vdash	\vdash	H		Н		\dashv	\dashv	-			Н	H	-			H	Н	\dashv	\dashv	\dashv
		thunbergiana																																				
		Platanus	Γ																			П		寸		T									П	寸	ヿ	ヿ
		racemosa																													L						_	
	4	Quercus	Г																																		ヿ	\neg
		virginiana				L	L					L			L				L												L							
		Quercus lobata																																				
		Ulmus pumila																																				
	3	Ulmus																																		T		
		parvifolia							L				L		L																				Щ		\perp	\Box
		Quercus suber	L							$oxed{oxed}$		L		L				$oxed{oxed}$	L			Ц					_		Ш						Ц		ightharpoons	\Box
	3	Alnus cordata																																			\perp	\Box

2	Liquidambar styraciflua																									
2	Pyrus										П									П						\dagger
 	calleryana	₩	₩	++	+	+	+	₩	_	-	Н	_	+	+	Н	+	+	+	+	Н	_	+	╀	Н	\dashv	\dashv
2	Schinus molle	++	++	++	+	_	╀	\vdash	+		Н		_	+	Н	+	+	+	_	Н	_	_	+	Н		+
2	Photinia x fraseri																									
2	Pyrus kawakamii																									
2	Populus x			11	\top	+	T	Ħ			Н		1	\top	П	\dagger	T	1	\top		1		T	П		\dashv
	canadensis	Ш	Ш	$\perp \downarrow$	Ш	\perp	\perp	Ш	┸		Ц			\perp		\perp	Ш									
2	Heteromeles arbutifolia																									
2	Thuja occidentalis																									
2	Populus nigra v. italica																									
2	Pyrus				\top			П			П		Ť		П		\sqcap	T		П	T		T		T	$\dashv \dashv$
	calleryana																									
	'Aristocrat'																									
2	Laurus nobilis																									
2	Acer rubrum		П					П																		
2	Fraxinus velutina																									
2	Acer										П				П											\Box
	saccharinum																									
1	Populus fremontii																									
1	Albizia							П			П				П		П			П						
	julibrissin										$ \ $															
1	Fraxinus uhdei		\prod	\prod	П	\top		П	\top		П				П	\top	П	\top			T					\Box
1	Fraxinus				П						П				П		П									
	velutina										$ \ $															
	'Modesto'		\coprod	\coprod					\perp		Ш				Ш		Ш			Ш						
1	Fraxinus														Ш											
1	Prunus persica		\prod	\coprod				\prod	\perp																	
1	Acer palmatum																									

Note:

Species that are not listed in the matrix are not known to be hosts to any of the pests analyzed.

Species Risk:

- Red indicates that tree species is at risk to at least one pest within county
- Orange indicates that tree species has no risk to pests in county, but has a risk to at least one pest within 250 miles from the county
- Yellow indicates that tree species has no risk to pests within 250 miles of county, but has a risk to at least one pest that is 250 and 750 miles from the county
- Green indicates that tree species has no risk to pests within 750 miles of county, but has a risk to at least one pest that is greater than 750 miles from the county

Risk Weight:

Numerical scoring system based on sum of points assigned to pest risks for species. Each pest that could attack tree species is scored as 4 points if red, 3 points if orange, 2 points if yellow and 1 point if green.

Pest Color Codes:

- Red indicates pest is within San Diego county
- Red indicates pest is within 250 miles county
- Yellow indicates pest is within 750 miles of San Diego county
- Green indicates pest is outside of these ranges

References

Abdollahi, K.K.; Ning, Z.H.; Appeaning, A., eds. 2000. Global climate change and the urban forest. Baton Rouge, LA: GCRCC and Franklin Press. 77 p.

Baldocchi, D. 1988. A multi-layer model for estimating sulfur dioxide deposition to a deciduous oak forest canopy. Atmospheric Environment. 22: 869-884.

Baldocchi, D.D.; Hicks, B.B.; Camara, P. 1987. A canopy stomatal resistance model for gaseous deposition to vegetated surfaces. Atmospheric Environment. 21: 91-101.

Bidwell, R.G.S.; Fraser, D.E. 1972. Carbon monoxide uptake and metabolism by leaves. Canadian Journal of Botany. 50: 1435-1439.

British Columbia Ministry of Water, Land, and Air Protection. 2005. Residential wood burning emissions in British Columbia. British Columbia.

Broecker, W.S. 1970. Man's oxygen reserve. Science 168(3939): 1537-1538.

Bureau of Transportation Statistics. 2010. Estimated National Average Vehicle Emissions Rates per Vehicle by Vehicle Type using Gasoline and Diesel. Washington, DC: Burea of Transportation Statistics, U.S. Department of Transportation. Table 4-43.

California Air Resources Board. 2013. Methods to Find the Cost-Effectiveness of Funding Air Quality Projects. Table 3 Average Auto Emission Factors. CA: California Environmental Protection Agency, Air Resources Board.

California Invasive Species Advisory Committee. 2010. The California Invasive Species List. CA: Invasive Species Council of California. http://www.iscc.ca.gov/docs/CaliforniaInvasiveSpeciesList.pdf

Carbon Dioxide Information Analysis Center. 2010. CO2 Emissions (metric tons per capita). Washington, DC: The World Bank.

Cardelino, C.A.; Chameides, W.L. 1990. Natural hydrocarbons, urbanization, and urban ozone. Journal of Geophysical Research. 95(D9): 13,971-13,979.

DeMars, C. J., Jr.; Roettgering, B. H. 1982. Western Pine Beetle. Forest Insect & Disease Leaflet 1. Washington, DC: U.S. Department of Agriculture, Forest Service. 8 p.

Eastern Forest Environmental Threat Assessment Center. Dutch Elm Disease. http://threatsummary.forestthreats.org/threats/threatSummaryViewer.cfm?threatID=43

Energy Information Administration. 1994. Energy Use and Carbon Emissions: Non-OECD Countries. Washington, DC: Energy Information Administration, U.S. Department of Energy.

Energy Information Administration. 2013. CE2.1 Fuel consumption totals and averages, U.S. homes. Washington, DC: Energy Information Administration, U.S. Department of Energy.

Energy Information Administration. 2014. CE5.2 Household wood consumption. Washington, DC: Energy Information Administration, U.S. Department of Energy.

Federal Highway Administration. 2013. Highway Statistics 2011. Washington, DC: Federal Highway Administration, U.S.

Department of Transportation. Table VM-1.

Ferrell, G. T. 1986. Fir Engraver. Forest Insect & Disease Leaflet 13. Washington, DC: U. S. Department of Agriculture, Forest Service. 8 p.

Forest Health Technology Enterprise Team. 2014. 2012 National Insect & Disease Risk Maps/Data. Fort Collins, CO: U.S. Department of Agriculture, Forest Service. http://www.fs.fed.us/foresthealth/technology/nidrm2012.shtml

Georgia Forestry Commission. 2009. Biomass Energy Conversion for Electricity and Pellets Worksheet. Dry Branch, GA: Georgia Forestry Commission.

Gibson, K.; Kegley, S.; Bentz, B. 2009. Mountain Pine Beetle. Forest Insect & Disease Leaflet 2. Washington, DC: U. S. Department of Agriculture, Forest Service. 12 p.

Heirigs, P.L.; Delaney, S.S.; Dulla, R.G. 2004. Evaluation of MOBILE Models: MOBILE6.1 (PM), MOBILE6.2 (Toxics), and MOBILE6/CNG. Sacramento, CA: National Cooperative Highway Research Program, Transportation Research Board.

Hirabayashi, S. 2011. Urban Forest Effects-Dry Deposition (UFORE-D) Model Enhancements, http://www.itreetools.org/eco/resources/UFORE-D enhancements.pdf

Hirabayashi, S. 2012. i-Tree Eco Precipitation Interception Model Descriptions, http://www.itreetools.org/eco/resources/iTree_Eco_Precipitation_Interception_Model_Descriptions_V1_2.pdf

Hirabayashi, S.; Kroll, C.; Nowak, D. 2011. Component-based development and sensitivity analyses of an air pollutant dry deposition model. Environmental Modeling and Software. 26(6): 804-816.

Hirabayashi, S.; Kroll, C.; Nowak, D. 2012. i-Tree Eco Dry Deposition Model Descriptions V 1.0

Interagency Working Group on Social Cost of Carbon, United States Government. 2015. Technical Support Document: Technical Update of the Social Cost of Carbon for Regulatory Impact Analysis Under Executive Order 12866. http://www.whitehouse.gov/sites/default/files/omb/inforeg/scc-tsd-final-july-2015.pdf

Layton, M. 2004. 2005 Electricity Environmental Performance Report: Electricity Generation and Air Emissions. CA: California Energy Commission.

Leonardo Academy. 2011. Leonardo Academy's Guide to Calculating Emissions Including Emission Factors and Energy Prices. Madison, WI: Leonardo Academy Inc.

Lovett, G.M. 1994. Atmospheric deposition of nutrients and pollutants in North America: an ecological perspective. Ecological Applications. 4: 629-650.

McPherson, E.G.; Maco, S.E.; Simpson, J.R.; Peper, P.J.; Xiao, Q.; VanDerZanden, A.M.; Bell, N. 2002. Western Washington and Oregon Community Tree Guide: Benefits, Costs, and Strategic Planting. International Society of Arboriculture, Pacific Northwest, Silverton, OR.

McPherson, E.G.; Simpson, J.R. 1999. Carbon dioxide reduction through urban forestry: guidelines for professional and volunteer tree planters. Gen. Tech. Rep. PSW-171. Albany, CA: U.S. Department of Agriculture, Forest Service, Pacific Southwest Research Station. 237 p.

McPherson, E.G.; Simpson, J.R.; Peper, P.J.; Crowell, A.M.N.; Xiao, Q. 2010. Northern California coast community tree guide: benefits, costs, and strategic planting. PSW-GTR-228. Gen. Tech. Rep. PSW-GTR-228. U.S. Department of

Agriculture, Forest Service, Pacific Southwest Research Station, Albany, CA.

McPherson, E.G.; Simpson, J.R.; Peper, P.J.; Gardner, S.L.; Vargas, K.E.; Maco, S.E.; Xiao, Q. 2006a. Coastal Plain Community Tree Guide: Benefits, Costs, and Strategic Planting PSW-GTR-201. USDA Forest Service, Pacific Southwest Research Station, Albany, CA.

McPherson, E.G.; Simpson, J.R.; Peper, P.J.; Gardner, S.L.; Vargas, K.E.; Xiao, Q. 2007. Northeast community tree guide: benefits, costs, and strategic planting.

McPherson, E.G.; Simpson, J.R.; Peper, P.J.; Maco, S.E.; Gardner, S.L.; Cozad, S.K.; Xiao, Q. 2006b. Midwest Community Tree Guide: Benefits, Costs and Strategic Planting PSW-GTR-199. U.S. Department of Agriculture, Forest Service, Pacific Southwest Research Station, Albany, CA.

McPherson, E.G.; Simpson, J.R.; Peper, P.J.; Maco, S.E.; Gardner, S.L.; Vargas, K.E.; Xiao, Q. 2006c. Piedmont Community Tree Guide: Benefits, Costs, and Strategic Planting PSW-GTR 200. U.S. Department of Agriculture, Forest Service, Pacific Southwest Research Station, Albany, CA.

McPherson, E.G.; Simpson, J.R.; Peper, P.J.; Maco, S.E.; Xiao Q.; Mulrean, E. 2004. Desert Southwest Community Tree Guide: Benefits, Costs and Strategic Planting. Phoenix, AZ: Arizona Community Tree Council, Inc. 81:81.

McPherson, E.G.; Simpson, J.R.; Peper, P.J.; Scott, K.I.; Xiao, Q. 2000. Tree Guidelines for Coastal Southern California Communities. Local Government Commission, Sacramento, CA.

McPherson, E.G.; Simpson, J.R.; Peper, P.J.; Xiao, Q. 1999. Tree Guidelines for San Joaquin Valley Communities. Local Government Commission, Sacramento, CA.

McPherson, E.G.; Simpson, J.R.; Peper, P.J.; Xiao, Q.; Maco, S.E.; Hoefer, P.J. 2003. Northern Mountain and Prairie Community Tree Guide: Benefits, Costs and Strategic Planting. Center for Urban Forest Research, USDA Forest Service, Pacific Southwest Research Station, Albany, CA.

McPherson, E.G.; Simpson, J.R.; Peper, P.J.; Xiao, Q.; Pittenger, D.R.; Hodel, D.R. 2001. Tree Guidelines for Inland Empire Communities. Local Government Commission, Sacramento, CA.

Murray, F.J.; Marsh L.; Bradford, P.A. 1994. New York State Energy Plan, vol. II: issue reports. Albany, NY: New York State Energy Office.

National Invasive Species Information Center. 2011. Beltsville, MD: U.S. Department of Agriculture, National Invasive Species Information Center. http://www.invasivespeciesinfo.gov/plants/main.shtml

Nowak, D.J. 1994. Atmospheric carbon dioxide reduction by Chicago's urban forest. In: McPherson, E.G.; Nowak, D.J.; Rowntree, R.A., eds. Chicago's urban forest ecosystem: results of the Chicago Urban Forest Climate Project. Gen. Tech. Rep. NE-186. Radnor, PA: U.S. Department of Agriculture, Forest Service, Northeastern Forest Experiment Station: 83-94.

Nowak, D.J. 1995. Trees pollute? A "TREE" explains it all. In: Proceedings of the 7th National Urban Forestry Conference. Washington, DC: American Forests: 28-30.

Nowak, D.J. 2000. The interactions between urban forests and global climate change. In: Abdollahi, K.K.; Ning, Z.H.; Appeaning, A., eds. Global Climate Change and the Urban Forest. Baton Rouge, LA: GCRCC and Franklin Press: 31-44.

Nowak, D.J., Hirabayashi, S., Bodine, A., Greenfield, E. 2014. Tree and forest effects on air quality and human health

in the United States. Environmental Pollution, 193:119-129.

Nowak, D.J., Hirabayashi, S., Bodine, A., Hoehn, R. 2013. Modeled PM2.5 removal by trees in ten U.S. cities and associated health effects. Environmental Pollution. 178: 395-402.

Nowak, D.J.; Civerolo, K.L.; Rao, S.T.; Sistla, S.; Luley, C.J.; Crane, D.E. 2000. A modeling study of the impact of urban trees on ozone. Atmospheric Environment. 34: 1601-1613.

Nowak, D.J.; Crane, D.E. 2000. The Urban Forest Effects (UFORE) Model: quantifying urban forest structure and functions. In: Hansen, M.; Burk, T., eds. Integrated tools for natural resources inventories in the 21st century. Proceedings of IUFRO conference. Gen. Tech. Rep. NC-212. St. Paul, MN: U.S. Department of Agriculture, Forest Service, North Central Research Station: 714-720.

Nowak, D.J.; Crane, D.E.; Dwyer, J.F. 2002a. Compensatory value of urban trees in the United States. Journal of Arboriculture. 28(4): 194 - 199.

Nowak, D.J.; Crane, D.E.; Stevens, J.C.; Hoehn, R.E. 2005. The urban forest effects (UFORE) model: field data collection manual. V1b. Newtown Square, PA: U.S. Department of Agriculture, Forest Service, Northeastern Research Station, 34 p. http://www.fs.fed.us/ne/syracuse/Tools/downloads/UFORE_Manual.pdf

Nowak, D.J.; Crane, D.E.; Stevens, J.C.; Ibarra, M. 2002b. Brooklyn's urban forest. Gen. Tech. Rep. NE-290. Newtown Square, PA: U.S. Department of Agriculture, Forest Service, Northeastern Research Station. 107 p.

Nowak, D.J.; Dwyer, J.F. 2000. Understanding the benefits and costs of urban forest ecosystems. In: Kuser, John, ed. Handbook of urban and community forestry in the northeast. New York, NY: Kluwer Academics/Plenum: 11-22.

Nowak, D.J.; Hoehn, R.; Crane, D. 2007. Oxygen production by urban trees in the United States. Arboriculture & Urban Forestry. 33(3):220-226.

Nowak, D.J.; Hoehn, R.E.; Crane, D.E.; Stevens, J.C.; Walton, J.T; Bond, J. 2008. A ground-based method of assessing urban forest structure and ecosystem services. Arboriculture and Urban Forestry. 34(6): 347-358.

Nowak, D.J.; Stevens, J.C.; Sisinni, S.M.; Luley, C.J. 2002c. Effects of urban tree management and species selection on atmospheric carbon dioxide. Journal of Arboriculture. 28(3): 113-122.

Peper, P.J.; McPherson, E.G.; Simpson, J.R.; Albers, S.N.; Xiao, Q. 2010. Central Florida community tree guide: benefits, costs, and strategic planting. Gen. Tech. Rep. PSW-GTR-230. U.S. Department of Agriculture, Forest Service, Pacific Southwest Research Station, Albany, CA.

Peper, P.J.; McPherson, E.G.; Simpson, J.R.; Vargas, K.E.; Xiao Q. 2009. Lower Midwest community tree guide: benefits, costs, and strategic planting. PSW-GTR-219. Gen. Tech. Rep. PSW-GTR-219. U.S. Department of Agriculture, Forest Service, Pacific Southwest Research Station, Albany, CA.

Smith, S. L.; Borys, R. R.; Shea, P. J. 2009. Jeffrey Pine Beetle. Forest Insect & Disease Leaflet 11. Washington, DC: U. S. Department of Agriculture, Forest Service. 8 p.

Society of American Foresters. 2011. Gold Spotted Oak Borer Hitches Ride in Firewood, Kills California Oaks. Forestry Source 16(10): 20.

U.S. Environmental Protection Agency. 2010. Light-Duty Vehicle Greenhouse Gas Emission Standards and Corporate Average Fuel Economy Standards. Washington, DC: U.S. Environmental Protection Agency. EPA-420-R-10-012a

U.S. Environmental Protection Agency. 2015. The social cost of carbon. http://www.epa.gov/climatechange/EPAactivities/economics/scc.html

University of California. 2014. Polphagous Shot Hole Borer. Sacramento, CA: University of California, Division of Agriculture and Natural Resources.

van Essen, H.; Schroten, A.; Otten, M.; Sutter, D.; Schreyer, C.; Zandonella, R.; Maibach, M.; Doll, C. 2011. External Costs of Transport in Europe. Netherlands: CE Delft. 161 p.

Vargas, K.E.; McPherson, E.G.; Simpson, J.R.; Peper, P.J.; Gardner, S.L.; Xiao, Q. 2007a. Interior West Tree Guide.

Vargas, K.E.; McPherson, E.G.; Simpson, J.R.; Peper, P.J.; Gardner, S.L.; Xiao, Q. 2007b. Temperate Interior West Community Tree Guide: Benefits, Costs, and Strategic Planting.

Vargas, K.E.; McPherson, E.G.; Simpson, J.R.; Peper, P.J.; Gardner, S.L.; Xiao, Q. 2008. Tropical community tree guide: benefits, costs, and strategic planting. PSW-GTR-216. Gen. Tech. Rep. PSW-GTR-216. U.S. Department of Agriculture, Forest Service, Pacific Southwest Research Station, Albany, CA.

Worrall, J.J. 2007. Chestnut Blight. Forest and Shade Tree Pathology. http://www.forestpathology.org/dis_chestnut.html

Zinke, P.J. 1967. Forest interception studies in the United States. In: Sopper, W.E.; Lull, H.W., eds. Forest Hydrology. Oxford, UK: Pergamon Press: 137-161.

Location: Santee, San Diego, California, United States of America

Project: City of Santee, Series: May 2021, Year: 2021



Species	Trees	Carbon	Storage	Gross Carbon Se	questration	Avoided I	Runoff	Pollution F	Removal	Structural Value
	Number	(ton)	(\$)	(ton/yr)	(\$/yr)	(ft³/yr)	(\$/yr)	(ton/yr)	(\$/yr)	(\$)
Acacia baileyana	2	0.01	1.95	0.00	0.62	0.49	0.03	0.00	0.12	834.04
Acacia cultriformis	1	0.01	0.98	0.00	0.00	0.25	0.02	0.00	0.06	417.02
Acacia longifolia	6	0.14	23.44	0.01	2.28	9.22	0.62	0.00	2.28	8,502.62
Acacia melanoxylon	3	0.23	38.47	0.02	2.92	14.55	0.97	0.00	3.59	11,422.02
Acer palmatum	2	0.02	3.33	0.00	0.72	0.68	0.05	0.00	0.17	669.02
Acacia redolens	1	1.13	192.41	0.00	0.14	14.39	0.96	0.00	3.55	20,137.17
Acer rubrum	2	0.02	3.88	0.01	1.75	0.31	0.02	0.00	0.08	975.66
Acacia saligna	1	0.05	9.20	0.01	1.09	0.85	0.06	0.00	0.21	2,247.05
Acer saccharinum	1	0.15	26.34	0.02	2.81	3.73	0.25	0.00	0.92	2,035.49
Acacia	1	0.00	0.79	0.00	0.23	0.22	0.01	0.00	0.06	417.02
Agonis flexuosa	31	0.18	31.30	0.04	6.08	8.31	0.56	0.00	2.05	16,587.74
Alnus cordata	10	0.77	131.45	0.10	16.53	34.53	2.31	0.00	8.53	16,980.41
Albizia julibrissin	57	2.41	410.23	0.25	42.69	76.71	5.13	0.00	18.94	68,711.73
Alnus rhombifolia	13	1.09	185.22	0.13	21.36	43.78	2.93	0.00	10.81	22,401.94
Araucaria	1	0.02	3.52	0.01	0.96	0.18	0.01	0.00	0.05	442.74
Archontophoenix cunninghamiana	9	0.06	10.14	0.01	2.03	1.14	0.08	0.00	0.28	2,053.35
Araucaria heterophylla	1	0.23	39.50	0.03	4.73	2.41	0.16	0.00	0.60	2,312.98
Arbutus unedo	4	0.06	9.84	0.01	2.18	1.19	0.08	0.00	0.30	1,393.80
Bauhinia blakeana	26	0.33	55.93	0.09	14.83	2.36	0.16	0.00	0.58	14,502.63
Betula nigra	4	0.17	29.05	0.03	5.73	5.78	0.39	0.00	1.43	3,116.58
Brachychiton acerifolius	34	1.69	288.34	0.26	43.94	44.47	2.97	0.00	10.98	52,609.32
Brachychiton discolor	1	0.06	9.66	0.01	1.02	0.67	0.05	0.00	0.17	2,247.05
Brahea edulis	4	0.18	29.93	0.01	2.09	2.56	0.17	0.00	0.63	4,690.78
Brachychiton populneus	186	12.30	2,097.16	1.49	254.96	262.50	17.55	0.01	64.83	265,365.05
Brachychiton rupestris	1	0.02	2.80	0.01	0.93	0.21	0.01	0.00	0.05	417.02
Callistemon	6	0.02	3.34	0.01	0.99	0.97	0.06	0.00	0.24	2,502.13
Cassia leptophylla	39	2.63	448.76	0.29	49.25	14.34	0.96	0.00	3.54	36,095.36
Cercis canadensis	6	0.21	36.19	0.02	3.18	6.09	0.41	0.00	1.50	6,162.19
Cedrus deodara	18	2.49	424.51	0.23	38.42	33.80	2.26	0.00	8.35	38,319.29
Cercis occidentalis	29	0.66	112.77	0.18	30.74	9.45	0.63	0.00	2.33	15,753.69
Ceratonia siliqua	1	0.08	13.87	0.01	1.44	0.48	0.03	0.00	0.12	2,247.05

Location: Santee, San Diego, California, United States of America

Project: City of Santee, Series: May 2021, Year: 2021



Species	Trees	Carbon	Storage	Gross Carbon Sec	questration	Avoided	Runoff	Pollution I	Removal	Structural Value
	Number	(ton)	(\$)	(ton/yr)	(\$/yr)	(ft³/yr)	(\$/yr)	(ton/yr)	(\$/yr)	(\$
Ceiba speciosa	2	0.73	123.70	0.05	8.28	6.55	0.44	0.00	1.62	5,004.5
Chamaerops humilis	3	0.10	17.23	0.00	0.67	1.52	0.10	0.00	0.38	829.40
Chilopsis linearis	7	0.08	13.43	0.01	0.98	4.21	0.28	0.00	1.04	2,919.1
Cinnamomum camphora	297	33.64	5,737.91	4.51	769.52	540.75	36.15	0.03	133.55	366,083.9
Corymbia citriodora	7	0.94	159.97	0.06	10.49	75.18	5.03	0.00	18.57	31,641.0
Corymbia maculata	1	0.14	24.35	0.01	1.23	14.34	0.96	0.00	3.54	4,587.4
Cupaniopsis anacardioides	137	26.59	4,535.13	2.51	428.87	242.38	16.20	0.01	59.86	303,077.6
Cupressus sempervirens	19	7.78	1,326.11	0.30	50.59	69.22	4.63	0.00	17.09	68,837.6
Cycas revoluta	1	0.21	36.26	0.02	2.67	0.85	0.06	0.00	0.21	489.3
Dodonaea viscosa	72	6.98	1,189.86	0.94	160.56	37.71	2.52	0.00	9.31	70,796.5
Eriobotrya deflexa	8	0.31	52.26	0.03	5.67	3.04	0.20	0.00	0.75	5,166.2
Eriobotrya japonica	1	0.01	2.27	0.00	0.19	0.48	0.03	0.00	0.12	417.0
Eucalyptus	16	4.39	748.87	0.06	11.08	275.49	18.42	0.01	68.04	80,498.9
Eucalyptus camaldulensis	27	10.02	1,708.27	0.38	64.20	780.09	52.15	0.04	192.65	226,968.9
Eucalyptus cladocalyx	12	4.40	750.18	0.16	27.11	301.65	20.16	0.02	74.50	90,093.7
Eucalyptus cornuta	2	1.18	202.01	0.04	6.09	53.33	3.56	0.00	13.17	21,046.4
Corymbia ficifolia	7	0.33	55.92	0.03	4.43	21.74	1.45	0.00	5.37	14,920.1
Eucalyptus leucoxylon	2	0.59	100.16	0.01	2.45	36.06	2.41	0.00	8.91	12,942.6
Eucalyptus nicholii	1	0.05	7.93	0.01	0.95	2.71	0.18	0.00	0.67	2,071.2
Eucalyptus pauciflora ssp. pauciflora	1	1.12	191.16	0.03	4.71	34.32	2.29	0.00	8.48	17,019.6
Eucalyptus polyanthemos	2	0.30	50.78	0.02	3.15	26.37	1.76	0.00	6.51	8,053.6
Eucalyptus rudis	1	0.08	13.07	0.01	0.99	4.58	0.31	0.00	1.13	4,026.8
Eucalyptus sideroxylon	117	49.13	8,378.35	1.74	297.50	3,053.60	204.12	0.16	754.13	916,633.5
Eucalyptus viminalis	3	0.36	62.11	0.02	3.78	29.38	1.96	0.00	7.26	13,642.2
Ficus benjamina	1	0.26	44.94	0.02	3.71	1.16	0.08	0.00	0.29	4,587.4
Ficus microcarpa v. nitida	1	0.57	97.72	0.04	6.15	1.24	0.08	0.00	0.31	4,587.4
Ficus rubiginosa	2	1.16	197.18	0.07	12.30	9.79	0.65	0.00	2.42	9,174.9
Fraxinus	4	2.91	496.85	0.17	29.34	55.52	3.71	0.00	13.71	18,386.5
Fraxinus angustifolia ssp. oxyphylla	1	0.22	36.94	0.02	3.68	4.19	0.28	0.00	1.03	2,249.9
Fraxinus uhdei	28	12.54	2,138.25	0.56	95.28	170.49	11.40	0.01	42.11	137,941.1
Fraxinus velutina	1	0.11	18.84	0.01	1.88	3.65	0.24	0.00	0.90	2,249.9

Location: Santee, San Diego, California, United States of America

Project: City of Santee, Series: May 2021, Year: 2021



Species	Trees	Carbon	Storage	Gross Carbon S	equestration	Avoided I	Runoff	Pollution I	Removal	Structural Value
	Number	(ton)	(\$)	(ton/yr)	(\$/yr)	(ft³/yr)	(\$/yr)	(ton/yr)	(\$/yr)	(\$)
Fraxinus velutina 'Modesto'	23	6.10	1,040.88	0.37	63.11	159.78	10.68	0.01	39.46	83,226.61
Geijera parviflora	42	8.12	1,384.77	0.71	121.05	58.77	3.93	0.00	14.51	64,537.10
Ginkgo biloba	49	0.22	37.02	0.04	7.41	14.80	0.99	0.00	3.66	22,320.66
Gleditsia triacanthos	11	1.29	220.33	0.11	18.90	30.25	2.02	0.00	7.47	19,009.13
Grevillea robusta	10	3.16	539.22	0.27	45.57	56.96	3.81	0.00	14.07	36,041.77
Handroanthus chrysotrichus	1	0.02	2.57	0.00	0.78	0.18	0.01	0.00	0.05	417.02
Handroanthus heptaphyllus	2	0.03	5.15	0.01	1.55	0.37	0.02	0.00	0.09	834.04
Handroanthus impetiginosum	4	0.39	66.75	0.04	7.59	3.35	0.22	0.00	0.83	5,328.14
Hakea suaveolens	50	11.99	2,045.25	0.74	125.91	61.35	4.10	0.00	15.15	94,004.07
Heteromeles arbutifolia	16	13.14	2,240.64	0.34	57.35	52.60	3.52	0.00	12.99	55,437.36
Hibiscus	1	0.02	2.87	0.01	0.93	0.22	0.01	0.00	0.05	417.02
Hymenosporum flavum	8	0.09	15.18	0.03	5.07	1.49	0.10	0.00	0.37	3,336.18
Jacaranda mimosifolia	88	5.61	957.28	0.69	117.66	137.16	9.17	0.01	33.87	130,176.24
Juniperus chinensis 'Torulosa'	8	5.01	853.70	0.23	38.38	17.04	1.14	0.00	4.21	27,942.50
Juniperus scopulorum	1	0.03	4.53	0.01	1.31	0.17	0.01	0.00	0.04	442.74
Koelreuteria bipinnata	356	44.86	7,650.26	4.01	684.43	892.05	59.63	0.05	220.31	545,233.85
Koelreuteria paniculata	34	4.50	766.90	0.29	50.17	79.26	5.30	0.00	19.57	50,990.90
Lagerstroemia	13	27.63	4,712.19	0.40	67.92	53.43	3.57	0.00	13.20	142,104.65
Lagerstroemia indica	728	24.69	4,211.74	3.11	530.34	291.51	19.49	0.02	71.99	495,485.17
Lagerstroemia indica 'Muskogee'	8	0.09	15.65	0.03	5.24	1.14	0.08	0.00	0.28	3,336.18
Laurus nobilis	2	2.62	446.29	0.11	19.24	15.15	1.01	0.00	3.74	9,174.97
Lagunaria patersonii	1	0.23	39.52	0.02	3.16	2.84	0.19	0.00	0.70	2,247.05
Lagerstroemia indica 'Tuscarora'	3	0.03	5.87	0.02	2.63	0.43	0.03	0.00	0.11	1,251.07
Leptospermum scoparium	2	0.29	48.98	0.02	3.94	2.30	0.15	0.00	0.57	9,174.97
Liquidambar styraciflua	286	19.40	3,309.00	2.33	397.03	841.67	56.26	0.04	207.86	523,766.39
Liriodendron tulipifera	20	0.56	95.03	0.10	17.82	17.24	1.15	0.00	4.26	14,435.22
Lophostemon confertus	330	8.01	1,366.87	0.69	117.56	600.13	40.12	0.03	148.21	471,393.33
Magnolia grandiflora	253	13.04	2,224.53	1.68	285.87	256.82	17.17	0.01	63.43	340,022.15
Magnolia grandiflora 'Little Gem'	9	0.10	17.47	0.00	0.08	2.35	0.16	0.00	0.58	5,644.90
Melaleuca	140	4.57	779.28	0.14	23.69	163.42	10.92	0.01	40.36	179,829.72
Melia azedarach	3	0.88	149.50	0.08	13.12	15.78	1.05	0.00	3.90	9,591.99

Location: Santee, San Diego, California, United States of America

Project: City of Santee, Series: May 2021, Year: 2021



Species	Trees	Carbon	Storage	Gross Carbon S	Sequestration	Avoided	Runoff	Pollution I	Removal	Structural Value
	Number	(ton)	(\$)	(ton/yr)	(\$/yr)	(ft³/yr)	(\$/yr)	(ton/yr)	(\$/yr)	(\$)
Melaleuca linariifolia	1	0.00	0.39	0.00	0.15	0.19	0.01	0.00	0.05	417.02
Melaleuca nesophila	22	8.38	1,428.96	0.04	6.72	173.20	11.58	0.01	42.78	186,709.23
Melaleuca quinquenervia	77	13.10	2,234.35	0.21	36.47	783.77	52.39	0.04	193.56	534,432.94
Morus alba	37	4.26	726.73	0.30	50.99	117.80	7.87	0.01	29.09	70,643.52
Myoporum laetum	186	26.24	4,475.65	2.47	421.84	233.63	15.62	0.01	57.70	298,015.79
Nerium oleander	21	2.17	370.69	0.18	30.68	25.07	1.68	0.00	6.19	40,378.33
Olea europaea	88	72.73	12,403.58	2.04	348.46	430.33	28.77	0.02	106.28	523,539.27
Parkinsonia aculeata	3	0.42	72.21	0.02	3.98	3.83	0.26	0.00	0.95	7,251.56
Parkinsonia x 'Desert Museum'	2	0.03	4.52	0.01	1.74	0.29	0.02	0.00	0.07	834.04
Phoenix canariensis	10	1.85	315.25	0.04	6.77	51.23	3.42	0.00	12.65	71,288.22
Photinia x fraseri	63	1.18	200.90	0.38	65.41	16.75	1.12	0.00	4.14	26,272.39
Phoenix roebelenii	5	0.04	6.70	0.00	0.66	0.42	0.03	0.00	0.10	1,424.54
Phoenix sylvestris	1	0.01	1.34	0.00	0.21	0.08	0.01	0.00	0.02	275.49
Pinus brutia	76	19.11	3,258.56	1.12	191.64	440.93	29.47	0.02	108.89	347,570.61
Pinus canariensis	333	91.04	15,526.19	3.44	586.94	2,188.17	146.27	0.11	540.40	1,202,566.62
Pistacia chinensis	46	1.60	272.07	0.21	35.54	37.27	2.49	0.00	9.21	46,633.42
Pinus eldarica	59	1.64	280.37	0.29	49.36	35.30	2.36	0.00	8.72	54,809.19
Pinus halepensis	83	22.15	3,778.20	1.02	173.29	470.34	31.44	0.02	116.16	381,003.02
Pinus palustris	1	0.22	37.39	0.01	2.52	9.88	0.66	0.00	2.44	5,166.44
Pinus pinea	29	9.29	1,584.19	0.46	78.32	174.06	11.64	0.01	42.99	152,101.63
Pinus radiata	1	0.01	0.86	0.00	0.35	0.20	0.01	0.00	0.05	487.83
Pinus thunbergiana	1	0.08	13.15	0.01	1.68	2.28	0.15	0.00	0.56	2,428.61
Pittosporum tobira	1	0.02	3.16	0.00	0.70	0.29	0.02	0.00	0.07	417.02
Pinus torreyana	31	38.63	6,588.92	2.02	344.01	357.90	23.92	0.02	88.39	268,354.39
Platanus x acerifolia 'Bloodgood'	1	0.01	1.98	0.00	0.66	0.33	0.02	0.00	0.08	487.83
Platanus occidentalis	5	0.10	16.21	0.02	3.39	6.00	0.40	0.00	1.48	4,379.93
Platanus racemosa	478	141.63	24,154.38	3.88	662.06	4,038.00	269.92	0.21	997.24	1,972,975.20
Platanus x hispanica	278	30.87	5,264.50	3.32	566.10	812.17	54.29	0.04	200.58	448,985.79
Populus	11	16.68	2,843.97	0.91	155.28	159.40	10.66	0.01	39.37	27,477.84
Populus x canadensis	52	26.60	4,536.42	1.75	297.63	597.08	39.91	0.03	147.46	120,625.42
Populus fremontii	331	168.84	28,795.81	10.13	1,728.42	2,668.54	178.38	0.14	659.03	585,310.21

Location: Santee, San Diego, California, United States of America

Project: City of Santee, Series: May 2021, Year: 2021



Species	Trees	Carbon	Storage	Gross Carbon S	equestration	Avoided I	Runoff	Pollution I	Removal	Structural Value
	Number	(ton)	(\$)	(ton/yr)	(\$/yr)	(ft³/yr)	(\$/yr)	(ton/yr)	(\$/yr)	(\$)
Podocarpus gracilior	124	9.89	1,687.56	0.62	106.18	186.81	12.49	0.01	46.14	188,221.33
Podocarpus macrophyllus	7	0.07	11.38	0.01	2.15	0.82	0.06	0.00	0.20	3,099.16
Populus nigra v. italica	9	6.64	1,132.40	0.45	77.29	69.64	4.66	0.00	17.20	16,640.63
Prunus caroliniana	57	3.73	635.61	0.21	36.34	63.32	4.23	0.00	15.64	44,921.37
Prunus cerasifera	89	1.89	322.89	0.44	75.12	43.31	2.90	0.00	10.70	46,265.10
Prunus persica	3	0.04	7.37	0.02	3.37	0.90	0.06	0.00	0.22	1,251.07
Pyrus calleryana	205	22.31	3,804.47	2.30	391.53	491.75	32.87	0.03	121.45	299,938.72
Pyrus calleryana 'Aristocrat'	7	0.51	87.26	0.05	9.37	8.37	0.56	0.00	2.07	8,409.24
Pyrus kawakamii	60	1.40	238.92	0.36	60.98	21.17	1.41	0.00	5.23	34,171.46
Quercus agrifolia	308	88.96	15,171.92	3.30	563.09	943.35	63.06	0.05	232.97	846,974.64
Quercus chrysolepis	93	9.64	1,644.23	0.67	113.55	145.70	9.74	0.01	35.98	149,095.89
Quercus engelmannii	26	1.13	193.35	0.20	33.79	11.61	0.78	0.00	2.87	19,449.82
Quercus ilex	81	13.72	2,340.54	1.20	205.50	270.35	18.07	0.01	66.77	168,490.73
Quercus lobata	3	0.22	37.15	0.03	5.74	4.49	0.30	0.00	1.11	3,722.34
Quercus palustris	2	0.37	62.88	0.04	7.10	7.11	0.48	0.00	1.76	4,499.83
Quercus suber	33	9.44	1,609.82	0.39	66.78	99.75	6.67	0.01	24.64	97,252.71
Quercus virginiana	81	18.61	3,173.14	1.66	283.51	201.38	13.46	0.01	49.73	180,797.39
Rhus lancea	74	10.12	1,726.63	0.16	27.04	108.95	7.28	0.01	26.91	175,531.21
Rhus	3	0.58	99.07	0.04	7.33	3.98	0.27	0.00	0.98	7,251.56
Robinia pseudoacacia	10	0.76	128.77	0.11	18.83	28.07	1.88	0.00	6.93	14,084.01
Robinia pseudoacacia 'Purple Robe'	137	3.20	546.16	0.64	109.99	69.21	4.63	0.00	17.09	54,327.89
Robinia	51	4.03	687.19	0.46	78.66	92.33	6.17	0.00	22.80	49,670.46
Salix	69	72.99	12,448.77	4.38	747.05	693.42	46.35	0.04	171.25	238,533.53
Salix babylonica	1	0.02	3.33	0.01	1.16	0.29	0.02	0.00	0.07	278.76
Sambucus caerulea v. mexicana	19	6.73	1,148.56	0.33	56.11	29.44	1.97	0.00	7.27	56,476.82
Salix gooddingii	19	2.73	464.96	0.34	58.18	25.69	1.72	0.00	6.34	13,266.71
Salix lasiolepis	2	0.60	101.56	0.09	14.62	6.70	0.45	0.00	1.65	3,785.06
Salix laevigata	120	70.43	12,012.13	6.53	1,113.00	556.70	37.21	0.03	137.49	273,139.93
Salix nigra	63	11.84	2,019.90	1.18	201.72	284.45	19.01	0.01	70.25	134,951.30
Schinus molle	99	31.55	5,380.30	1.32	225.89	482.44	32.25	0.03	119.14	486,709.66
Schinus terebinthifolia	13	4.10	699.67	0.02	2.62	53.01	3.54	0.00	13.09	60,846.60

Location: Santee, San Diego, California, United States of America

Project: City of Santee, Series: May 2021, Year: 2021

Generated: 5/6/2021



Species	Trees Carbon Storage Gross Carbon Sequestra		Sequestration	Avoided	Runoff	Pollution	Removal	Structural Value		
	Number	(ton)	(\$)	(ton/yr)	(\$/yr)	(ft³/yr)	(\$/yr)	(ton/yr)	(\$/yr)	(\$)
Styphnolobium japonicum	21	2.16	369.09	0.21	36.64	27.20	1.82	0.00	6.72	28,078.55
Syzygium cumini	1	0.03	4.42	0.00	0.53	2.60	0.17	0.00	0.64	2,247.05
Syzygium paniculatum	1	0.05	7.89	0.00	0.72	2.60	0.17	0.00	0.64	2,247.05
Syagrus romanzoffiana	125	2.43	414.69	0.11	17.96	97.52	6.52	0.01	24.08	72,568.85
Tamarix aphylla	7	0.07	12.17	0.03	5.31	1.78	0.12	0.00	0.44	2,919.15
Taxodium distichum	1	0.28	47.77	0.02	3.64	5.12	0.34	0.00	1.26	6,306.06
Tecoma stans	7	0.36	62.16	0.03	5.80	3.11	0.21	0.00	0.77	8,919.64
Thuja occidentalis	12	1.33	227.67	0.09	14.53	8.80	0.59	0.00	2.17	17,963.60
Thuja plicata	2	0.14	23.24	0.00	0.82	10.97	0.73	0.00	2.71	6,846.55
Tipuana tipu	88	20.52	3,500.52	1.17	199.43	401.55	26.84	0.02	99.17	301,730.96
Trachycarpus fortunei	2	0.06	10.60	0.00	0.25	0.95	0.06	0.00	0.24	1,272.68
Triadica sebifera	1	0.01	1.33	0.00	0.52	0.43	0.03	0.00	0.11	417.02
Ulmus parvifolia	139	73.67	12,564.97	5.62	958.41	941.32	62.92	0.05	232.47	601,930.61
Ulmus pumila	2	0.26	44.61	0.04	6.19	7.50	0.50	0.00	1.85	3,427.68
Washingtonia filifera	42	3.68	627.94	0.19	31.78	141.23	9.44	0.01	34.88	39,308.00
Washingtonia robusta	68	5.04	858.77	0.24	41.66	271.71	18.16	0.01	67.10	40,530.05
Yucca	26	6.30	1,075.25	0.22	36.70	15.60	1.04	0.00	3.85	4,665.38
Zelkova serrata	1	0.01	1.26	0.00	0.25	0.33	0.02	0.00	0.08	487.83
Total	8,534	1,624.89	277,127.34	101.59	17,326.72	31,067.86	2,076.76	1.61	7,672.67	18,623,853.49

Carbon storage and gross carbon sequestration value is calculated based on the price of \$170.55 per ton.

Due to limits of available models, i-Tree Eco will limit carbon storage to a maximum of 7,500 kg (16,534.7 lbs) and not estimate additional storage for any tree beyond a diameter of 254 cm (100 in). Whichever limit results in lower carbon storage is used.

Avoided runoff value is calculated by the price \$0.067/ft³. The user-designated weather station reported 7.8 inches of total annual precipitation. Eco will always use the hourly measurements that have the greatest total rainfall or user-submitted rainfall if provided.

Pollution removal value is calculated based on the prices of \$1,327.00 per ton (CO), \$3,892.27 per ton (O3), \$538.50 per ton (NO2), \$164.99 per ton (SO2), \$179,636.15 per ton (PM2.5).

Structural value is the estimated local cost of having to replace a tree with a similar tree.

A value of zero may indicate that ancillary data (pollution, weather, energy, etc.) is not available for this location or that the reported amounts are too small to be shown.

Susceptibility to Pests by Stratum

Location: Santee, San Diego, California, United States of America

Project: City of Santee, Series: May 2021, Year: 2021



		Number (of Trees	Structural	Value (\$)	Leaf Arc	ea (%)	Leaf Are	ea (ac)
			Not		Not		Not		Not
Pest Name	Stratum	Susceptible							
Aspen Leafminer	Study Area	273	8,261	663,677	17,960,177	5.0	95.0	12.6	236.7
Asian Longhorned Beetle	Study Area	480	8,054	1,344,543	17,279,310	8.4	91.6	20.9	228.3
Beech Bark Disease	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
Butternut Canker	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
Balsam Woolly Adelgid	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
Chestnut Blight	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
Dogwood Anthracnose	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
Douglas-fir Black Stain Root	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
Disease									
Dutch Elm Disease	Study Area	2	8,532	3,428	18,620,426	0.0	100.0	0.1	249.2
Douglas-Fir Beetle	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
Emerald Ash Borer	Study Area	56	8,478	241,804	18,382,049	1.3	98.7	3.1	246.1
Fir Engraver	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
Fusiform Rust	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
Gypsy Moth	Study Area	2,069	6,465	4,622,830	14,001,023	23.9	76.1	59.4	189.8
Goldspotted Oak Borer	Study Area	427	8,107	1,015,520	17,608,333	3.5	96.5	8.8	240.4
Hemlock Woolly Adelgid	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
Jeffrey Pine Beetle	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
Large Aspen Tortrix	Study Area	311	8,223	733,653	17,890,200	5.8	94.2	14.5	234.7
Laurel Wilt	Study Area	297	8,237	366,084	18,257,770	1.7	98.3	4.3	244.9
Mountain Pine Beetle	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
Northern Spruce Engraver	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
Oak Wilt	Study Area	627	7,907	1,470,283	17,153,570	5.4	94.6	13.5	235.7
Pine Black Stain Root Disease	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
Port-Orford-Cedar Root Disease	Study Area	12	8,522	17,964	18,605,890	0.0	100.0	0.1	249.2
Pine Shoot Beetle	Study Area	614	7,920	2,414,488	16,209,365	11.8	88.2	29.5	219.7
Polyphagous Shot Hole Borer	Study Area	611	7,923	2,268,517	16,355,336	14.9	85.1	37.2	212.0
Spruce Beetle	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
Spruce Budworm	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
Sudden Oak Death	Study Area	862	7,672	1,626,030	16,997,824	6.4	93.6	16.0	233.2
Southern Pine Beetle	Study Area	614	7,920	2,414,488	16,209,365	11.8	88.2	29.5	219.7
Sirex Wood Wasp	Study Area	614	7,920	2,414,488	16,209,365	11.8	88.2	29.5	219.7
Thousand Canker Disease	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2

Susceptibility to Pests by Stratum

Location: Santee, San Diego, California, United States of America

Project: City of Santee, Series: May 2021, Year: 2021

Generated: 5/6/2021



		Number o	Number of Trees		Value (\$)	Leaf Ar	ea (%)	Leaf Are	ea (ac)
			Not		Not		Not		Not
Pest Name	Stratum	Susceptible	Susceptible	Susceptible	Susceptible	Susceptible	Susceptible	Susceptible	Susceptible
Winter Moth	Study Area	920	7,614	1,937,858	16,685,996	13.8	86.2	34.4	214.8
Western Pine Beetle	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
White Pine Blister Rust	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
Western Spruce Budworm	Study Area	0	8,534	0	18,623,853	0.0	100.0	0.0	249.2
All Pests	Study Area	3,731	4,803	10,062,710	8,561,144	59.4	40.6	148.0	101.2

Note: this table tells the potential pest risk rather than actual pest impact

Section 3

Urban Forest Operations

Maintenance Program

The City has determined that regularly scheduled tree maintenance is a best management practice to ensure the public receives equitable service. Every citizen receives tree care service on their City right-of-way tree whether service is requested or not. Tree maintenance on such trees is not dependent on a formal request. This form of regular tree service ensures trees receive routine maintenance and pre-work inspections during the cycle schedule described in the subsection below. The goal then is to correct problems before they reach emergency level.

Such a program has multiple benefits. Tree health is improved by correcting tree structure when possible, enhancing appearance, and identifying when if trees have pests or disease that require attention. Public relations are improved when citizens can be informed in advance of scheduled work. Proactive community forest management provides the best possible outcome for maintaining a large, valuable capital asset such as this.

Maintenance Schedule

The maintenance schedule plan for non-park trees is a four-year cycle based on Council District as noted below. All parks will be trimmed every two years. Landscape Maintenance District trees will be pruned on an as-needed basis as funds are allocated. This schedule and cycle are to continue until such time as a new UFMP is created or when City staff has received direction in the form of a different schedule.

- 1. Fiscal Year 2022/23: District 1.
- 2. Fiscal Year 2023/24: District 2.
- 3. Fiscal Year 2024/25: District 3.
- 4. Fiscal Year 2025/26: District 4.

Standards and Best Management Practices

One goal of the community's tree management is to support a high quality of life through the performance of services at optimal standards. This section includes information regarding the arboriculture industry standards and best management practices to help the community meet their urban forest priorities.

To ensure all tree maintenance is consistent in approach, standards must be in place for all city staff and contractors to follow. In the tree care industry, the national standard is the American

National Standard Institute (ANSI), specifically the A300 and associated parts developed by the Tree Care Industry Association (TCIA). These standards are periodically reviewed and revised to provide the industry with the best information available. The community should keep the current ANSI standards available for reference. Those standards are to be followed when maintaining any community-managed trees.

The International Society of Arboriculture (ISA) is recognized worldwide as a champion of professional tree care. By certifying tree workers and arborists across the world, agencies, contractors, and municipalities are assured that the tree care professionals that maintain and inspect trees are properly trained and adhere to ethical standards. The ISA Best Management Practices (BMPs) provide guidance to care for trees in various topics which correspond to the ANSI A300 parts. The community should utilize these BMPs when performing tree maintenance and is encouraged to keep the BMPs on file. The BMPs that are applicable for most work anticipated to be performed in the city include the following:

Tree Pruning Third Edition-2019
Tree and Shrub Fertilization Third Edition-2013
Managing Trees During Construction Second Edition-2016
Tree Planting Second Edition-2014
Root Management-2017
Tree Risk Assessment-2011
Integrated Pest Management Second Edition-2016
Tree Care for Birds & Other Wildlife-2017

Refer to the Reference subsection of Section 5 of this document for a link to obtain the latest ANSI standards and ISA Best Management Practices.

Plant Health Care and Integrated Pest Management

Our urban forests face numerous challenges from environmental factors such as extreme heat and drought which place stress on trees and make them more susceptible to pests and disease. In the face of these pressures on tree health it is recommended to patrol the City-maintained trees on a regular basis to identify the presence of potentially damaging pests and disease and act on them according to industry best practices and the latest scientific research and findings. This section outlines the threats to this community's trees and ways to safely manage them to preserve tree health.

As noted in Section 2 in the canopy assessment, the community's forest is predominantly composed of trees native to the northern hemisphere. There are important key pests and disease of concern for the community's trees that are native to California and to other areas of the world. The severity of these pests and disease can change over time with some years being worse than others depending on the weather and the presence of predatory beneficial insects.

Knowing what tree species are affected and the severity of the potential or current damage will aid in planning for a pest management program.

Below is a summary of frequently planted trees in the region by taxonomic family (with common names) and the typical pests and diseases that may require pest management activity.

Anacardiaceae (California Pepper, Chinese Pistache, African Sumac): Armillaria root disease, Verticillium wilt disease, psyllid insects, thrips insects, scale insects.

Arecaceae (Canary Island Date Palm): Crown drop disease, Fusarium wilt disease, Pink Rot disease.

Betulaceae (alders, hornbeams): Armillaria root disease, Botryosphaeria canker and dieback disease, Flatheaded and Longhorned borer beetle insects, aphid insects.

Cannabaceae (hackberries): Verticillium wilt disease, Armillaria root disease, scale insects, Hackberry woolly aphid insect.

Casuarinaceae (River She Oak): Armillaria root disease, scale insects.

Cuppressaceae (cypress trees, redwood): Canker diseases, Phytophthora root and crown rot, aphid insects, spider mites, Cypress bark beetles, Cypress bark moths, scale insects, mealybug insects.

Fabaceae (locusts, Japanese Pagoda Tree, redbuds): Carpenterworm moths, bark beetle insects, aphid insects, scale insects, spider mites.

Fagaceae (oaks): Armillaria root disease, Phytophthora root and crown rot, Drippy nut disease, Carpenterworm moths, Flatheaded borer insects.

Juglandaceae (walnuts): Phytophthora root and crown rot, Walnut thousand cankers disease, Armillaria root disease, Pacific flatheaded borer insect.

Lauraceae (Avocado, Camphor Tree): Verticillium wilt disease, Phytophthora root and crown rot, Persea mite.

Lythraceae (Crape Myrtle): Powdery mildew disease, aphids.

Magnoliaceae (Magnolias): Bacterial blight and canker disease, scale insects, aphid insects, thrips insects, slime flux disease.

Moraceae (Indian Laurel Fig, White Mulberry): Bacterial blight and canker disease, Armillaria root disease, whitefly insects, mealybug insects, scale insects, slime flux disease.

Nyssaceae (Sour Gum): Redhumped caterpillars, European fruit lecanium insects.

Oleaceae (ash trees, Olive): Verticillium wilt disease, Anthracnose disease, Ash borer moths, Ash whitefly insects, Ash leafcurl aphid insects, Phytophthora root and crown disease, Bacterial Leaf Scorch, Olive psyllid insect, scale insects, root not nematodes.

Pinaceae (Deodar Cedar, pines): Armillaria root disease, Phytophthora root and crown disease, pine bark adelgid insects, spider mites, pine bud mites, bark beetles.

Platanaceae (plane trees, Sycamore): Phytophthora root and crown disease, Sycamore canker stain disease, Powdery mildew disease, sycamore scale insects, Anthracnose disease, Pacific Flatheaded borer insects, Sycamore borer insects.

Rosaceae (Crabapple, English Hawthorn, Bronze Loquat, pears, plums): Armillaria root disease, Fire Blight disease, Bacterial blight and canker disease, spider mites.

Salicaceae (Fremont Cottonwood, Lombardy Poplar, Weeping Willow): Powdery mildew disease, Armillaria root disease, Bacterial Blight and canker disease, rusts diseases, Lace bug insects, caterpillar insects, aphid insects, scale insects, Carpenterworm moths, slime flux disease.

Sapindaceae (California Buckeye, Box Elder, Bigleaf Maple): Oak bark beetles, Anthracnose disease, Powdery mildew disease.

Ulmaceae (elms): Dutch elm disease, Verticillium wilt disease, Armillaria root disease, Chinese elm anthracnose, aphid insects, scale insects, Elm leaf beetle, Elm bark beetles, Carpenterworm moths, Foamy canker disease, slime flux disease.

Integrated pest management (IPM) is a concept that has been a practice in agricultural crop management for any years but only recently been formally recommended as a standard practice within the landscape and tree care industry. In general, pest management activities strive to avoid or control damaging infestations. The methods used to provide control may involve eradication, suppression, or prevention depending on the situation as determined by a California licensed Pest Control Advisor (PCA).

Monitoring pests and the damage they cause can provide valuable insight into the proper pest management methods to use, which may include biological, chemical, cultural, mechanical, or physical options. In this system, a licensed pest control company and professional holding a

Qualified Applicator License (QAL) may choose the option(s) most likely to provide control. By using this ecosystem-based system of multiple treatment options and application methods, long-term control may be achieved while doing as little environmental harm as possible. It is important to select the pest control treatment that will reduce the risk of harm to beneficial organisms and to human health.

Once the objectives have been determined and established, several important factors should be considered in making pest management decisions. Having a dedicated plant health care budget for IPM ensures that the urban forest will be well-managed and protected to prevent large scale damage from pest threats. Plants that are not performing well or that require a high level of pest management should be considered for replacement.

Preference should be given to species and varieties more resistant to pests so that funding is not exhausted on trees that cannot be reasonably expected to be protected or kept in good or fair condition.

The ANSI 2016 standard practices for IPM provide the written specification guidelines needed to ensure uniform implementation of programs and the strategy for a population of trees. The important objectives to consider are:

Key plants(s) and key pests(s)
Monitoring protocols
Action threshold decision-making guidelines
Treatment options
Environmental and site limitations
Cultural needs and conditions
Soil conditions

It is also important to plant species of plants that promote predatory beneficial insects. The conservation, introduction, and / or augmentation of beneficial natural insects should be considered. Preference should be given to the use of chemicals with minimal threat of adverse impact to non-target organisms.

The ISA Integrated Pest Management Best Management Practices provides helpful information for management decisions such as cultural practices and control tactics that can help create favorable conditions for tree health and benefit the environment in general.

An effective IPM program is one that is continually evaluated and adjusted in relation to the objectives. An annual report stating the past treatment results and planned future treatments is advised to ensure that staff and the public understand the program. The critical part of the report are the monitoring results which consider:

Date of inspection
Key plants & key pests
Locations
Observations
Treatments on targeted pests
Materials used
Public outreach needed
General safety observations

Integrated Pest Management (IPM) and sustainability are important concepts to incorporate into community forest management, for each needs the other to operate effectively. Safe and effective pest control that is environmentally conscious is key to protecting beneficial insects and wildlife in the natural environment.

Tree Inspection and Risk Assessment

A. Inspection Objectives

Inspection of city trees shall identify visually obvious problems such as hazards. A recommendation may be given for a risk assessment if no immediate risk is identified. A visual, pre-pruning operation inspection should be performed by an arborist or qualified professional. The pre-pruning inspection will include:

- general condition/branch architecture/health,
- identification of the type of branches to reduce or remove (e.g., dead, overextended, interfering, needing clearance) and location (e.g., over house, under wires),
- number of branches to be removed or reduced (number, diameter, or percentage),
- type of cuts to use (branch removal, reduction, heading, or shearing),
- signs of wildlife nesting, and
- worker safety concerns (e.g., root collar buried, powerlines, bees, tree defects).

The inspection interval should be no greater than five years as part of a routine trimming program or inventory updates. Additionally, supplemental inspections and Limited Visual Assessment (level 1) risk assessments should be done in between trim cycles to track potential tree failures. These can include major arterials, or other highly traveled locations and/or parks. Pruning work history data shall be tracked and monitored within a tree inventory management program that allows for documented work history to be recorded and accessible. This should include all publicly maintained trees, as determined by the City. The designated City staff should frequently review the inventory for potential high-risk trees and should assign trees to have risk assessments done with written documentation.

Those performing tree inspections must adhere to current industry standards, to ensure they are being done on a consistent and regular manner. American National Standards Institute (ANSI) A300 standards and ISA Best Management Practices guide contractors and City staff in tree evaluations with procedures and specifications.

B. Tree Inspections

Inspected tree parts or attributes should include, but are not limited to:

- 1. Lean/root problems: for example, leaning trees with roots heaving out of the ground.
- 2. Codominant or multiple trunks: competing stems that grow bark between a tight crotch union can be weakened areas prone to failure.
- 3. Trunk cavities, cankers, mushrooms, and decay: these are indicators of potential internal decay of a tree and, if discovered, may require further investigation and mitigation.
- 4. Cracks in trunks and branches: these can be indicators of future failures and, if discovered, may require further investigation and mitigation.
- 5. Weakly attached scaffold limbs and branches: a branch that developed as a reactionary shoot can be predisposed to failure and, if discovered, may require further investigation and mitigation.
- 6. Hanging or broken branches (hangers): branches that are detached from where they were grown and are hanging and could fall, impacting targets below. Broken branch stubs should be pruned off properly unless preserved for wildlife habitat reasons.
- 7. Dead branches (deadwood): branches within a canopy of a tree that no longer produce foliage and have begun to lose bark.
- 8. Pests and other diseases: identified pests that can cause tree failures such as boring, leaf chewing and leaf sucking insects or pathogenic fungus.

While most tree inspections can be conducted from the ground, there are times when an aerial inspection is necessary. These inspections can be completed as part of the routine tree pruning program. The routine tree pruning program inspections do not assign a time frame to tree hazards, they simply point out a tree condition that requires further inspection. The goals of the tree inspection/tree inventory program include:

- 1. Documenting tree structure and condition and recording dates in the City-approved method.
- 2. Identifying vacant sites suitable for trees to be planted.
- 3. Maintaining trees proactively, instead of reactively as budget allows.
- 4. Identifying the dollar value of each tree and total urban forest utilizing the Trunk Formula Method in accordance with the current Guide for Plant Appraisal.
- 5. Documenting work history records.
- 6. Scheduling tree maintenance work.
- 7. Improving tree structure and health through scheduled tree maintenance.
- 8. Reducing tree loss and liability.
- 9. Demonstrating due diligence via work history.
- 10. Identifying trees that can be salvaged or corrected with proper pruning.

C. Trees Requiring Further Inspection

If an inspection identifies a possible risk, the City shall conduct further evaluation of the tree with the objective to mitigate risk. The City shall consider performing an evaluation first, rather than directly deciding to remove a tree. A risk assessment will be the main method of further evaluation utilized. In terms of ISA Best Management Practices, a risk assessment will be considered a Limited Visual Assessment for large populations of trees (level 1), a Basic Assessment (level 2), or an Advanced Assessment (level 3). A risk assessment is typically done for high value trees, or at any time to identify, analyze, and evaluate tree risk. If the City identifies a tree that meets a criterion for removal, the tree may be removed as a form of mitigation.

A risk assessment differentiates from an inspection for reasons that include:

- 1. The use of tools to measure potential defects.
- 2. Considers target zones, site history, conditions, potential load, and species failure profile.
- 3. Develops a report to determine the likelihood and consequences of failure, provides mitigation options, and provides recommendations for a re-inspection cycle or further evaluation.

After a risk assessment is completed, the City will conduct a recommended mitigation measure within three weeks of receiving the risk assessment report, pending available resources.

Green Waste and Urban Wood Recycling

Recycling of green waste and tree byproducts is pivotal to sustainability efforts statewide, and the City of Santee can participate in several ways. Trees can be recycled yet kept in the community in various forms for additional job opportunities for local artisans. They can also be further used in the landscape and as hardscape products such as edging and forming. Many parts of trees and different species of wood are valuable when made into keepsakes, used as landscape elements, and for public outdoor recreation. Imagination and creativity are all that is needed when developing ideas for utilizing recycled green materials from the landscape.

Urban wood is a valuable part of the sustainability movement and locally removed trees can be re-purposed into attractive furniture and useful items to sequester carbon and improve the environment. Involving the community in sustainability, encouraging recycling efforts, and seeking advice from experts will ensure the best use of community resources and improve the quality of life for residents and the natural environment.

The Urban Wood Network website can provide the City of Santee with multiple links to members that provide solutions for salvaging urban tree waste in a sustainable fashion. There are multiple resources listed there to educate the public and staff on the benefits of using wood from public and private trees in community. For more information consult the website through this link. ABOUT - Urban Wood Network

Emergency Operations

Trees provide many benefits to the City, but they can fail in extreme weather events and thus affect emergency operations. Fallen limbs or whole trees can impede travel by first responders to people in need. It is critical for public safety personnel to be able to respond with little or no delay from outside influences such as trees blocking access for vehicles. The City acknowledges the critical nature of emergency operations and supports tree care to reduce the number of tree related incidents, which protects the safety of the public.

The goal of the City's tree emergency protocol is to provide rapid response. Whether a request for service comes in from a call to dispatch center or from other city staff, prompt service is paramount. Staff understands that the debris associated with the emergency may be taken to a holding facility such as a park or a maintenance yard to await further processing and recycling. In the case of potential litigation situations, the debris shall be taken to a secure location under the direction of the Director.



If a situation qualifies as a severe national disaster, the city will contact federal authorities for funding via the Federal Emergency Management Act, (FEMA).

Wildlife Protection

This subsection provides guidance to the City based on current laws and regulation pertaining the protection of wildlife. Care of trees in the urban forest inevitably impacts wildlife that use the trees for nesting, feeding, and shelter. The goal of the City is to minimize those impacts during tree work and preserve wildlife habitat.

The purpose of having a subsection dedicated to wildlife protection is so that tree care workers and managers can act responsibly around wildlife. Tree care activities and workers vary in their knowledge of Federal and California wildlife regulations. The value of trees to wildlife found in the urban forest is high, especially in the City of Santee where sensitive habitat and green areas such as the San Diego River provide extensive habitat for a variety of animals. Urban landscapes are vital to providing habitat for native and non-native species alike and can be effectively managed and designed to benefit the residents and wildlife when professionals and staff are informed.



Section 4

Climate Resiliency

Tree Palette

The City-approved tree palette is the primarily guiding document for the selection of trees. Through incorporation of the City of San Diego Street Tree Selection Guide into this UFMP, the City of Santee will utilize this guide as the source for choosing tree species.

The nursery trade has introduced many new cultivated varieties of trees in recent years, and several types can be utilized in the City while keeping close to the approved list. By using specific cultivated varieties developed to improve resistance to pests and diseases, the community can preserve uniformity of species and aesthetics.

An example of this concept would be using the various varieties of the London Plane tree, (*Platanus x hispanica*) on certain streets where it is specified and designed. The 'Bloodgood' variety of London Plane that is resistant to a disease called Anthracnose.

The community is encouraged to review the approved plant list at least every five years to determine if certain species should still be used in the landscape to achieve aesthetics goals and preserve the overall design. Underperforming species should be eliminated, and a substitute species should be introduced in consultation with a certified arborist or horticulturalist.

Planting Plan

As of October 20, 2021, there are 2,437 vacant sites where a tree was located but was removed, or where a tree could be planted. The vacant site list and map should be used to plan tree planting when funds are allocated for this work type. These sites are scattered throughout the community.

By qualifying each vacant site to ensure a tree can be planted at that location that will help the City meet its canopy cover goal, the City staff will know exactly where to quickly plant and grow its urban forest. Planting will take place in each grid district the year that grid also is scheduled for routine pruning. To determine what tree to plant at a given location staff will first look at the available parkway size, then will look up to check for vertical clearance requirements such as the presence of overhead utilities. In situations where utilities are overhead, but the parkway and lot length can accept multiple trees, the City may identify additional vacant sites not previously identified in this plan to install more trees, if spacing and code requirements are met. Multiple options for species are available in in such circumstances.

Tree Care Professionals Serving Communities Who Care About Trees

Canopy Cover Goal and Reduction of Heat Island Effects

A critical component of planning for climate resiliency is having a tree canopy coverage goal. By keeping the established goal in mind when planning tree planting, staff may ensure that sites are chose for maximum mature canopy size at the tree's maturity and that the goal can be met.

The Sustainable Santee Plan tree canopy coverage goal is shade over 14% of pavement during summer months by the year 2030, and 23% by the year 2035. Staff will plan accordingly to meet this ambitious goal as presented in Council meetings. This can be accomplished by choosing the best vacant planting locations to provide shade as quickly as possible. Staff will need to ensure there is a sufficient funding to account for tree planting and the maintenance of the new trees as they mature over time.

With this shading of pavement comes a reduction of urban heat island effects. In essence, the greater the amount of hardscape surfaces, the greater the amount of absorbed and/or reflected heat. The shade trees provide has a profound cooling effect on pavement surface temperature and ambient air temperature, a benefit repeatedly demonstrated by those in the scientific community and tree care industry.

Another important benefit of increased shade is that residents and visitors are more likely to walk rather than drive form one point to another. This results in less emissions and fossil fuel use, which is beneficial for human health. As trees grow microclimates may begin to form where many more types of plants can be utilized in the landscape than would otherwise be possible if shade decreased and damages from excessive heat increased over time.

Ultimately, the City's trees will be essential to climate modification and energy savings.

- The process of transpiration cools the air by converting water used by the plants into water vapor. Without trees, the solar energy that makes this process happen would otherwise heat the air.
- 2. Shade from trees reduces radiant energy stored by impervious surfaces.
- 3. Annual heating and cooling costs are moderated by greater numbers of trees.

Planning, Development, and Infrastructure

The planning and land use, development of previous natural habitat, and installing and repairing infrastructure all have lasting effects on the environment. Every decision made results in a change that affects humans and the natural environment that can last decades, if not centuries or more.

The Resource Management section of the City of Santee General Plan is the best fit to incorporate planning and the socio-economic expectations with the tree management as it relates to climate resiliency.

From a community enhancement perspective, the needs are:

Tree Care Professionals Serving Communities Who Care About Trees

- 1. To sustain a livable community where people can live, work, and play.
- 2. To revitalize older neighborhoods.
- 3. To create tree-lined streets and landscaped medians which foster community pride and helps to retain homeowners and businesses.

An emphasis on tree planting and care as they mature is critical as the community approaches buildout. By promoting tree planting programs, the public, including the development community, is engaged as partners through individual neighborhood enhancement. In this respect, a goal to integrate the natural and manmade environment of the City of Santee can be realized with a result of achieving a pleasing, distinctive and well-organized community.

Sustainability

To ensure the City progresses in its environmental and community enhancement goals, this plan includes a subsection specifically on sustainability as it relates to tree management. As mentioned in the tree palette subsection, approved trees include those on the City of San Diego guide. These trees are proven to be durable over time and help to provide the canopy cover the City needs. In addition to those approved trees in this palette, the City may choose to use the following species to increase the tree diversity. Cooperation and partnership with specialty nurseries and plant brokers will be necessary to obtain larger quantities of these trees that do well in central California, low or subtropical desert climates, on our local islands, and areas of the southwestern United States and northern Mexico, which are Sunset Garden Book Zone 12, 13, and elsewhere.

- 1. Arbutus arizonica, Arizona Madrone
- 2. Calocedrus decurrens, Incense Cedar
- 3. Parkinsonia X 'Desert Museum', Desert Museum Palo Verde
- 4. Quercus buckleyi, Texas Red Oak
- 5. Quercus douglasii, Blue Oak
- 6. Quercus emoryi, Emory Oak
- 7. Quercus polymorpha, Mexican White Oak
- 8. Quercus texana, Nuttall Oak
- 9. Quercus tomentella, Island Oak
- 10. Quercus wislizenii, Interior Live Oak

This page is intentionally blank.

Street Tree Selection Guide



Introduction

This guide provides information for selecting street trees. Trees are a vital part of San Diego's infrastructure, contributing energy savings, filtering stormwater runoff and enhancing property values.

This guide encourages choices compatible with the planting locations, minimizing damage to other public improvements and promotes species diversity. Read all notes thoroughly prior to making any selection.

Notes

- Refer to the applicable Master Street Tree Plan for tree selection. Street Tree Plans (if adopted) are located in the Community Plan. Refer to the following link: http://www.sandiego.gov/planning/community/profiles/index.shtml
- In areas of existing development without an approved Street Tree Plan, the street tree selection(s) shall match the existing, permitted, predominate species unless the specie is not listed in the Street Tree Selection Guide.
- In areas with contiguous sidewalks (sidewalks that extend all the way to the curb), trees shall be planted a minimum of two (2) feet from the sidewalk.
- Unimproved rights-of-way provide limited opportunities for planting trees. Contact Street Division for more information regarding placement in these areas.
- Tree root barriers are required for all street tree applications to minimize sidewalk upheaval.
- "Required Canopy Shade Trees" are trees that are required to be planted in the street right of way as part of a Development Permit or Construction Permit. Required trees shall attain a mature height and spread of at least 15 feet.
- Minimum Size Required Canopy Shade tree = 24" Box.
- Minimum Size Non-Required Canopy Shade Tree = 15-gallon container.
- Palm Trees are only allowable where listed in an approved community plan.
- Minimum Size Palm Species = 10' BTH (Brown Trunk Height) or 14' BTH at Bus stop or Red Curb.
- Brown Trunk Height (BTH) is the height of a palm tree as measured from ground level to live fronds or emerging bud.

	PARKW	AYS BETW	VEEN 2-F	T. AND 4	-FT. WID	E OR LAF	RGER		
Botanical Name	Common Name	Height	Spread	Type*	Water	Needs^	Native	Suitable Under	Notes
Botanica Name	common realic	neight	брісаа	1,460	Coastal	Inland	Nutive	Utility Lines	notes
Acacia pendula	Weeping Acacia	25'	15'	E	M	М		Yes	
Acacia stenophylla	Shoestring Acacia	20'-30'	10'-30'	E	L	L		Yes	Identified by SD Regional Asthma Coalition as an allergy producer
Acacia subporosa aka Acacia cognata	Bower Wattle, Rver Wattle	20'-30'	20'-30'	E	L	L			
Albizia julibrissin	Silk Tree, Mimosa	20'-30'	20'	D/F	L	L			
Arbutus unedo	Strawberry Tree, Strawberry Madrone	20'-35'	20'-35'	E/F	L	L		Yes	
Archontophoenix cunninghamiana	King Palm	50'-70'	10'-15'	Р	М	М			
Bauhinia blakeana	Hong Kong Orchid	20'	20'	D/F	М	М		Yes	
Brahea armata	Mexican Blue Palm	20'-50'	12'-25'	Р	L	L			
Brahea edulis	Guadalupe Palm	35'	15'	Р	L	L			
Callistemon citrinus	Lemon Bottlebrush	20'-25'	25'	E/F	L	L		Yes	Tolerates direct coastal exposure (typically 1000' from shoreline)
Callistemon salignus	White Bottlebrush	20'-25'	10'-15'	E/F	L	L		Yes	
Cercis canadensis and var. 'Forest Pansy'	Eastern Redbud	25'	20'-25'	D/F	М	М		Yes	
Cercis mexicana	Mexican Redbud	20'-30'	20'-25'	D/F	L	М		Yes	
Cercis occidentalis	Western Redbud	25'	15'-20'	D/F	L	L	Yes	Yes	
Chionanthus retusus	Chinese Fringe Tree	20'	10'-15'	D/F	М	М		Yes	
Comarostaphylis diversifolia (Arctostaphylos diversifolia)	Summer Holly	20'	15'	E/F	VL	L	Yes	Yes	Tolerates direct coastal exposure (typically 1000' from shoreline)
Heteromeles arbutifolia	Toyon	25'	20'	E	L	L	Yes	Yes	
Hymenosporum flavum	Sweetshade	20'-35'	15'-20'	E/F	М	М			
Lagerstroemia indica hybrids (disease resistant varieties)	Crape Myrtle	25'	20'	D/F	М	М		Yes	
Laurus Nobilis	Grecian Laurel, Sweet Bay	15'-30'	15'-20'	E	L	L			Tolerates direct coastal exposure (typically 1000' from shoreline)
Livistona decipiens	Ribbon Fan Palm	35'	15'	Р	М	М			
Lyonothamnus floribundus and var 'asplenifolius'	Catalina Ironwood	50'-60'	40'	E/F	L	L	Yes		
Magnolia champaca (Michelia champaca)	Champaca	10'-20'	10'-20'	E/F	М	М		Yes	Tolerates direct coastal exposure (typically 1000' from shoreline)
Photinia x fraseri	Fraser Photinia	20'	20'	E/F	М	М		Yes	
Pittosporum crassifolium	Karo	25'	20'	E/F	М	М		Yes	Tolerates direct coastal exposure (typically 1000' from shoreline)
Rhaphiolepis 'Majestic Beauty'	Majestic Beauty Indian Hawthorn	20'	12'-15'	E/F	М	М		Yes	
Tecoma stans	Yellow Bells	20'	10'-20'	E	L	L		Yes	

^{*}D - Deciduous; E - Evergreen; F - Flowering; SD - Semi-Deciduous; P - Palm ^VL - Very Low; L - Low; M - Medium

PARKWAYS BETWEEN 4-FT. AND 6-FT. WIDE OR LARGER												
					Water	Needs^		Suitable				
Botanical Name	Common Name	Height	Spread	Type*	Coastal	Inland	Native	Under Utility Lines	Notes			
Arbutus 'Marina'	Marina Madrone, Marina Strawberry Tree	40'-50'	40'	E/F	L	М						
Bauhinia forficata	White Orchid Tree, Brazilain Butterfly Tree	25'-35'	15'-20'	E/F	М	М						
Brahea brandegii	Hesper Palm, San Jose Hesper Palm	40'-50'	15'	Р	М	L						
Butia capitata	Pindo palm	15'-25'	10'-15'	Р	L	L		Yes				
Callistemon viminalis	Weeping Bottlebrush	25'	15'	E/F	L	М		Yes	Tolerates direct coastal exposure (Typically 1,000 ft. from shoreline)			
Calodendrum capense	Cape Chestnut	40'	25'-40'	D/F	М	М			Tolerates direct coastal exposure (Typically 1,000 ft. from shoreline)			
Cassia excelsa aka Cassia fistula aka Senna spectabilis	Crown of Gold, Golden Shower Tree	25'-35'	25'-30'	E	М	М						
Cassia leptophylla	Gold Medalllion Tree	25'	20'-25'	D/F	М	М		Yes				
Cercidium floridum aka Parkinsonia florida	Blue Palo Verde	35'	30'	D/F	L	L	Yes					
Cercidium microphyllum aka Parksinonia microphylla	Little Leaf Palo Verde	35'	25'	D/F	VL	L	Yes					
Cercidium x 'Desert Museum' Thornless	Desert Museum Palo Verde	20'	20'	D/F	VL	L	Yes	Yes				
Chilopsis linearis	Desert Willow	25'	10'-20'	D/F	VL	L	Yes	Yes				
Chitalpa tashkentensis	Chitalpa	25'-35'	30'	D	L	М		Yes				
Dypsis decaryi	Triangle Palm	20'	12'-15'	Р	М	М						
Eriobotrya deflexa	Bronze Loquat	25'	25'	E	М	М		Yes				
Erythrina crista-galli	Cockspur Coral Tree	20'	20'	D	L	L		Yes				
Erythrina humeana Eucalyptus torquata	Natal Coral Coral Gum	25' 20'	25' 15'-30'	D E	L	M		Yes Yes				
Fraxinus oxycarpa (Fraxinus	Corai Guili				L	IVI		res				
angustifolia 'Raywood')	Raywood Ash	35'	20'	D	М	M						
Geijera parviflora	Australian Willow	30'	20'	E/F	L	М		Yes				
Jacaranda mimosifolia	Jacaranda	50'	35'-60'	D/F	М	M						
Jubaea chilensis	Chilean Wine Palm	65'	25'	Р	L	M						
Lophostemon confertus aka Tristania conferta	Brisbane Box	50'	40'	Е	М	М						
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	20'	10'	E/F	М	М		Yes				
Melaleuca linariifolia	Flaxleaf Paperbark	35'	35'	E/F	L	L			Tolerates direct coastal exposure (Typically 1000' from shoreline)			
Melaleuca quinquenervia	Cajeput Tree, Paperbark Tree	35'	20'	E/F	L	М			Tolerates direct coastal exposure (Typically 1000' from shoreline)			
Metrosideros excelsa	New Zealand Christmas Tree	35'	35'	E/F	М	М			Tolerates direct coastal exposure (Typically 1000' from shoreline)			
Olneya tesota	Desert Ironwood	35'	30'	E		L	Yes					
Phoenix dactylifera 'Medjool'	Medjool Date Palm	65'	20-25'	P	L	L			Male trees only			
Pistacia chinensis Pittosporum rhombifolium	Chinese Pistache Queensland Pittosporum	65' 25'	40' 12'-25'	D E	M	M						
Pittosporum tenuifolium	Tarata Pittosporum	35 [']	10'-15'	E/F	M	M						
Podocarpus henkelii	Long Leafed Yellowood	25'-35'	25'	E	M	M						
Podocarpus macrophyllus	Yew Pine	40'-50'	20'	E	М	М						
Prosopis glandulosa	Honey Mesquite	20'- 25'	20'	D	L	L	Yes	Yes				
Prosopis Thornless Hybrids	Chilean Mesquite cultivar	35'	35'	D	L	L						
Prunus caroliniana Prunus ilicifolia and 'Lyonii'	Carolina Laurel Cherry	35' 25'	15'-25' 10'-25'	E	M	M	Voc					
Pyrus calleryana 'Chanticleer'	Hollyleaf Cherry Callery Pear, Flowering	50'	15'	D/F	M	M	Yes					
Quercus ilex	Ornamental Pear Holly Oak	65'	65'	E								
Rhus lancea	African Sumac	25'	20'-35'	E	L	L		Yes				
Stenocarpus sinuatus	Firewheel Tree	35'	15'	E/F	M	M						
Tabebuia impetiginosa aka	Pink Trumpet Tree	25'	25'	D/F	М	М		Yes				
Handroanthus impetiginosus	·			ار <i>ر</i>				1 53				
Tilia cordata	Littleleaf linden	30'-50'	15'-30'		М	M						
Tristania laurina aka	Water Gum, Elegant Brisbane	25'	15'-25'	E/F	М	М		Yes				
Tristaniopsis laurina Washingtonia filifera	California Fan Palm	50'-70'	10'-20'			M	Yes					
	vering; SD - Semi-Deciduous; P - Palm			v; M - Mediu		1						

^{*}D - Deciduous; E - Evergreen; F - Flowering; SD - Semi-Deciduous; P - Palm ^VL - Very Low; L - Low; M - Medium

	PARKWA	AYS BETW	EEN 6-FT	. AND 10	-FT. WID	DE OR LA	RGER		
Botanical Name	Common Name	Height	Spread	Type*	Water	Needs^	Native	Suitable Under	Notes
2010		i i e i g i i e	Op. 333	.,,,,	Coastal	Inland		Utility Lines	
Afrocarpus gracilior aka									Tolerates direct coastal exposure
Afrocarpus falcatus and	Fern Pine, African Fern Pine	50'-65'	50'-60'	E	M	М			(Typically 1000' from shoreline)
Podocarpus gracilior									(Typically 1000 illoin shoreline)
Agonis flexuosa	Peppermint Tree	25'-35'	15'-30'	E	L	L		Yes	
Angophora costata aka	Gum Myrtle, Rose Gum	50'	None list	E		М			
Angophora cordifolia	dum Myrtie, Rose dum	30	None iist	L	_	IVI			
Arbutus Menziesii	Madrone	40' +	40'+		L	L			
Brachychiton acerifolius	Flame tree	65'	30'	D/F	L	M			
Brachychiton discolor	Queensland Lacebark, Pink Flame Tree	40'-65'	30'	SD/F	L	М			
Brachychiton populneus	Australian Bottle tree	30'-50'	30'	D	L	L			
Cupaniopsis anacardioides	Carrotwood	40'	30'	E	М	М			Tolerates direct coastal exposure (typically 1000' from shoreline)
Cupressus arizonica var glabra	Smooth Arizona Cypress	35'	20'	E	VL	VL			
Cupressus forbesi (Hesperocyparis forbesii)	Tecate Cypress	25'	20'	E	VL	VL	Yes		
Eucalyptus ficifolia aka Corymbia ficifolia	Red-Flowering Gum	35'	15'-60'	E	L	М			
Eucalyptus leucoxylon	White Ironbark	30'-90'	18'-60'	E	L	L			
Eucalyptus polyanthemos	Silver Dollar Gum	65'	15'-45'	E	L	L			
llex altaclarensis 'Wilsonii' (llex 'Wilsonii')	Wilson Holly	25'	15'-25'	E				Yes	
Koelreuteria bipinnata	Chinese Lantern	35'	35'	D/F	М	М			
Koelreuteria paniculata	Chinese Flame Tree	35'	15'-25'	D/F	L	L			
Liqustrum lucidum	Glossy Privet	35'-50'	35'	E	L	М			
Livistona australis	Australian Cabbage Palm, Australian Fan Palm	40'-50'	15'	Р	М	М			
Magnolia grandiflora 'Samuel Sommer'	Samuel Sommer Southern Magnolia	50'	30'	E	М	М			
Olea europaea fruitless	Olive "fruitless" Fruitless varieties only	35'	60'	E	L	L			Tolerates direct coastal exposure (Typically 1000' from shoreline)
Pinus canariensis	Canary Island Pine	50'-80'	20'-35'	E	L	М			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Pinus eldarica aka Pinus brutia	Afghan Pine, Mondell Pine	65'	15'-25'	E	VL	L			
Pinus pinea	Italian Stone Pine	40'-80'	40'-60'	E	L	L			Tolerates direct coastal exposure (Typically 1000' from shoreline)
Platanus acerifolia 'Bloodgood'	London Plane	65'	30'-40'	D	М	М			
Platanus mexicana	Mexican Sycamore	65'	40'	D	М	М			
Platanus racemosa	California Sycamore	30'-80'	20'-50'	D	М	М	Yes		
Quercus suber	Cork Oak	70'	70'	E	L	L			
Spathodea campanulata	African Tulip Tree	50'	30'	D/F	М	/			
Tabebuia chrysotricha aka Handroanthus chrysotrichus	Golden Trumpet Tree	25'	25'	D	М	М		Yes	
Ulmus parvifolia 'Sempervirens' and 'Drake'	Chinese Elm	65'	70'	Е	М	L			
Zelkova serrata	Sawleaf Zelkova	65'	40'	D	L	М			
* D - Deciduous; E - Evergreen; F - Flow		^ VL - Very	y Low; L - Lo	w; M - Medi	um				

PARKWAYS 10-FT. WIDE OR LARGER											
Determinal Name	Garage Manage	II. i.l.a	C	T *	Water	Needs^	NI-Ali	Suitable	Notes		
Botanical Name	Common Name	Height	Spread	Type*	Coastal	Inland	Native	Under Utility Lines	Notes		
Eucalyptus citriodora aka Corymbia citriodora	Lemon-Scented Gum	80'-160'	50'-100'	E	L	М					
Pinus torreyana	Torrey Pine	65'	30'-50'	E	L	М	Yes				
Quercus agrifolia	Coast Live Oak	65'	65'+	Е	VL	L	Yes				
Quercus engelmanii	Engelmann Oak, Mesa Oak	50'-65'	90'+	D	VL	L	Yes				
Quercus virginiana	Southern Live Oak	50'	75'+	E	M	М					
Sapium sebiferum (Triadica sebifera)	Chinese Tallow Tree	35'	25'-35'	D	М	М					
Tipuana tipu	Tipu Tree	50'	30'-55'	D/F	L	М					

^{*}D - Deciduous; E - Evergreen; F - Flowering; SD - Semi-Deciduous; P - Palm ^VL - Very Low; L - Low; M - Medium

Frequently Asked Questions

- Q. Do I need a permit to plant a tree?
- A. All street tree plantings that aren't being installed in conjunction with a construction permit require a "No Fee Street Tree Permit" prior to planting. Refer to the following link:
 - http://www.sandiego.gov/ced/pdf/streettreepermitapplication.pdf
- Q. My neighborhood has a Master Street Tree Plan. Does this affect my choice?
- A. Tree species must be consistent with the approved Street Tree Plan or other applicable documents. Refer to the community plan for more information.
- Q. Palm tree or shade tree Does it matter?
- A. For new development, the Land Development Code: Landscape Regulations specify that palm trees may only be used when identified in the applicable community plan. When palm trees are used, they are required at a higher quantity than shade trees. Choosing the right species and location of a tree affects its long term success and the benefits provided. In general, canopy shade trees are more preferred than palm trees; however if space is limited or special circumstances exist, palm trees are better than no tree.
- Q. What about native trees?
- A. The City of San Diego encourages the use of native trees and highly recommends them for areas where growing space and soil type are conducive to healthy native tree development.
- Q. How can I find out what a tree will look like before I select it?
- A. You can go to SelecTree (https://selectree.calpoly.edu/) for an online guide complete with photos or you can visit your local nursery to take a firsthand look at the trees and get planting tips.
- Q. What if I want to select a tree that is not on the list?
- A. You may select a tree that is not on the list, with written approval from the City. Email tsw_freetrees@sandiego.gov with your proposed selection.
- Q. Who decides what trees go into the Street Tree Selection Guide?
- A. Tree selection criteria is developed by the City with input from the Community Forest Advisory Board.
- Q. Was the Street Tree Selection Guide revised?
- A. Yes. The Community Forest Advisory Board, a group of local tree care professionals, landscape architects, and planners, reviewed and revised the Street Tree Selection Guide to identify additional species and remove those less suitable for street tree planting. Unsuitable species were identified as having serious pest problems, invasive with the potential to spread to natural areas, drop a lot of edible or inedible fruit, and/or have structural weaknesses, such as limbs breaking off. Trees that are considered highly invasive (spreading onto adjacent land and/or displacing native species) were not included, although some suitable listed species could be moderately invasive under certain conditions.

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9509 ABBEYFIELD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9509 ABBEYFIELD RD	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9510 ABBEYFIELD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9525 ABBEYFIELD RD	Front-1	Vacant site			Plant
RP	9533 ABBEYFIELD RD	Front-1	VACANT SITE Vacant site			Plant
RP	9540 ABBEYFIELD RD	Front-1	VACANT SITE Vacant site			Plant
RP	9565 ABBEYFIELD RD	Front-1	VACANT SITE Vacant site			Plant
RP	9616 ABBEYFIELD RD	Front-1	VACANT SITE Vacant site			Plant
RP	9617 ABBEYFIELD RD	Front-1	VACANT SITE Vacant site			Plant
RP	9624 ABBEYFIELD RD	Front-1	VACANT SITE Vacant site			Plant
RP	9632 ABBEYFIELD RD	Front-1	VACANT SITE Vacant site			Plant
RP	9640 ABBEYFIELD RD	Front-1	VACANT SITE Vacant site			Plant
RP	9648 ABBEYFIELD RD	Front-1	VACANT SITE Vacant site			Plant
RP	9707 ABBEYFIELD RD	Front-1	VACANT SITE Vacant site			Plant
RP	9712 ABBEYFIELD RD	FRONT-1	VACANT SITE Vacant site			Plant
RP	9713 ABBEYFIELD RD	Front-1	VACANT SITE Vacant site			Plant
RP	9718 ABBEYFIELD RD	Front-1	VACANT SITE Vacant site			Plant
RP	9725 ABBEYFIELD RD	Front-1	VACANT SITE Vacant site			Plant
RP	9742 ABBEYFIELD RD	Front-1	VACANT SITE Vacant site			Plant
RP	9743 ABBEYFIELD RD	Front-1	VACANT SITE Vacant site			Plant
RP	9748 ABBEYFIELD RD	Front-1	VACANT SITE Vacant site VACANT SITE			Plant
RP	9749 ABBEYFIELD RD	FRONT-1	Vacant site			Plant
RP	9754 ABBEYFIELD RD	Front-1	VACANT SITE VACANT SITE			Plant
RP	9755 ABBEYFIELD RD	Front-1	VACANT SITE <i>Vacant site</i> VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 1 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9755 ABBEYFIELD RD	Front-2	Vacant site VACANT SITE			Plant
RP	9760 ABBEYFIELD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9766 ABBEYFIELD RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9767 ABBEYFIELD RD	Front-1	Vacant site			Plant
RP	9508 ABBEYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9515 ABBEYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9516 ABBEYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9516 ABBEYWOOD RD	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9523 ABBEYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9523 ABBEYWOOD RD	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9524 ABBEYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9531 ABBEYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9532 ABBEYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9534 ABBEYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9539 ABBEYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9540 ABBEYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9547 ABBEYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9555 ABBEYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9556 ABBEYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9564 ABBEYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9571 ABBEYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9602 ABBEYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9603 ABBEYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9610 ABBEYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 2 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9618 ABBEYWOOD RD	Front-2	Vacant site VACANT SITE			Plant
RP	9619 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9643 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9651 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9710 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9711 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9723 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9728 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9729 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9734 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9734 ABBEYWOOD RD	Front-2	Vacant site VACANT SITE			Plant
RP	9735 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9740 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9741 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9746 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9753 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9759 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9764 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9765 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9770 ABBEYWOOD RD	FRONT-1	Vacant site VACANT SITE			Plant
RP	9771 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9776 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9777 ABBEYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9777 ABBEYWOOD RD	SIDE-1 ON: 9530 X CAMBURY DR	<i>Vacant site</i> VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 3 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9221 ARNAZ WY	Front-1	Vacant site VACANT SITE			Plant
RP	9227 ARNAZ WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9230 X ARNAZ WY	Side-1 ON: 9350 X WOODRUFF WY	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9204 X BELLAGIO RD	Side-1 ON: 9745 X SETTLE RD	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9208 BELLAGIO RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9216 BELLAGIO RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9219 BELLAGIO RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9220 BELLAGIO RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9223 BELLAGIO RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9224 BELLAGIO RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9228 BELLAGIO RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9232 BELLAGIO RD	Front-4	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9239 BELLAGIO RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9240 BELLAGIO RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9251 BELLAGIO RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
45	2 X BIG ROCK PARK	Park-11	VACANT SITE VACANT SITE VACANT SITE			Plant
45	2 X BIG ROCK PARK	Park-26	VACANT SITE VACANT SITE VACANT SITE			Plant
45	2 X BIG ROCK PARK	Park-27	VACANT SITE VACANT SITE VACANT SITE			Plant
45	2 X BIG ROCK PARK	Park-29	VACANT SITE VACANT SITE VACANT SITE			Plant
45	2 X BIG ROCK PARK	Park-32	Vacant site VACANT SITE VACANT SITE			Plant
45	2 X BIG ROCK PARK	Park-59	VACANT SITE VACANT SITE VACANT SITE			Plant
45	2 X BIG ROCK PARK	Park-60	VACANT SITE VACANT SITE VACANT SITE			Plant
45	2 X BIG ROCK PARK	Park-68	VACANT SITE VACANT SITE VACANT SITE			Plant
45	2 X BIG ROCK PARK	Park-70	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 4 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
45	2 X BIG ROCK PARK	Park-93	Vacant site VACANT SITE			Plant
45	2 X BIG ROCK PARK	Park-94	Vacant site VACANT SITE			Plant
45	2 X BIG ROCK PARK	Park-95	Vacant site VACANT SITE VACANT SITE			Plant
45	2 X BIG ROCK PARK	Park-96	Vacant site VACANT SITE VACANT SITE			Plant
45	2 X BIG ROCK PARK	Park-97	VACANT SITE VACANT SITE VACANT SITE			Plant
45	2 X BIG ROCK PARK	Park-98	VACANT SITE Vacant site VACANT SITE			Plant
45	2 X BIG ROCK PARK	Park-99	Vacant site VACANT SITE VACANT SITE			Plant
45	2 X BIG ROCK PARK	Park-100	Vacant site VACANT SITE VACANT SITE			Plant
45	2 X BIG ROCK PARK	Park-132	Vacant site VACANT SITE			Plant
45	2 X BIG ROCK PARK	Park-143	Vacant site VACANT SITE			Plant
RP	8529 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
RP	8536 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
RP	8545 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
RP	8549 X BIG ROCK RD	Side-1 ON: 8101 X ARLETTE ST	Vacant site VACANT SITE			Plant
RP	8557 X BIG ROCK RD	Side-1 ON: 8104 X ARLETTE ST	Vacant site VACANT SITE			Plant
RP	8561 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
RP	8565 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
RP	8589 X BIG ROCK RD	Side-1 ON: 8601 X SANDSTONE DR	Vacant site VACANT SITE			Plant
RP	8589 X BIG ROCK RD	Side-2 ON: 8601 X SANDSTONE DR	Vacant site VACANT SITE			Plant
RP	8608 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
RP	8616 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
RP	8617 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
RP	8629 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
RP	8630 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 5 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	8630 X BIG ROCK RD	Side-1 ON: 8060 X WOODPECKER WY	Vacant site VACANT SITE			Plant
RP	8630 X BIG ROCK RD	Side-2 ON: 8060 X WOODPECKER WY	Vacant site VACANT SITE			Plant
RP	8630 X BIG ROCK RD	Side-3 ON: 8060 X WOODPECKER WY	Vacant site VACANT SITE			Plant
RP	8630 X BIG ROCK RD	Side-4 ON: 8060 X WOODPECKER WY	Vacant site VACANT SITE			Plant
RP	8630 X BIG ROCK RD	Side-5 ON: 8060 X WOODPECKER WY	Vacant site VACANT SITE			Plant
RP	8632 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
RP	8633 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
RP	8636 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
RP	8640 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
RP	8707 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
RP	8712 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
RP	8715 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
RP	8715 BIG ROCK RD	Front-2	Vacant site VACANT SITE			Plant
RP	8727 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
RP	8728 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
RP	8736 BIG ROCK RD	Front-2	Vacant site VACANT SITE			Plant
RP	8740 BIG ROCK RD	Front-1	Vacant site VACANT SITE			Plant
44	2 X BIG ROCK RD PARK & RIDE	Front-1	Vacant site VACANT SITE			Plant
44	2 X BIG ROCK RD PARK & RIDE	Front-2	Vacant site VACANT SITE			Plant
44	2 X BIG ROCK RD PARK & RIDE	Front-3	Vacant site VACANT SITE			Plant
44	2 X BIG ROCK RD PARK & RIDE	Front-4	Vacant site VACANT SITE			Plant
44	2 X BIG ROCK RD PARK & RIDE	Front-28	<i>Vacant site</i> VACANT SITE			Plant
29	10072 BILTEER CT	SIDE-5 ON: 9725 X CONEJO RD	<i>Vacant site</i> VACANT SITE			Plant
29	10072 BILTEER CT	SIDE-26 ON: 9725 X CONEJO RD	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 6 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
29	10072 X BILTEER CT	Side-28 ON: 9725 X CONEJO RD	Vacant site VACANT SITE			Plant
21	2 X BLACK HORSE PEDESTRIAN PATH	PARK-4	Vacant site VACANT SITE			Plant
21	2 X BLACK HORSE PEDESTRIAN PATH	PARK-7	Vacant site VACANT SITE			Plant
21	2 X BLACK HORSE PEDESTRIAN PATH	PARK-10	Vacant site VACANT SITE			Plant
21	2 X BLACK HORSE PEDESTRIAN PATH	PARK-15	Vacant site VACANT SITE			Plant
21	2 X BLACK HORSE PEDESTRIAN PATH	Park-17	Vacant site VACANT SITE			Plant
21	2 X BLACK HORSE PEDESTRIAN PATH	PARK-28	Vacant site VACANT SITE			Plant
21	2 X BLACK HORSE PEDESTRIAN PATH	PARK-33	Vacant site VACANT SITE			Plant
21	2 X BLACK HORSE PEDESTRIAN PATH	Park-39	Vacant site VACANT SITE			Plant
21	2 X BLACK HORSE PEDESTRIAN PATH	PARK-49	Vacant site VACANT SITE			Plant
21	2 X BLACK HORSE PEDESTRIAN PATH	PARK-57	Vacant site VACANT SITE			Plant
0	8963 BLACKHORSE DR	FRONT-1	Vacant site VACANT SITE			Plant
0	8998 BLACKHORSE DR	FRONT-1	Vacant site VACANT SITE			Plant
0	8998 BLACKHORSE DR	FRONT-2	Vacant site VACANT SITE			Plant
RP	10045 BUENA VISTA AV	Front-2	Vacant site VACANT SITE			Plant
RP	9320 BURNING TREE WY	Front-1	Vacant site VACANT SITE			Plant
RP	9328 BURNING TREE WY	Front-1	Vacant site VACANT SITE			Plant
RP	9342 BURNING TREE WY	Front-1	Vacant site VACANT SITE			Plant
RP	9349 BURNING TREE WY	Front-1	Vacant site VACANT SITE			Plant
RP	9357 BURNING TREE WY	Front-1	Vacant site VACANT SITE			Plant
RP	9367 BURNING TREE WY	Front-1	Vacant site VACANT SITE			Plant
RP	9367 X BURNING TREE WY	Side-1 ON: 8805 X RUMSON DR	Vacant site VACANT SITE			Plant
RP	10320 CADWELL RD	Front-1	Vacant site VACANT SITE			Plant
RP	10320 X CADWELL RD	Side-1 ON: 9220 X PENMAR RD	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 7 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9491 CAMBURY DR	Front-1	Vacant site VACANT SITE			Plant
RP	9509 CAMBURY DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9515 CAMBURY DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9516 CAMBURY DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9516 X CAMBURY DR	Side-1 ON: 9780 X ABBEYFIELD RD	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9521 CAMBURY DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9522 CAMBURY DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9539 CAMBURY DR	FRONT-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9545 CAMBURY DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9546 CAMBURY DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9552 X CAMBURY DR	Side-7 ON: 9789 X RAMO RD	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9564 X CAMBURY DR	Side-1 ON: 9790 X RAMO RD	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9575 CAMBURY DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9576 CAMBURY DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9576 CAMBURY DR	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9581 CAMBURY DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9614 CAMBURY DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9614 CAMBURY DR	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9614 CAMBURY DR	Front-3	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9626 CAMBURY DR	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9632 CAMBURY DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9636 CAMBURY DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9638 CAMBURY DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9642 CAMBURY DR	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 8 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9642 CAMBURY DR	Front-3	Vacant site VACANT SITE			Plant
RP	9642 CAMBURY DR	Front-4	Vacant site VACANT SITE			Plant
RP	9647 CAMBURY DR	Front-1	VACANT SITE VACANT SITE			Plant
RP	9653 CAMBURY DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9659 CAMBURY DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9665 CAMBURY DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
26	9910 X CARDOZA DR	Slope-5	VACANT SITE VACANT SITE VACANT SITE			Plant
26	9910 X CARDOZA DR	Slope-11	VACANT SITE VACANT SITE VACANT SITE			Plant
26	9910 X CARDOZA DR	Slope-12	VACANT SITE VACANT SITE			Plant
RP	9713 CARITA CT	Front-1	Vacant site VACANT SITE			Plant
RP	9714 CARITA CT	Front-1	Vacant site VACANT SITE			Plant
RP	9721 CARITA CT	Front-1	VACANT SITE VACANT SITE			Plant
RP	9722 CARITA CT	Front-1	Vacant site VACANT SITE			Plant
RP	9209 CARITA RD	Front-1	Vacant site VACANT SITE			Plant
RP	9209 CARITA RD	Front-2	Vacant site VACANT SITE			Plant
RP	9213 CARITA RD	Front-2	VACANT SITE VACANT SITE			Plant
RP	9214 CARITA RD	Front-1	Vacant site VACANT SITE			Plant
RP	9217 CARITA RD	Front-1	Vacant site VACANT SITE			Plant
RP	9221 CARITA RD	Front-1	VACANT SITE VACANT SITE			Plant
RP	9230 CARITA RD	Front-1	Vacant site VACANT SITE			Plant
RP	9249 CARITA RD	Front-1	Vacant site VACANT SITE			Plant
RP	9257 CARITA RD	Front-1	Vacant site VACANT SITE			Plant
RP	9258 X CARITA RD	Side-1 ON: 9750 X HIGHDALE RD	VACANT SITE VACANT SITE			Plant
RP	9261 CARITA RD	Front-1	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 9 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9261 CARITA RD	Front-2	Vacant site VACANT SITE			Plant
RP	9303 CARITA RD	Front-1	Vacant site VACANT SITE			Plant
RP	9307 CARITA RD	FRONT-1	Vacant site VACANT SITE			Plant
RP	9307 CARITA RD	Front-2	Vacant site Vacant site VACANT SITE			Plant
RP	9329 CARLTON HILLS BL	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	9335 CARLTON HILLS BL	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	9352 CARLTON HILLS BL	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	9360 CARLTON HILLS BL	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	9404 CARLTON HILLS BL	Front-1	Vacant site VACANT SITE			Plant
RP	9421 CARLTON HILLS BL	Front-1	Vacant site VACANT SITE			Plant
RP	9428 CARLTON HILLS BL	Front-1	Vacant site VACANT SITE			Plant
RP	9453 CARLTON HILLS BL	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	9461 X CARLTON HILLS BL	Side-1 ON: 9375 X STOYER DR	Vacant site Vacant site VACANT SITE			Plant
RP	9513 CARLTON HILLS BL	Front-1	Vacant site VACANT SITE			Plant
RP	9519 CARLTON HILLS BL	Front-1	Vacant site VACANT SITE			Plant
RP	9526 CARLTON HILLS BL	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	9537 CARLTON HILLS BL	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	9544 CARLTON HILLS BL	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	9550 CARLTON HILLS BL	Front-1	Vacant site Vacant site VACANT SITE			Plant
31	9550 X CARLTON HILLS BL	MEDIAN-5	Vacant site Vacant site VACANT SITE			Plant
31	9550 X CARLTON HILLS BI	MEDIAN-6	Vacant site Vacant site VACANT SITE			Plant
RP	9556 CARLTON HILLS BL	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	9561 CARLTON HILLS BL	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	9573 CARLTON HILLS BL	FRONT-1	Vacant site Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 10 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DВН	нт	MAINTENANCE
RP	9579 CARLTON HILLS BL	Front-1	Vacant site VACANT SITE			Plant
31	9650 X CARLTON HILLS BL	. Median-4	Vacant site VACANT SITE			Plant
31	9650 X CARLTON HILLS BL	Median-5	Vacant site VACANT SITE			Plant
31	9750 X CARLTON HILLS BL	Median-2	Vacant site VACANT SITE			Plant
31	9750 X CARLTON HILLS BL	Median-5	Vacant site VACANT SITE			Plant
RP	9765 CARLTON HILLS BL	Front-1	Vacant site VACANT SITE			Plant
RP	9770 CARLTON HILLS BL	Front-4	Vacant site VACANT SITE			Plant
RP	9771 CARLTON HILLS BL	Front-1	Vacant site VACANT SITE			Plant
RP	9776 CARLTON HILLS BL	Front-1	Vacant site VACANT SITE			Plant
31	9780 X CARLTON HILLS BL	. Median-2	Vacant site VACANT SITE			Plant
RP	9805 CARLTON HILLS BL	Front-1	Vacant site VACANT SITE			Plant
RP	8701 CARLTON OAKS DR	Front-1	Vacant site VACANT SITE			Plant
RP	8701 CARLTON OAKS DR	Front-2	Vacant site VACANT SITE			Plant
RP	8906 X CARLTON OAKS DR	Side-1 ON: 9305 X PEBBLE BEACH DR	Vacant site VACANT SITE			Plant
RP	8906 X CARLTON OAKS DR	Side-2 ON: 9305 X PEBBLE BEACH DR	Vacant site VACANT SITE			Plant
34	9000 X CARLTON OAKS DR	Front-13	Vacant site VACANT SITE			Plant
RP	9727 CASTAIC CT	Front-1	Vacant site VACANT SITE			Plant
RP	9730 CASTAIC CT	Front-1	Vacant site VACANT SITE			Plant
RP	9735 CASTAIC CT	Front-1	Vacant site VACANT SITE			Plant
RP	9738 CASTAIC CT	Front-1	Vacant site VACANT SITE			Plant
RP	9751 CASTAIC CT	Front-1	Vacant site VACANT SITE			Plant
RP	8748 X CHERRY HILLS RD	Side-1 ON: 9450 X ST ANDREWS DR	Vacant site VACANT SITE			Plant
RP	8811 CHERRY HILLS RD	Front-1	Vacant site VACANT SITE			Plant
RP	8817 CHERRY HILLS RD	Front-2	<i>Vacant site</i> VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 11 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	8822 CHERRY HILLS RD	Front-1	Vacant site VACANT SITE			Plant
RP	8823 CHERRY HILLS RD	Front-1	Vacant site VACANT SITE			Plant
RP	8828 CHERRY HILLS RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8828 CHERRY HILLS RD	Front-2	Vacant site			Plant
RP	8829 CHERRY HILLS RD	Front-1	VACANT SITE Vacant site			Plant
RP	8840 X CHERRY HILLS RD	Side-1 ON: 9440 X PEBBLE BEACH DR	VACANT SITE Vacant site			Plant
01	2 X CITY HALL	Front-3	VACANT SITE Vacant site			Plant
01	2 X CITY HALL	Front-4	VACANT SITE Vacant site			Plant
01	2 X CITY HALL	Front-5	VACANT SITE VACANT SITE VACANT SITE			Plant
01	2 X CITY HALL	Front-17	Vacant site			Plant
01	2 X CITY HALL	Front-22	VACANT SITE VACANT SITE			Plant
01	2 X CITY HALL	Front-23	VACANT SITE Vacant site			Plant
01	2 X CITY HALL	Front-27	VACANT SITE Vacant site			Plant
01	2 X CITY HALL	Front-29	VACANT SITE Vacant site			Plant
01	2 X CITY HALL	Front-40	VACANT SITE Vacant site			Plant
01	2 X CITY HALL	Front-41	VACANT SITE Vacant site			Plant
01	2 X CITY HALL	Front-49	VACANT SITE Vacant site			Plant
01	2 X CITY HALL	Front-63	VACANT SITE Vacant site			Plant
01	2 X CITY HALL	Front-65	VACANT SITE Vacant site			Plant
01	2 X CITY HALL	Front-73	VACANT SITE Vacant site			Plant
01	2 X CITY HALL	Front-91	VACANT SITE VACANT SITE VACANT SITE			Plant
01	2 X CITY HALL	Front-92	Vacant site			Plant
01	2 X CITY HALL	Front-100	VACANT SITE VACANT SITE VACANT SITE			Plant
01	2 X CITY HALL	Front-109	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 12 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
01	2 X CITY HALL	Front-113	Vacant site VACANT SITE			Plant
01	2 X CITY HALL	Front-117	Vacant site VACANT SITE			Plant
01	2 X CITY HALL	Front-120	VACANT SITE VACANT SITE			Plant
01	2 X CITY HALL	Front-123	Vacant site VACANT SITE			Plant
01	2 X CITY HALL	Front-146	Vacant site VacANT SITE VACANT SITE			Plant
01	2 X CITY HALL	Front-148	Vacant site Vacant site VACANT SITE			Plant
01	2 X CITY HALL	Front-151	Vacant site VACANT SITE			Plant
01	2 X CITY HALL	Front-153	Vacant site VACANT SITE			Plant
01	2 X CITY HALL	Front-157	VACANT SITE VACANT SITE VACANT SITE			Plant
01	2 X CITY HALL	Front-168	Vacant site VACANT SITE			Plant
01	2 X CITY HALL	Front-169	VACANT SITE VACANT SITE VACANT SITE			Plant
01	2 X CITY HALL	Front-177	Vacant site VACANT SITE			Plant
01	2 X CITY HALL	Front-179	Vacant site VACANT SITE VACANT SITE			Plant
01	2 X CITY HALL	Front-180	Vacant site VACANT SITE			Plant
01	2 X CITY HALL	Front-204	Vacant site VACANT SITE			Plant
46	8661 X CLIFFORD HEIGHTS	S Side-1 ON: 8645 X PROSPECT AV	Vacant site VACANT SITE			Plant
29	10073 X CONEJO PL	Side-1 ON: 9745 X CONEJO RD	Vacant site VACANT SITE			Plant
29	9755 X CONEJO RD	FRONT-1	Vacant site VACANT SITE			Plant
28	10100 X COUNTRY SCENES	S Side-2 ON: 9845 X CONEJO RD	Vacant site VACANT SITE			Plant
28	10101 X COUNTRY SCENES	S Side-4 ON: 9835 X CONEJO RD	Vacant site VACANT SITE			Plant
28	10101 X COUNTRY SCENES	S Side-5 ON: 9835 X CONEJO RD	Vacant site VACANT SITE			Plant
28	10104 COUNTRY SCENES CT	Front-3	Vacant site VACANT SITE			Plant
28	10112 COUNTRY SCENES CT	Front-1	Vacant site VACANT SITE			Plant
28	2 X COUNTRY SCENES LMD	Front-1	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 13 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
28	2 X COUNTRY SCENES LM	D FRONT-13	Vacant site VACANT SITE			Plant
28	2 X COUNTRY SCENES LM	D Front-15	Vacant site VACANT SITE			Plant
26	8645 X CUYAMACA ST	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
26	8725 X CUYAMACA ST	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
26	8725 X CUYAMACA ST	Front-2	Vacant site VACANT SITE VACANT SITE			Plant
26	8750 X CUYAMACA ST	FRONT-1	Vacant site Vacant site VACANT SITE			Plant
26	8760 CUYAMACA ST	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
26	8790 CUYAMACA ST	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
20	8850 X CUYAMACA ST	Median-17	Vacant site VACANT SITE VACANT SITE			Plant
20	9450 X CUYAMACA ST	MEDIAN-8	Vacant site VACANT SITE VACANT SITE			Plant
20	9500 X CUYAMACA ST	MEDIAN-2	Vacant site VACANT SITE VACANT SITE			Plant
20	9500 X CUYAMACA ST	MEDIAN-5	Vacant site VACANT SITE VACANT SITE			Plant
20	9500 X CUYAMACA ST	MEDIAN-6	VACANT SITE VACANT SITE VACANT SITE			Plant
0	9720 CUYAMACA ST	FRONT-2	Vacant site VACANT SITE VACANT SITE			Plant
20	9750 X CUYAMACA ST	MEDIAN-1	VACANT SITE VACANT SITE VACANT SITE			Plant
20	9750 X CUYAMACA ST	MEDIAN-2	VACANT SITE VACANT SITE VACANT SITE			Plant
20	9750 X CUYAMACA ST	MEDIAN-4	VACANT SITE VACANT SITE VACANT SITE			Plant
20	9750 X CUYAMACA ST	MEDIAN-5	VACANT SITE VACANT SITE VACANT SITE			Plant
26	9840 X CUYAMACA ST	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
26	9840 X CUYAMACA ST	Front-4	VACANT SITE VACANT SITE VACANT SITE			Plant
26	9840 X CUYAMACA ST	Front-5	VACANT SITE VACANT SITE VACANT SITE			Plant
26	9840 X CUYAMACA ST	Front-6	VACANT SITE VACANT SITE VACANT SITE			Plant
26	9845 X CUYAMACA ST	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
26	9845 X CUYAMACA ST	Front-7	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 14 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	рвн	нт	MAINTENANCE
23	9855 X CUYAMACA ST	Median-2	Vacant site VACANT SITE			Plant
26	9940 X CUYAMACA ST	Front-3	Vacant site VACANT SITE			Plant
26	9940 X CUYAMACA ST	Front-4	Vacant site VACANT SITE VACANT SITE			Plant
26	9940 X CUYAMACA ST	Front-9	Vacant site VACANT SITE VACANT SITE			Plant
26	9940 X CUYAMACA ST	Front-10	Vacant site VACANT SITE VACANT SITE			Plant
26	9940 X CUYAMACA ST	Front-11	Vacant site VACANT SITE VACANT SITE			Plant
26	9945 X CUYAMACA ST	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
26	9945 X CUYAMACA ST	Front-4	Vacant site VACANT SITE			Plant
26	9945 X CUYAMACA ST	Front-5	Vacant site VACANT SITE			Plant
26	9945 X CUYAMACA ST	Front-8	Vacant site VACANT SITE			Plant
26	9945 X CUYAMACA ST	Front-11	Vacant site VACANT SITE VACANT SITE			Plant
26	9945 X CUYAMACA ST	Front-12	Vacant site VACANT SITE			Plant
20	9950 X CUYAMACA ST	MEDIAN-7	Vacant site VACANT SITE VACANT SITE			Plant
20	9950 X CUYAMACA ST	Median-10	Vacant site VACANT SITE			Plant
26	10020 X CUYAMACA ST	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
26	10020 X CUYAMACA ST	Front-4	Vacant site VACANT SITE			Plant
26	10020 X CUYAMACA ST	Front-5	Vacant site VACANT SITE VACANT SITE			Plant
26	10020 X CUYAMACA ST	Front-6	Vacant site VACANT SITE VACANT SITE			Plant
26	10020 X CUYAMACA ST	Front-8	Vacant site VACANT SITE VACANT SITE			Plant
26	10020 X CUYAMACA ST	Front-9	Vacant site VACANT SITE VACANT SITE			Plant
26	10025 X CUYAMACA ST	Front-3	Vacant site VACANT SITE VACANT SITE			Plant
26	10025 X CUYAMACA ST	Front-6	Vacant site VACANT SITE VACANT SITE			Plant
20	10050 X CUYAMACA ST	Median-12	Vacant site Vacant site VACANT SITE			Plant
26	10060 X CUYAMACA ST	SLOPE-9	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 15 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	рвн	нт	MAINTENANCE
26	10060 X CUYAMACA ST	SLOPE-19	Vacant site VACANT SITE			Plant
26	10060 X CUYAMACA ST	SLOPE-20	Vacant site Vacant site VACANT SITE			Plant
26	10145 X CUYAMACA ST	Front-2	Vacant site			Plant
20	10150 X CUYAMACA ST	Median-16	VACANT SITE Vacant site			Plant
26	10160 X CUYAMACA ST	Slope-11	VACANT SITE Vacant site			Plant
26	10160 X CUYAMACA ST	Slope-12	VACANT SITE Vacant site			Plant
26	10160 X CUYAMACA ST	Slope-17	VACANT SITE Vacant site			Plant
26	10340 X CUYAMACA ST	FRONT-4	VACANT SITE Vacant site			Plant
26	10345 X CUYAMACA ST	Front-8	VACANT SITE Vacant site			Plant
26	10345 X CUYAMACA ST	Front-9	VACANT SITE VACANT SITE			Plant
26	10360 X CUYAMACA ST	Slope-1	VACANT SITE Vacant site VACANT SITE			Plant
26	10360 X CUYAMACA ST	Slope-6	Vacant site			Plant
26	10440 X CUYAMACA ST	FRONT-8	VACANT SITE Vacant site VACANT SITE			Plant
RP	9209 DALEHURST RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9210 DALEHURST RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9213 DALEHURST RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9214 DALEHURST RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9214 DALEHURST RD	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9218 DALEHURST RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9222 DALEHURST RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9223 DALEHURST RD	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	9223 DALEHURST RD	Front-2	Vacant site Vacant site VACANT SITE			Plant
RP	9241 DALEHURST RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9244 DALEHURST RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 16 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9245 DALEHURST RD	Front-1	Vacant site VACANT SITE			Plant
RP	9306 DALEHURST RD	Front-1	Vacant site VACANT SITE			Plant
RP	9306 DALEHURST RD	Front-2	Vacant site VACANT SITE			Plant
RP	9314 DARCY CT	FRONT-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9414 DOHENY RD	FRONT-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9421 DOHENY RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9432 DOHENY RD	Front-1	Vacant site VACANT SITE			Plant
RP	9433 DOHENY RD	Front-1	Vacant site VACANT SITE			Plant
RP	9438 DOHENY RD	Front-1	Vacant site VACANT SITE			Plant
RP	9445 DOHENY RD	Front-1	Vacant site VACANT SITE			Plant
RP	9445 DOHENY RD	Front-2	Vacant site VACANT SITE			Plant
RP	9463 DOHENY RD	Front-1	Vacant site VACANT SITE			Plant
RP	9463 DOHENY RD	Front-2	Vacant site VACANT SITE VACANT SITE			Plant
RP	9469 DOHENY RD	Front-1	Vacant site VACANT SITE			Plant
RP	9474 DOHENY RD	Front-1	Vacant site VACANT SITE			Plant
RP	9480 DOHENY RD	Front-1	Vacant site VACANT SITE			Plant
RP	9481 DOHENY RD	Front-1	Vacant site VACANT SITE			Plant
RP	9486 DOHENY RD	Front-1	Vacant site VACANT SITE			Plant
RP	9487 DOHENY RD	Front-1	Vacant site VACANT SITE			Plant
RP	9492 DOHENY RD	Front-1	Vacant site VACANT SITE			Plant
RP	9401 DOMER RD	Front-1	Vacant site VACANT SITE			Plant
RP	9401 X DOMER RD	Side-1 ON: 9395 X PIKE RD	Vacant site VACANT SITE			Plant
RP	9413 DOMER RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9418 DOMER RD	Front-2	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 17 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9419 DOMER RD	Front-2	Vacant site VACANT SITE			Plant
RP	9419 DOMER RD	Front-3	Vacant site VACANT SITE			Plant
RP	9419 DOMER RD	Front-4	Vacant site VACANT SITE VACANT SITE			Plant
RP	9426 DOMER RD	FRONT-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9439 DOMER RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9445 DOMER RD	FRONT-1	VACANT SITE Vacant site VACANT SITE			Plant
RP	9451 DOMER RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9455 DOMER RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9456 DOMER RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9468 DOMER RD	Front-1	Vacant site VACANT SITE			Plant
RP	9486 DOMER RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9486 X DOMER RD	Side-1 ON: 9550 X MANDEVILLE RD	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9486 X DOMER RD	Side-2 ON: 9550 X MANDEVILLE RD	Vacant site VACANT SITE VACANT SITE			Plant
RP	9509 DOMER RD	Front-2	Vacant site VACANT SITE			Plant
RP	9521 DOMER RD	Front-3	Vacant site VACANT SITE			Plant
RP	9524 DOMER RD	Front-1	Vacant site VACANT SITE			Plant
RP	9527 X DOMER RD	Side-1 ON: 9405 X DOHENY RD	Vacant site VACANT SITE			Plant
RP	9530 DOMER RD	Front-1	Vacant site VACANT SITE			Plant
RP	9545 DOMER RD	Front-1	Vacant site VACANT SITE			Plant
RP	9551 X DOMER RD	Side-1 ON: 9405 X WHARTON RD	Vacant site VACANT SITE			Plant
RP	9600 DOMER RD	Front-1	Vacant site VACANT SITE			Plant
RP	9600 DOMER RD	Front-2	Vacant site VACANT SITE			Plant
RP	9616 DOMER RD	Front-1	Vacant site VACANT SITE			Plant
RP	9632 DOMER RD	Front-1	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 18 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9640 DOMER RD	Front-1	Vacant site VACANT SITE			Plant
RP	9664 X DOMER RD	Side-1 ON: 9403 X PENNYWOOD RD	Vacant site VACANT SITE			Plant
RP	9702 DOMER RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9702 X DOMER RD	Side-1 ON: 9400 X PENNYWOOD RD	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9707 DOMER RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9708 DOMER RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9714 DOMER RD	Front-1	Vacant site VACANT SITE			Plant
RP	9720 DOMER RD	Front-1	Vacant site VACANT SITE			Plant
RP	9725 DOMER RD	Front-1	Vacant site VACANT SITE			Plant
RP	9725 DOMER RD	Front-2	Vacant site VACANT SITE			Plant
RP	9726 DOMER RD	Front-1	Vacant site VACANT SITE			Plant
RP	9731 DOMER RD	Front-1	Vacant site VACANT SITE			Plant
RP	9731 DOMER RD	Front-2	Vacant site VACANT SITE			Plant
RP	9735 DOMER RD	Front-1	Vacant site VACANT SITE			Plant
RP	9735 DOMER RD	Front-2	Vacant site VACANT SITE VACANT SITE			Plant
RP	9735 DOMER RD	Front-3	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9744 DOMER RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9750 DOMER RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9756 DOMER RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9756 DOMER RD	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9762 DOMER RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9767 DOMER RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9209 DUNBARTON RD	FRONT-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9213 DUNBARTON RD	Front-1	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 19 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9213 DUNBARTON RD	Front-2	Vacant site VACANT SITE			Plant
RP	9213 X DUNBARTON RD	Side-1 ON: 9490 X HEANEY CIR /W	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9218 X DUNBARTON RD	Side-1 ON: 9580 X HEANEY CIR /E	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9218 X DUNBARTON RD	Side-2 ON: 9580 X HEANEY CIR /E	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9221 DUNBARTON RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9224 DUNBARTON RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9225 DUNBARTON RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9225 DUNBARTON RD	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9225 DUNBARTON RD	Front-4	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9228 DUNBARTON RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9229 DUNBARTON RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9229 DUNBARTON RD	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9229 DUNBARTON RD	Front-3	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9238 DUNBARTON RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9241 DUNBARTON RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9246 DUNBARTON RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9249 DUNBARTON RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9250 DUNBARTON RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9254 DUNBARTON RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9254 DUNBARTON RD	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9254 DUNBARTON RD	Front-3	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9261 DUNBARTON RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9261 DUNBARTON RD	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9264 DUNBARTON RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 20 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9265 DUNBARTON RD	Front-1	Vacant site VACANT SITE			Plant
RP	9268 DUNBARTON RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9272 X DUNBARTON RD	Side-1 ON: 9446 X HEANEY CIR /E	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9273 X DUNBARTON RD	Side-1 ON: 9424 X HEANEY CIR /E	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9273 DUNBARTON RD	SIDE-2 ON: 9424 X HEANEY CIR /E	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9273 DUNBARTON RD	SIDE-3 ON: 9424 X HEANEY CIR /E	VACANT SITE VACANT SITE VACANT SITE			Plant
47	10820 X EL NOPAL	Front-4	Vacant site VACANT SITE VACANT SITE			Plant
47	10820 X EL NOPAL	Front-8	Vacant site VACANT SITE			Plant
RP	9200 ELLENBEE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9200 ELLENBEE RD	Front-2	Vacant site VACANT SITE			Plant
RP	9206 ELLENBEE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9207 ELLENBEE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9207 ELLENBEE RD	Front-2	Vacant site VACANT SITE			Plant
RP	9213 ELLENBEE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9219 ELLENBEE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9224 ELLENBEE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9242 ELLENBEE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9248 ELLENBEE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9260 ELLENBEE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9266 ELLENBEE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9267 ELLENBEE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9278 X ELLENBEE RD	Side-1 ON: 9340 X HEANEY CIR /E	Vacant site VACANT SITE			Plant
RP	9759 X ESPARTA CT	Side-1 ON: 9755 X DOMER RD	Vacant site VACANT SITE			Plant
10	9748 X EUCALYPTUS CT	Side-1 ON: 10675 X MAST BL	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 21 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	8217 FANITA DR	FRONT-2	Vacant site VACANT SITE			Plant
RP	8217 X FANITA DR	LOT-1	Vacant site VACANT SITE			Plant
35	9415 X FANITA PKWY	Front-1	Vacant site Vacant site VACANT SITE			Plant
35	9415 X FANITA PKWY	Front-2	Vacant site			Plant
35	9425 X FANITA PKWY	Front-1	VACANT SITE Vacant site			Plant
35	9425 X FANITA PKWY	FRONT-2	VACANT SITE Vacant site			Plant
35	9425 X FANITA PKWY	Front-3	VACANT SITE Vacant site			Plant
35	9475 X FANITA PKWY	Front-2	VACANT SITE Vacant site			Plant
35	9475 X FANITA PKWY	Front-4	VACANT SITE Vacant site			Plant
36	9485 X FANITA PKWY	Front-1	VACANT SITE Vacant site			Plant
36	9485 X FANITA PKWY	Front-2	VACANT SITE Vacant site			Plant
36	9485 X FANITA PKWY	Front-4	VACANT SITE Vacant site			Plant
36	9495 X FANITA PKWY	Front-2	VACANT SITE Vacant site			Plant
36	9495 X FANITA PKWY	Front-3	VACANT SITE Vacant site			Plant
36	9515 X FANITA PKWY	Slope-7	VACANT SITE Vacant site			Plant
37	2 X FANITA PKWY ROW	Slope-5	VACANT SITE Vacant site			Plant
RP	9205 FENWAY RD	Front-1	VACANT SITE Vacant site			Plant
RP	9209 FENWAY RD	Front-1	VACANT SITE Vacant site			Plant
RP	9225 FENWAY RD	Front-1	VACANT SITE Vacant site			Plant
RP	9229 FENWAY RD	Front-1	VACANT SITE Vacant site			Plant
RP	9229 FENWAY RD	Front-2	VACANT SITE Vacant site VACANT SITE			Plant
18	2 X FIRE STATION 4	Front-5	Vacant site			Plant
18	2 X FIRE STATION 4	Front-12	VACANT SITE Vacant site VACANT SITE			Plant
18	2 X FIRE STATION 4	Front-13	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 22 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DВН	нт	MAINTENANCE
18	2 X FIRE STATION 4	Front-15	Vacant site VACANT SITE			Plant
18	2 X FIRE STATION 4	Front-16	Vacant site VACANT SITE VACANT SITE			Plant
18	2 X FIRE STATION 4	Front-17	Vacant site VACANT SITE VACANT SITE			Plant
18	2 X FIRE STATION 4	Front-23	Vacant site VACANT SITE VACANT SITE			Plant
18	2 X FIRE STATION 4	Front-24	Vacant site VACANT SITE VACANT SITE			Plant
18	2 X FIRE STATION 4	Front-25	Vacant site VacANT SITE VACANT SITE			Plant
18	2 X FIRE STATION 4	Front-28	Vacant site VACANT SITE			Plant
18	2 X FIRE STATION 4	Front-34	Vacant site VACANT SITE			Plant
34	2 X FIRE STATION 5	Front-2	Vacant site VACANT SITE			Plant
34	2 X FIRE STATION 5	Front-12	Vacant site VACANT SITE			Plant
34	2 X FIRE STATION 5	Front-14	Vacant site VACANT SITE			Plant
34	2 X FIRE STATION 5	Front-19	Vacant site VACANT SITE			Plant
34	2 X FIRE STATION 5	Front-20	Vacant site VACANT SITE			Plant
34	2 X FIRE STATION 5	Front-21	Vacant site VACANT SITE			Plant
34	2 X FIRE STATION 5	Front-30	Vacant site VACANT SITE			Plant
34	2 X FIRE STATION 5	Front-32	Vacant site VACANT SITE			Plant
34	2 X FIRE STATION 5	Front-33	Vacant site VACANT SITE			Plant
34	2 X FIRE STATION 5	Front-34	Vacant site VACANT SITE			Plant
34	2 X FIRE STATION 5	Front-35	Vacant site VACANT SITE			Plant
34	2 X FIRE STATION 5	Front-38	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-1	<i>Vacant site</i> VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-2	<i>Vacant site</i> VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-3	<i>Vacant site</i> VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-4	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 23 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DВН	нт	MAINTENANCE
RIPARIAN	2 X FORESTER CREEK	Park-5	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-6	Vacant site VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-7	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-8	Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-9	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-10	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-11	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-12	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-13	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-14	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-15	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-16	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-17	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-18	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-19	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-21	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-22	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-24	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-26	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-27	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-31	VACANT SITE Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-32	Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-33	VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-34	VACANT SITE Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 24 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	рвн	нт	MAINTENANCE
RIPARIAN	2 X FORESTER CREEK	Park-35	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-36	Vacant site VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-37	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-38	Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-39	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-40	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-41	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-42	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-43	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-44	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-45	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-46	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-47	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-48	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-49	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-50	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-51	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-52	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-53	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-54	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-55	VACANT SITE Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-56	Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-57	VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-58	VACANT SITE Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 25 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	рвн	нт	MAINTENANCE
RIPARIAN	2 X FORESTER CREEK	Park-59	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-60	Vacant site VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-61	Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-62	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-63	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-64	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-65	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-66	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-67	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-68	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-69	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-70	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-71	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-72	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-73	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-74	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-75	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-76	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-77	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-78	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-79	VACANT SITE Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-80	Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-81	VACANT SITE Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-82	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 26 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	рвн	нт	MAINTENANCE
RIPARIAN	2 X FORESTER CREEK	Park-83	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-84	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-85	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-86	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-87	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-88	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-89	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-90	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-91	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-92	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-93	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-94	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-95	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-96	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-97	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-98	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-99	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-100	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-101	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-102	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-103	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-104	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-105	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-106	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 27 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	рвн	нт	MAINTENANCE
RIPARIAN	2 X FORESTER CREEK	Park-107	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-108	Vacant site VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-109	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-110	Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-111	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-112	VACANT SITE Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-113	Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-114	VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-115	VACANT SITE Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-116	Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-117	VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-118	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-119	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-120	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-121	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-122	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-123	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-124	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-125	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-126	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-127	VACANT SITE Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-128	Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-129	VACANT SITE Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-130	VACANT SITE Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 28 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RIPARIAN	2 X FORESTER CREEK	Park-131	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-132	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-133	Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-134	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-135	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-136	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-137	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-138	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-139	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-140	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-141	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-142	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-143	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-144	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-145	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-146	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-147	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-148	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-149	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-150	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-151	VACANT SITE Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-152	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-153	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-154	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 29 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	рвн	нт	MAINTENANCE
RIPARIAN	2 X FORESTER CREEK	Park-155	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-156	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-157	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-158	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-159	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-160	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-161	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-162	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-163	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-164	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-165	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-166	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-167	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-168	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-169	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-170	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-171	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-172	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-173	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-174	<i>Vacant site</i> VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-175	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-176	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-177	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-178	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 30 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RIPARIAN	2 X FORESTER CREEK	Park-179	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-180	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-181	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-182	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-183	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-184	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-185	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-186	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-187	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-188	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-189	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-190	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-191	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-192	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-193	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-194	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-195	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-196	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-197	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-198	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-199	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-200	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-201	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-202	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 31 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	HT	MAINTENANCE
RIPARIAN	2 X FORESTER CREEK	Park-203	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-204	Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-205	vacant site Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-206	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-207	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-208	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-209	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-210	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-211	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-212	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-213	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-214	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-215	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-216	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-217	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-218	VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-219	VACANT SITE Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-220	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-221	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-222	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-223	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-224	Vacant site Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-225	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-226	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 32 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RIPARIAN	2 X FORESTER CREEK	Park-227	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-228	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-229	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-230	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-231	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-232	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-233	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-234	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-235	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-236	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-237	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-238	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-239	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-240	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-241	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-242	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-243	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-244	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-245	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-246	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-247	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-248	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-249	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-250	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 33 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RIPARIAN	2 X FORESTER CREEK	Park-251	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-252	Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-276	vacant site <i>Vacant site</i>			Plant
RIPARIAN	2 X FORESTER CREEK	Park-277	VACANT SITE <i>Vacant site</i>			Plant
RIPARIAN	2 X FORESTER CREEK	Park-278	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-279	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-280	VACANT SITE Vacant site			Plant
			VACANT SITE			
RIPARIAN	2 X FORESTER CREEK	Park-281	<i>Vacant site</i> VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-282	<i>Vacant site</i> VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-283	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-284	Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-285	VACANT SITE <i>Vacant site</i>			Plant
RIPARIAN	2 X FORESTER CREEK	Park-286	VACANT SITE Vacant sit e			Plant
RIPARIAN	2 X FORESTER CREEK	Park-287	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-288	VACANT SITE Vacant site			Plant
			VACANT SITE			
RIPARIAN	2 X FORESTER CREEK	Park-289	<i>Vacant site</i> VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-290	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-291	<i>Vacant site</i> VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-292	Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-293	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-295	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-296	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-297	VACANT SITE Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-298	VACANT SITE Vacant site			Plant
IMI VIMIN	2 A TONESTER CREEK	I di N 290	VACANT SITE VACANT SITE		-	riant

11/22/2021 10:18:29 AM Page 34 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RIPARIAN	2 X FORESTER CREEK	Park-299	Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-300	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-301	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-302	Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-303	VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-304	VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-305	VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-306	VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-308	VACANT SITE Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-311	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-313	Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-314	VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-315	VACANT SITE Vacant site VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-316	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X FORESTER CREEK	Park-317	Vacant site			Plant
RIPARIAN	2 X FORESTER CREEK	Park-318	VACANT SITE VACANT SITE			Plant
RP	9523 FRASCATI WY	Front-1	VACANT SITE VACANT SITE			Plant
RP	9523 X FRASCATI WY	Side-1 ON: 9615 X HARTLAND CIR	VACANT SITE VACANT SITE			Plant
RP	9523 X FRASCATI WY	Side-2 ON: 9615 X HARTLAND CIR	VACANT SITE Vacant site VACANT SITE			Plant
RP	9523 X FRASCATI WY	Side-3 ON: 9615 X HARTLAND CIR	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9523 X FRASCATI WY	Side-4 ON: 9615 X HARTLAND CIR	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9530 FRASCATI WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9530 FRASCATI WY	FRONT-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9539 FRASCATI WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 35 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DВН	нт	MAINTENANCE
RP	9554 FRASCATI WY	Front-1	Vacant site VACANT SITE			Plant
RP	9554 FRASCATI WY	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9555 FRASCATI WY	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9555 FRASCATI WY	Front-3	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9555 FRASCATI WY	Front-4	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9562 FRASCATI WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9563 FRASCATI WY	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9610 FRASCATI WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9618 FRASCATI WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9626 FRASCATI WY	Front-1	Vacant site VACANT SITE			Plant
RP	9626 FRASCATI WY	Front-2	Vacant site VACANT SITE			Plant
RP	9633 FRASCATI WY	Front-1	Vacant site VACANT SITE			Plant
RP	9634 FRASCATI WY	Front-1	Vacant site VACANT SITE			Plant
RP	9642 FRASCATI WY	Front-1	Vacant site VACANT SITE			Plant
RP	9206 X GALSTON DR	Side-1 ON: 9805 X SETTLE RD	Vacant site VACANT SITE			Plant
RP	9212 GALSTON DR	Front-1	Vacant site VACANT SITE			Plant
RP	9220 GALSTON DR	Front-1	Vacant site VACANT SITE			Plant
RP	9221 GALSTON DR	Front-1	Vacant site VACANT SITE			Plant
RP	9221 GALSTON DR	Front-2	Vacant site VACANT SITE			Plant
RP	9221 GALSTON DR	Front-3	Vacant site VACANT SITE			Plant
RP	9249 GALSTON DR	Front-1	Vacant site VACANT SITE			Plant
RP	9253 GALSTON DR	Front-1	Vacant site VACANT SITE			Plant
RP	9309 GALSTON DR	Front-2	Vacant site VACANT SITE			Plant
RP	9309 GALSTON DR	Front-4	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 36 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9309 GALSTON DR	Front-8	Vacant site VACANT SITE			Plant
RP	9313 GALSTON DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9400 X GALSTON DR	Side-1 ON: 9905 X CARLTON HILLS BL	Vacant site Vacant site VACANT SITE			Plant
RP	9405 GALSTON DR	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	9405 GALSTON DR	Front-2	Vacant site Vacant site VACANT SITE			Plant
RP	9411 GALSTON DR	Front-2	Vacant site Vacant site VACANT SITE			Plant
RP	9412 GALSTON DR	FRONT-2	Vacant site VACANT SITE VACANT SITE			Plant
RP	9423 GALSTON DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9424 GALSTON DR	Front-2	Vacant site VACANT SITE VACANT SITE			Plant
RP	9430 GALSTON DR	FRONT-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9436 GALSTON DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9500 GALSTON DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9511 GALSTON DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9512 GALSTON DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9523 X GALSTON DR	Side-1 ON: 9750 X MCCARDLE WY	Vacant site VACANT SITE VACANT SITE			Plant
RP	9523 X GALSTON DR	Side-2 ON: 9750 X MCCARDLE WY	Vacant site VACANT SITE			Plant
RP	9530 GALSTON DR	Front-1	Vacant site VACANT SITE			Plant
RP	9535 X GALSTON DR	Side-2 ON: 9745 X MCCARDLE WY	Vacant site VACANT SITE			Plant
RP	9541 GALSTON DR	Front-1	Vacant site VACANT SITE			Plant
RP	9547 X GALSTON DR	Side-1 ON: 9748 X HIRSCH RD	Vacant site VACANT SITE			Plant
RP	9547 X GALSTON DR	Side-2 ON: 9748 X HIRSCH RD	Vacant site VACANT SITE			Plant
RP	9548 X GALSTON DR	Side-1 ON: 9750 X HIRSCH RD	Vacant site VACANT SITE			Plant
RP	9548 X GALSTON DR	Side-2 ON: 9750 X HIRSCH RD	Vacant site VACANT SITE			Plant
RP	9560 X GALSTON DR	Side-1 ON: 9755 X HIRSCH RD	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 37 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9560 X GALSTON DR	Side-2 ON: 9755 X HIRSCH RD	Vacant site VACANT SITE			Plant
RP	9566 GALSTON DR	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	9572 GALSTON DR	Front-1	Vacant site VACANT SITE			Plant
0	9911 GANDY AV	Front-1	Vacant site VACANT SITE			Plant
RP	9023 GORGE AV	Front-1	Vacant site VACANT SITE			Plant
RP	9028 GORGE AV	Front-1	Vacant site VACANT SITE			Plant
RP	9031 GORGE AV	Front-1	Vacant site VACANT SITE			Plant
RP	9044 GORGE AV	Front-1	Vacant site VACANT SITE			Plant
RP	9049 GORGE AV	Front-1	Vacant site VACANT SITE			Plant
RP	9055 GORGE AV	Front-1	Vacant site VACANT SITE			Plant
RP	9056 X GORGE AV	Side-1 ON: 8940 X SUNWOOD DR	Vacant site VACANT SITE			Plant
RP	9056 X GORGE AV	Side-2 ON: 8940 X SUNWOOD DR	Vacant site VACANT SITE			Plant
RP	9056 X GORGE AV	Side-3 ON: 8940 X SUNWOOD DR	Vacant site VACANT SITE			Plant
RP	9056 X GORGE AV	Side-4 ON: 8940 X SUNWOOD DR	Vacant site VACANT SITE			Plant
RP	9056 X GORGE AV	Side-6 ON: 8940 X SUNWOOD DR	Vacant site VACANT SITE			Plant
RP	9127 GORGE AV	Front-1	<i>Vacant site</i> VACANT SITE			Plant
RP	9133 GORGE AV	Front-1	<i>Vacant site</i> VACANT SITE			Plant
RP	9145 GORGE AV	Front-1	<i>Vacant site</i> VACANT SITE			Plant
RP	9157 GORGE AV	Front-1	<i>Vacant site</i> VACANT SITE			Plant
RP	9206 X GORGE AV	Side-1 ON: 8945 X SINGING WOOD WY	<i>Vacant site</i> VACANT SITE			Plant
RP	9209 GORGE AV	FRONT-2	<i>Vacant site</i> VACANT SITE			Plant
RP	9223 GORGE AV	Front-1	VACANT SITE			Plant
RP	9223 GORGE AV	Front-2	Vacant site VACANT SITE			Plant
RP	9231 GORGE AV	Front-1	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 38 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	8932 X GORGE CT	Side-1 ON: 9150 X GORGE AV	Vacant site VACANT SITE			Plant
RP	8932 X GORGE CT	Side-2 ON: 9150 X GORGE AV	Vacant site VACANT SITE			Plant
RP	8933 X GORGE CT	Side-1 ON: 9170 X GORGE AV	Vacant site VACANT SITE			Plant
RP	8933 X GORGE CT	Side-2 ON: 9170 X GORGE AV	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8921 X GORGE PL	Side-1 ON: 9130 X GORGE AV	Vacant site VACANT SITE			Plant
RP	8921 X GORGE PL	Side-2 ON: 9130 X GORGE AV	Vacant site VACANT SITE VACANT SITE			Plant
0	9715 HALBERNS BL	FRONT-2	Vacant site VACANT SITE			Plant
0	9715 HALBERNS BL	SIDE-1	Vacant site VACANT SITE VACANT SITE			Plant
0	9715 HALBERNS BL	SIDE-2	VACANT SITE VACANT SITE VACANT SITE			Plant
0	9715 HALBERNS BL	SIDE-3	Vacant site VACANT SITE VACANT SITE			Plant
0	9715 HALBERNS BL	SIDE-4	Vacant site VACANT SITE VACANT SITE			Plant
RP	9506 HARTLAND CIR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9522 HARTLAND CIR	Front-1	Vacant site VACANT SITE			Plant
RP	9522 HARTLAND CIR	Front-2	Vacant site VACANT SITE VACANT SITE			Plant
RP	9523 HARTLAND CIR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9545 HARTLAND CIR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9552 HARTLAND CIR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9552 HARTLAND CIR	Front-2	Vacant site VACANT SITE VACANT SITE			Plant
RP	9560 HARTLAND CIR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9610 HARTLAND CIR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9612 HARTLAND CIR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9613 HARTLAND CIR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9618 HARTLAND CIR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9624 HARTLAND CIR	Front-1	Vacant site Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 39 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	HT	MAINTENANCE
RP	9625 HARTLAND CIR	Front-1	Vacant site VACANT SITE			Plant
RP	9644 HARTLAND CIR	Front-1	Vacant site			Plant
RP	9644 HARTLAND CIR	Front-2	VACANT SITE Vacant site			Plant
RP	9645 HARTLAND CIR	Front-2	VACANT SITE Vacant site			Plant
RP	9648 HARTLAND CIR	Front-1	VACANT SITE <i>Vacant site</i>			Plant
RP	9649 HARTLAND CIR	Front-1	VACANT SITE Vacant site			Plant
RP	9649 X HARTLAND CIR	Side-1 ON: 9525 X MAST BL	VACANT SITE Vacant site			Plant
RP	9653 HARTLAND CIR	Front-1	VACANT SITE Vacant site			Plant
RP	9653 HARTLAND CIR	Front-2	VACANT SITE Vacant site			Plant
RP	9653 HARTLAND CIR	Front-3	VACANT SITE Vacant site			Plant
RP	9329 HEANEY CIR /E	Front-1	VACANT SITE Vacant site			Plant
RP	9357 HEANEY CIR /E	Front-4	VACANT SITE Vacant site			Plant
RP	9357 HEANEY CIR /E	Front-5	VACANT SITE Vacant site			Plant
RP	9357 HEANEY CIR /E	Front-6	VACANT SITE Vacant site			Plant
RP	9362 X HEANEY CIR /E	Side-1 ON: 9270 X MARANDA DR	VACANT SITE Vacant site			Plant
RP	9362 X HEANEY CIR /E	Side-2 ON: 9270 X MARANDA DR	VACANT SITE Vacant site			Plant
RP	9369 HEANEY CIR /E	Front-1	VACANT SITE Vacant site			Plant
RP	9405 HEANEY CIR /E	Front-1	VACANT SITE Vacant site			Plant
RP	9427 HEANEY CIR /E	Front-1	VACANT SITE Vacant site			Plant
RP	9513 HEANEY CIR /E	Front-1	VACANT SITE Vacant site			Plant
RP	9520 HEANEY CIR /E	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9525 HEANEY CIR /E	FRONT-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9528 HEANEY CIR /E	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9535 HEANEY CIR /E	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 40 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9552 HEANEY CIR /E	Front-1	Vacant site VACANT SITE			Plant
RP	9563 HEANEY CIR /E	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9575 HEANEY CIR /E	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9575 HEANEY CIR /E	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9579 HEANEY CIR /E	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9579 HEANEY CIR /E	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9583 HEANEY CIR /E	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9587 X HEANEY CIR /E	Side-1 ON: 9210 X DUNBARTON RD	Vacant site VACANT SITE VACANT SITE			Plant
RP	9315 HEANEY CIR /W	Front-1	Vacant site VACANT SITE			Plant
RP	9318 HEANEY CIR /W	Front-1	Vacant site VACANT SITE			Plant
RP	9318 HEANEY CIR /W	Front-3	Vacant site VACANT SITE			Plant
RP	9318 HEANEY CIR /W	Front-4	Vacant site VACANT SITE			Plant
RP	9318 HEANEY CIR /W	Front-5	Vacant site VACANT SITE			Plant
0	9331 HEANEY CIR /W	FRONT-2	Vacant site VACANT SITE			Plant
RP	9334 HEANEY CIR /W	Front-1	Vacant site VACANT SITE			Plant
RP	9334 HEANEY CIR /W	Front-2	Vacant site VACANT SITE			Plant
RP	9334 HEANEY CIR /W	Front-3	Vacant site VACANT SITE			Plant
RP	9335 HEANEY CIR /W	Front-1	Vacant site VACANT SITE			Plant
RP	9342 HEANEY CIR /W	Front-1	Vacant site VACANT SITE			Plant
RP	9347 HEANEY CIR /W	Front-1	Vacant site VACANT SITE			Plant
RP	9350 HEANEY CIR /W	FRONT-1	Vacant site VACANT SITE			Plant
RP	9380 HEANEY CIR /W	Front-1	Vacant site VACANT SITE			Plant
RP	9400 HEANEY CIR /W	Front-1	<i>Vacant site</i> VACANT SITE			Plant
RP	9424 HEANEY CIR /W	Front-1	<i>Vacant site</i> VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 41 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9427 HEANEY CIR /W	Front-1	Vacant site VACANT SITE			Plant
RP	9433 HEANEY CIR /W	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9436 HEANEY CIR /W	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9436 HEANEY CIR /W	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9436 HEANEY CIR /W	Front-3	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9438 HEANEY CIR /W	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9441 HEANEY CIR /W	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9441 HEANEY CIR /W	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9441 HEANEY CIR /W	Front-3	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9441 HEANEY CIR /W	Front-4	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9461 HEANEY CIR /W	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9478 HEANEY CIR /W	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9482 HEANEY CIR /W	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9769 HIGHDALE RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9774 X HIGHDALE RD	Side-4 ON: 9260 X BELLAGIO RD	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9780 HIGHDALE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9801 HIGHDALE RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9801 HIGHDALE RD	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9801 HIGHDALE RD	Front-3	Vacant site VACANT SITE			Plant
RP	9802 HIGHDALE RD	Front-4	Vacant site VACANT SITE			Plant
RP	9815 HIGHDALE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9815 HIGHDALE RD	Front-2	Vacant site VACANT SITE			Plant
RP	9708 HIRSCH RD	Front-1	Vacant site VACANT SITE			Plant
RP	9709 X HIRSCH RD	Side-1 ON: 9470 X PENNYWOOD RD	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 42 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9717 HIRSCH RD	Front-1	Vacant site VACANT SITE			Plant
RP	9738 HIRSCH RD	Front-1	Vacant site VACANT SITE			Plant
RP	9739 HIRSCH RD	Front-1	Vacant site VACANT SITE			Plant
RP	9746 HIRSCH RD	Front-1	Vacant site VACANT SITE			Plant
RP	9204 HOLMBY WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9211 HOLMBY WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9215 HOLMBY WY	Front-1	Vacant SITE Vacant site VACANT SITE			Plant
RP	9219 HOLMBY WY	Front-1	Vacant SITE Vacant site VACANT SITE			Plant
RP	9219 HOLMBY WY	Front-4	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9222 X HOLMBY WY	Side-1 ON: 10118 X STRATHMORE DR	Vacant SITE Vacant site VACANT SITE			Plant
RP	9609 HUME RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9615 HUME RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9634 HUME RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9200 INWOOD DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9225 INWOOD DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9225 INWOOD DR	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9307 KNOLLWOOD WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9307 KNOLLWOOD WY	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9307 KNOLLWOOD WY	Front-3 ON: 0 X KNOLLWOOD WY	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9322 KNOLLWOOD WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9331 KNOLLWOOD WY	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9346 KNOLLWOOD WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9354 X KNOLLWOOD WY	Side-1 ON: 8815 X RUMSON DR	Vacant site			Plant
RP	9355 KNOLLWOOD WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 43 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9355 X KNOLLWOOD WY	Side-1 ON: 8835 X RUMSON DR	Vacant site VACANT SITE			Plant
RP	9454 X KNOWLTON CT	Side-1 ON: 9450 X HEANEY CIR /W	Vacant site VACANT SITE			Plant
RP	9219 LAKE CANYON RD	Front-1	Vacant site VACANT SITE			Plant
RP	9222 LAKE CANYON RD	Front-1	Vacant site VACANT SITE			Plant
RP	9222 LAKE CANYON RD	Front-2	Vacant site VACANT SITE			Plant
38	9310 X LAKE CANYON RD	Median-1	Vacant site VACANT SITE			Plant
38	9310 X LAKE CANYON RD	Median-2	Vacant site VACANT SITE			Plant
38	9310 X LAKE CANYON RD	Median-3	Vacant site VACANT SITE			Plant
RP	9325 LAKE CANYON RD	Front-1	<i>Vacant site</i> VACANT SITE			Plant
RP	9329 LAKE CANYON RD	Front-1	<i>Vacant site</i> VACANT SITE			Plant
38	9330 X LAKE CANYON RD	Median-2	<i>Vacant site</i> VACANT SITE			Plant
RP	9333 X LAKE CANYON RD	FRONT-1	<i>Vacant site</i> VACANT SITE			Plant
RP	9337 LAKE CANYON RD	Front-2	Vacant site VACANT SITE			Plant
RP	9226 X LAPEER CT	Side-1 ON: 9230 X DALEHURST RD	<i>Vacant site</i> VACANT SITE			Plant
RP	9318 X LAS LOMAS DR	REAR-4 ON: 9310 X LAS LOMAS DR	<i>Vacant site</i> VACANT SITE			Plant
RP	9520 LUTHERAN WAY	Front-3	Vacant site VACANT SITE			Plant
12	8555 X MAGNOLIA AV	Front-10	Vacant site VACANT SITE			Plant
06	8700 X MAGNOLIA AV	Median-1	Vacant site VACANT SITE			Plant
06	8700 X MAGNOLIA AV	Median-2	Vacant site VACANT SITE			Plant
06	8700 X MAGNOLIA AV	Median-3	Vacant site VACANT SITE			Plant
06	8700 X MAGNOLIA AV	Median-4	Vacant site VACANT SITE			Plant
06	8700 X MAGNOLIA AV	Median-5	Vacant site VACANT SITE			Plant
06	8700 X MAGNOLIA AV	Median-6	Vacant site VACANT SITE			Plant
06	8700 X MAGNOLIA AV	Median-7	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 44 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
07	9004 MAGNOLIA AV	FRONT-4	Vacant site VACANT SITE			Plant
RP	9007 MAGNOLIA AV	FRONT-1	Vacant site			Plant
07	9200 X MAGNOLIA AV	Lot-1	VACANT SITE Vacant site			Plant
07	9200 X MAGNOLIA AV	LO(-1	VACANT SITE			rialit
07	9201 X MAGNOLIA AV	FRONT-1	Vacant site			Plant
07	9555 X MAGNOLIA AV	Front-6	VACANT SITE Vacant site			Plant
			VACANT SITE			
07	9555 X MAGNOLIA AV	Front-17	Vacant site			Plant
07	9555 X MAGNOLIA AV	FRONT-30	VACANT SITE Vacant site			Plant
			VACANT SITE			
07	9625 X MAGNOLIA AV	Front-1	Vacant site			Plant
07	9625 X MAGNOLIA AV	Front-2	VACANT SITE Vacant site			Plant
	3020 7(1 // 1010 22/ 17 17		VACANT SITE			
08	9650 X MAGNOLIA AV	Median-11	Vacant site			Plant
08	9750 X MAGNOLIA AV	Front-4	VACANT SITE Vacant site			Plant
00	J/30 X MAGNOLIA AV	TIONC 4	VACANT SITE			rianc
08	9750 X MAGNOLIA AV	Front-5	Vacant site			Plant
08	9750 X MAGNOLIA AV	Front-6	VACANT SITE Vacant site			Plant
00	9730 X MAGNOLIA AV	TTOTIC-0	VACANT SITE			rialit
08	9750 X MAGNOLIA AV	Median-12	Vacant site			Plant
08	0750 V MACNOLTA AV	Median-13	VACANT SITE			Plant
06	9750 X MAGNOLIA AV	Mediaii-13	<i>Vacant site</i> VACANT SITE			Pidiil
08	9750 X MAGNOLIA AV	Median-14	Vacant site			Plant
0.0		Madian 1	VACANT SITE			Dlant
06	9800 X MAGNOLIA AV	Median-1	<i>Vacant site</i> VACANT SITE			Plant
06	9800 X MAGNOLIA AV	Median-3	Vacant site			Plant
06		Madian 4	VACANT SITE			Dlant
06	9800 X MAGNOLIA AV	Median-4	Vacant site VACANT SITE			Plant
07	10055 X MAGNOLIA AV	Front-2	Vacant site			Plant
0.7	100FF V MACNOLTA AV	F 2	VACANT SITE			DI
07	10055 X MAGNOLIA AV	Front-3	<i>Vacant site</i> VACANT SITE			Plant
07	10125 X MAGNOLIA AV	Front-4	Vacant site			Plant
0.7	1012E V MACNOLTA ***	F	VACANT SITE			DIt
07	10125 X MAGNOLIA AV	Front-9	<i>Vacant site</i> VACANT SITE			Plant
07	10125 X MAGNOLIA AV	Front-22	Vacant site			Plant
			VACANT SITE			

11/22/2021 10:18:29 AM Page 45 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
07	10175 X MAGNOLIA AV	Front-2	Vacant site VACANT SITE			Plant
07	10275 X MAGNOLIA AV	Front-5	VACANT SITE VACANT SITE VACANT SITE			Plant
07	10325 X MAGNOLIA AV	Front-5	VACANT SITE VACANT SITE VACANT SITE			Plant
06	10500 X MAGNOLIA AV	Median-12	VACANT SITE VACANT SITE VACANT SITE			Plant
06	10700 X MAGNOLIA AV	Median-2	VACANT SITE VACANT SITE VACANT SITE			Plant
06	10700 X MAGNOLIA AV	Median-5	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9457 MANDEVILLE RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9473 X MANDEVILLE RD	Side-1 ON: 9495 X STOYER DR	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9525 MANDEVILLE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9525 MANDEVILLE RD	Front-2	Vacant site VACANT SITE			Plant
RP	9525 MANDEVILLE RD	Front-3	Vacant site VACANT SITE			Plant
RP	9533 MANDEVILLE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9533 MANDEVILLE RD	Front-2	Vacant site VACANT SITE			Plant
RP	9549 MANDEVILLE RD	FRONT-1	Vacant site VACANT SITE			Plant
RP	9565 MANDEVILLE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9165 MARANDA DR	SIDE-1 ON: 9460 X HEANEY CIR /W	Vacant site VACANT SITE			Plant
RP	9204 MARANDA DR	Front-1	Vacant site VACANT SITE			Plant
RP	9204 MARANDA DR	Front-2	Vacant site VACANT SITE			Plant
RP	9204 MARANDA DR	Front-3	Vacant site VACANT SITE			Plant
RP	9204 MARANDA DR	Front-4	<i>Vacant site</i> VACANT SITE			Plant
RP	9213 MARANDA DR	Front-3	<i>Vacant site</i> VACANT SITE			Plant
RP	9213 MARANDA DR	Front-4	Vacant site VACANT SITE			Plant
RP	9219 MARANDA DR	Front-2	Vacant site VACANT SITE			Plant
RP	9220 MARANDA DR	Front-1	<i>Vacant site</i> VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 46 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9224 MARANDA DR	Front-1	Vacant site VACANT SITE			Plant
RP	9225 MARANDA DR	Front-1	Vacant site VACANT SITE			Plant
RP	9228 MARANDA DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9237 MARANDA DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9244 MARANDA DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9249 MARANDA DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9253 MARANDA DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9256 MARANDA DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9257 MARANDA DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9261 MARANDA DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9266 MARANDA DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9269 MARANDA DR	FRONT-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9269 X MARANDA DR	Side-1 ON: 9350 X HEANEY CIR /E	VACANT SITE VACANT SITE VACANT SITE			Plant
39	8765 X MAST BL	FRONT-7	VACANT SITE VACANT SITE VACANT SITE			Plant
39	8765 X MAST BL	Front-24	VACANT SITE VACANT SITE VACANT SITE			Plant
39	8765 X MAST BL	Front-26	VACANT SITE VACANT SITE VACANT SITE			Plant
39	8765 X MAST BL	Front-27	VACANT SITE VACANT SITE VACANT SITE			Plant
39	8765 X MAST BL	Front-28	VACANT SITE VACANT SITE VACANT SITE			Plant
39	8765 X MAST BL	FRONT-29	VACANT SITE VACANT SITE VACANT SITE			Plant
39	8765 X MAST BL	Front-30	VACANT SITE VACANT SITE VACANT SITE			Plant
39	8765 X MAST BL	Front-36	VACANT SITE VACANT SITE VACANT SITE			Plant
40	8790 MAST BL	FRONT-1	VACANT SITE VACANT SITE VACANT SITE			Plant
40	8790 MAST BL	FRONT-2	VACANT SITE VACANT SITE VACANT SITE			Plant
40	8790 MAST BL	Front-3	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 47 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
40	8790 MAST BL	FRONT-4	Vacant site VACANT SITE			Plant
39	8860 X MAST BL	Front-192	Vacant site VACANT SITE VACANT SITE			Plant
39	8860 X MAST BL	Front-193	Vacant site VacANT SITE VACANT SITE			Plant
39	8860 X MAST BL	Front-194	Vacant site VACANT SITE VACANT SITE			Plant
39	8860 X MAST BL	Front-195	VACANT SITE VACANT SITE VACANT SITE			Plant
39	9413 MAST BL	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
39	9413 MAST BL	Front-2	Vacant site VACANT SITE VACANT SITE			Plant
RP	9413 X MAST BL	Side-1 ON: 9585 X DOMER RD	Vacant site VACANT SITE VACANT SITE			Plant
39	9457 MAST BL	Front-1	Vacant site VACANT SITE			Plant
39	9472 MAST BL	Front-3	Vacant site VACANT SITE			Plant
RP	9481 X MAST BL	Side-1 ON: 9498 X VOMAC RD	Vacant site VACANT SITE			Plant
32	9500 X MAST BL	Front-9	Vacant site VACANT SITE			Plant
30	9550 X MAST BL	Median-1	Vacant site VACANT SITE			Plant
30	9550 X MAST BL	Median-2	Vacant site VACANT SITE			Plant
30	9550 X MAST BL	Median-3	Vacant site VACANT SITE			Plant
32	9573 MAST BL	Front-1	Vacant site VACANT SITE			Plant
32	9600 X MAST BL	Front-7	Vacant site VACANT SITE			Plant
32	9600 X MAST BL	Front-18	Vacant site VACANT SITE			Plant
32	9600 X MAST BL	Front-29	Vacant site VACANT SITE			Plant
32	9600 X MAST BL	Front-30	Vacant site VACANT SITE			Plant
32	9611 MAST BL	Front-1	Vacant site VACANT SITE			Plant
32	9627 MAST BL	Front-1	Vacant site VACANT SITE			Plant
30	9650 X MAST BL	Median-1	Vacant site VACANT SITE			Plant
30	9650 X MAST BL	Median-2	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 48 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
32	9700 X MAST BL	Front-10	Vacant site VACANT SITE			Plant
32	9700 X MAST BL	Front-11	Vacant site VACANT SITE			Plant
32	9700 X MAST BL	Front-16	Vacant site VacANT SITE VACANT SITE			Plant
32	9700 X MAST BL	Front-26	Vacant site VACANT SITE VACANT SITE			Plant
32	9700 X MAST BL	Front-27	Vacant site VACANT SITE VACANT SITE			Plant
32	9700 X MAST BL	Front-30	Vacant site Vacant site VACANT SITE			Plant
32	9700 X MAST BL	Front-39	Vacant site VACANT SITE			Plant
30	9710 X MAST BL	Median-1	Vacant site VACANT SITE			Plant
30	9710 X MAST BL	Median-2	Vacant site VACANT SITE			Plant
32	9721 MAST BL	Front-1	Vacant site VACANT SITE			Plant
RP	9721 X MAST BL	Side-1 ON: 9640 X HUME RD	Vacant site VACANT SITE			Plant
RP	9721 MAST BL	Side-2 ON: 9640 X HUME RD	Vacant site VACANT SITE			Plant
32	9781 MAST BL	Front-1	Vacant site VACANT SITE			Plant
32	9787 MAST BL	Front-1	Vacant site VACANT SITE			Plant
30	10050 X MAST BL	Median-3	Vacant site VACANT SITE			Plant
30	10050 X MAST BL	Median-5	Vacant site VACANT SITE			Plant
30	10115 X MAST BL	Front-2	Vacant site VACANT SITE			Plant
30	10120 X MAST BL	Median-2	Vacant site VACANT SITE			Plant
30	10120 X MAST BL	Median-3	Vacant site VACANT SITE			Plant
30	10130 MAST BL	Front-6	Vacant site VACANT SITE			Plant
51	10400 X MAST BL	Front-8	Vacant site VACANT SITE			Plant
51	10400 X MAST BL	Front-16	Vacant site VACANT SITE			Plant
51	10400 X MAST BL	Front-22	Vacant site VACANT SITE			Plant
51	10400 X MAST BL	Front-30	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 49 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
51	10400 X MAST BL	Front-31	Vacant site VACANT SITE			Plant
51	10400 X MAST BL	Front-32	VACANT SITE VACANT SITE VACANT SITE			Plant
51	10400 X MAST BL	Front-41	Vacant site			Plant
51	10400 X MAST BL	Front-42	VACANT SITE Vacant site			Plant
51	10400 X MAST BL	Front-43	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-2	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	Park-8	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	Park-14	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-25	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	Park-26	VACANT SITE VACANT SITE			Plant
32	2 X MAST PARK	Park-44	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	Park-45	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	Park-49	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	Park-54	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	Park-55	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	Park-56	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	Park-57	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	Park-58	VACANT SITE Vacant site VACANT SITE			Plant
32	2 X MAST PARK	PARK-97	VACANT SITE VACANT SITE VACANT SITE			Plant
32	2 X MAST PARK	PARK-99	VACANT SITE VACANT SITE VACANT SITE			Plant
32	2 X MAST PARK	PARK-100	VACANT SITE VACANT SITE VACANT SITE			Plant
32	2 X MAST PARK	Park-101	VACANT SITE VACANT SITE VACANT SITE			Plant
32	2 X MAST PARK	Park-102	VACANT SITE VACANT SITE VACANT SITE			Plant
32	2 X MAST PARK	PARK-104	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 50 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
32	2 X MAST PARK	Park-107	Vacant site VACANT SITE			Plant
32	2 X MAST PARK	Park-108	Vacant site VACANT SITE			Plant
32	2 X MAST PARK	PARK-220	VACANT SITE VACANT SITE VACANT SITE			Plant
32	2 X MAST PARK	Park-228	Vacant site			Plant
32	2 X MAST PARK	PARK-244	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-245	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-246	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-255	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-256	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-264	VACANT SITE VACANT SITE			Plant
32	2 X MAST PARK	Park-368	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-406	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-407	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-492	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-497	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-498	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-499	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-500	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-503	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-506	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-510	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-512	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-520	VACANT SITE Vacant site			Plant
32	2 X MAST PARK	PARK-522	VACANT SITE Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 51 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
32	2 X MAST PARK	PARK-532	Vacant site VACANT SITE			Plant
32	2 X MAST PARK	PARK-533	VACANT SITE VACANT SITE VACANT SITE			Plant
32	2 X MAST PARK	PARK-544	Vacant site VACANT SITE VACANT SITE			Plant
32	2 X MAST PARK	PARK-545	Vacant site			Plant
RP	8525 MATTERHORN DR	Front-1	VACANT SITE Vacant site			Plant
RP	8559 MATTERHORN DR	FRONT-1	VACANT SITE Vacant site			Plant
RP	8604 MATTERHORN DR	Front-1	VACANT SITE Vacant site			Plant
RP	8605 MATTERHORN DR	Front-1	VACANT SITE Vacant site			Plant
RP	8609 MATTERHORN DR	Front-1	VACANT SITE Vacant site VACANT SITE			Plant
RP	8612 MATTERHORN DR	Front-1	Vacant site			Plant
RP	8612 MATTERHORN DR	Front-2	VACANT SITE VACANT SITE			Plant
RP	8620 MATTERHORN DR	Front-1	VACANT SITE Vacant site			Plant
RP	8620 MATTERHORN DR	Front-2	VACANT SITE VACANT SITE			Plant
RP	8620 MATTERHORN DR	Front-3	VACANT SITE Vacant site VACANT SITE			Plant
RP	8624 X MATTERHORN DR	Side-1 ON: 8035 X WOODPECKER WY	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8625 X MATTERHORN DR	Side-1 ON: 8055 X WOODPECKER WY	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9430 X MCCARDLE WY	Side-1 ON: 9430 X PENNYWOOD RD	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9430 X MCCARDLE WY	Side-2 ON: 9430 X PENNYWOOD RD	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9700 MCCARDLE WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9706 MCCARDLE WY	Front-3	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9707 MCCARDLE WY	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9715 MCCARDLE WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9715 MCCARDLE WY	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9718 MCCARDLE WY	Front-1	Vacant site VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 52 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9718 MCCARDLE WY	Front-2	Vacant site VACANT SITE			Plant
RP	9720 MCCARDLE WY	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	9720 MCCARDLE WY	Front-2	Vacant site			Plant
RP	9724 MCCARDLE WY	Front-1	VACANT SITE Vacant site			Plant
RP	9730 MCCARDLE WY	Front-1	VACANT SITE Vacant site			Plant
RP	9731 MCCARDLE WY	Front-1	VACANT SITE Vacant site			Plant
RP	9736 MCCARDLE WY	Front-1	VACANT SITE Vacant site			Plant
RP	9744 MCCARDLE WY	Front-1	VACANT SITE Vacant site			Plant
RP	9435 X MEDINA DR	Side-3 ON: 8735 X CHERRY HILLS RD	VACANT SITE Vacant site			Plant
RP	9435 X MEDINA DR	Side-4 ON: 8735 X CHERRY HILLS RD	VACANT SITE Vacant site			Plant
RP	9435 X MEDINA DR	Side-5 ON: 8735 X CHERRY HILLS RD	VACANT SITE Vacant site			Plant
RP	9447 X MEDINA DR	Side-1 ON: 8740 X CHERRY HILLS RD	VACANT SITE VACANT SITE			Plant
39	9545 X MEDINA DR	Side-6 ON: 8810 X MAST BL	VACANT SITE VACANT SITE VACANT SITE			Plant
39	9545 X MEDINA DR	Side-7 ON: 8810 X MAST BL	VACANT SITE VACANT SITE VACANT SITE			Plant
39	9605 X MEDINA DR	Side-1 ON: 8815 X MAST BL	Vacant site Vacant site VACANT SITE			Plant
39	9605 X MEDINA DR	Side-2 ON: 8815 X MAST BL	VACANT SITE VACANT SITE VACANT SITE			Plant
39	9605 X MEDINA DR	Side-3 ON: 8815 X MAST BL	VACANT SITE VACANT SITE VACANT SITE			Plant
39	9605 X MEDINA DR	Side-4 ON: 8815 X MAST BL	VACANT SITE VACANT SITE VACANT SITE			Plant
24	9460 MISSION CREEK DR		Vacant site Vacant site VACANT SITE			Plant
24	9802 X MISSION CREEK DR	R Front-1	Vacant site Vacant site VACANT SITE			Plant
24	9802 X MISSION CREEK DR	R Front-2	Vacant site Vacant site VACANT SITE			Plant
24	9802 X MISSION CREEK DR	R Front-3	VACANT SITE VACANT SITE VACANT SITE			Plant
24	9830 X MISSION CREEK DR	R Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
24	9830 X MISSION CREEK DR	R Front-3	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 53 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
24	9830 X MISSION CREEK D	R Front-4	Vacant site VACANT SITE			Plant
24	9830 X MISSION CREEK D	R Front-6	Vacant site VACANT SITE			Plant
24	9830 X MISSION CREEK D	R Front-8	VACANT SITE VACANT SITE VACANT SITE			Plant
24	9855 X MISSION CREEK D	R Front-6	Vacant site			Plant
24	9870 X MISSION CREEK D	R Slope-1	VACANT SITE Vacant site			Plant
24	9870 X MISSION CREEK D	R Slope-2	VACANT SITE Vacant site VACANT SITE			Plant
24	9870 X MISSION CREEK D	R SLOPE-5	Vacant site			Plant
24	9870 X MISSION CREEK D	R SLOPE-6	VACANT SITE VACANT SITE			Plant
24	9890 X MISSION CREEK D	R Front-1	VACANT SITE Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-1	Vacant site			Plant
24	2 X MISSION CREEK LMD	Front-2	VACANT SITE VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-4	VACANT SITE Vacant site			Plant
24	2 X MISSION CREEK LMD	Front-5	VACANT SITE Vacant site			Plant
24	2 X MISSION CREEK LMD	Front-6	VACANT SITE Vacant site			Plant
24	2 X MISSION CREEK LMD	FRONT-14	VACANT SITE Vacant site			Plant
24	2 X MISSION CREEK LMD	FRONT-17	VACANT SITE Vacant site			Plant
24	2 X MISSION CREEK LMD	FRONT-21	VACANT SITE Vacant site			Plant
24	2 X MISSION CREEK LMD	Front-28	VACANT SITE Vacant site			Plant
24	2 X MISSION CREEK LMD	FRONT-32	VACANT SITE Vacant site			Plant
24	2 X MISSION CREEK LMD	Front-33	VACANT SITE VACANT SITE			Plant
24	2 X MISSION CREEK LMD	FRONT-34	VACANT SITE Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-36	Vacant site			Plant
24	2 X MISSION CREEK LMD	Front-40	VACANT SITE Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-42	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 54 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
24	2 X MISSION CREEK LMD	Front-46	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-55	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-70	Vacant site VACANT SITE VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-75	Vacant site VACANT SITE VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-76	VACANT SITE VACANT SITE VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-78	VACANT SITE VACANT SITE VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-81	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-82	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-85	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-94	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	FRONT-97	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	FRONT-98	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	FRONT-108	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-109	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-111	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-116	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-119	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-127	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-130	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-132	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-138	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-139	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-150	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-152	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 55 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
24	2 X MISSION CREEK LMD	Front-153	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-154	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-155	Vacant site VACANT SITE VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-159	Vacant site Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-161	Vacant site Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-163	VACANT SITE VACANT SITE VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-169	Vacant site VACANT SITE VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-183	Vacant site VACANT SITE VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-186	Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	Front-187	Vacant site VACANT SITE VACANT SITE			Plant
24	2 X MISSION CREEK LMD	FRONT-188	Vacant site VACANT SITE VACANT SITE			Plant
24	2 X MISSION CREEK LMD	FRONT-229	Vacant site Vacant site VACANT SITE			Plant
24	2 X MISSION CREEK LMD	FRONT-231	VACANT SITE VACANT SITE VACANT SITE			Plant
43	7650 X MISSION GORGE F	RDMEDIAN-5	VACANT SITE VACANT SITE VACANT SITE			Plant
43	7750 X MISSION GORGE F	RDMEDIAN-2	VACANT SITE VACANT SITE VACANT SITE			Plant
43	7750 X MISSION GORGE F	RDMedian-4	VACANT SITE VACANT SITE VACANT SITE			Plant
43	7750 X MISSION GORGE F	RDMedian-5	VACANT SITE VACANT SITE VACANT SITE			Plant
43	7910 X MISSION GORGE F	RDMedian-2	Vacant site Vacant site VACANT SITE			Plant
43	7930 X MISSION GORGE F	RDMedian-1	Vacant site Vacant site VACANT SITE			Plant
43	7970 X MISSION GORGE F	RDMedian-2	Vacant site Vacant site VACANT SITE			Plant
44	8301 MISSION GORGE RI	D Front-5	VACANT SITE VACANT SITE VACANT SITE			Plant
44	8301 MISSION GORGE RI	D Front-6	VACANT SITE VACANT SITE VACANT SITE			Plant
44	8301 MISSION GORGE RI	O Front-8	VACANT SITE VACANT SITE VACANT SITE			Plant
44	8301 MISSION GORGE RI	O Front-9	Vacant site Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 56 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
44	8301 MISSION GORGE R	D Front-11	Vacant site VACANT SITE			Plant
44	8301 MISSION GORGE R	D Front-17	Vacant site VACANT SITE			Plant
44	8301 MISSION GORGE R	D Front-20	VACANT SITE VACANT SITE VACANT SITE			Plant
44	8301 MISSION GORGE R	D Front-22	Vacant site			Plant
44	8301 MISSION GORGE R	D Front-23	VACANT SITE Vacant site			Plant
44	8301 MISSION GORGE R	D Front-26	VACANT SITE Vacant site			Plant
44	8301 X MISSION GORGE	RDSlope-20	VACANT SITE Vacant site			Plant
44	8320 X MISSION GORGE	RDFront-1	VACANT SITE Vacant site			Plant
44	8320 X MISSION GORGE	RDFront-2	VACANT SITE Vacant site VACANT SITE			Plant
44	8320 X MISSION GORGE	RDFront-3	Vacant site			Plant
44	8320 X MISSION GORGE	RDFront-4	VACANT SITE VACANT SITE			Plant
44	8320 X MISSION GORGE	RDFront-5	VACANT SITE Vacant site			Plant
44	8320 X MISSION GORGE	RDFront-6	VACANT SITE VACANT SITE			Plant
44	8320 X MISSION GORGE	RDFront-10	VACANT SITE Vacant site VACANT SITE			Plant
44	8320 X MISSION GORGE	RDFront-11	Vacant site			Plant
44	8320 X MISSION GORGE	RDFront-17	VACANT SITE Vacant site			Plant
44	8320 X MISSION GORGE	RDFront-21	VACANT SITE Vacant site			Plant
44	8320 X MISSION GORGE	RDFront-22	VACANT SITE Vacant site			Plant
44	8320 X MISSION GORGE	RDFront-23	VACANT SITE Vacant site			Plant
44	8320 X MISSION GORGE	RDFront-24	VACANT SITE VACANT SITE			Plant
44	8320 X MISSION GORGE	RDFront-25	VACANT SITE Vacant site VACANT SITE			Plant
44	8320 X MISSION GORGE	RDFront-36	VACANT SITE VACANT SITE VACANT SITE			Plant
44	8320 X MISSION GORGE	RDFront-37	VACANT SITE VACANT SITE VACANT SITE			Plant
44	8320 X MISSION GORGE	RDFront-38	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 57 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
44	8320 X MISSION GORGE	ERDFront-48	Vacant site VACANT SITE			Plant
44	8320 X MISSION GORGE	RDFront-49	Vacant site VACANT SITE VACANT SITE			Plant
44	8320 X MISSION GORGE	RDFront-50	Vacant site			Plant
43	8350 X MISSION GORGE	RDMedian-2	VACANT SITE Vacant site			Plant
43	8350 X MISSION GORGE	RDMedian-4	VACANT SITE Vacant site			Plant
43	8350 X MISSION GORGE	RDMedian-5	VACANT SITE Vacant site			Plant
43	8350 X MISSION GORGE	RDMedian-9	VACANT SITE Vacant site			Plant
43	8350 X MISSION GORGE	RDMedian-10	VACANT SITE VACANT SITE			Plant
43	8350 X MISSION GORGE	RDMedian-19	VACANT SITE VACANT SITE VACANT SITE			Plant
44	8540 X MISSION GORGE	RDFront-10	Vacant site			Plant
44	8540 X MISSION GORGE	RDFront-14	VACANT SITE VACANT SITE			Plant
44	8540 X MISSION GORGE	RDFront-15	VACANT SITE Vacant site			Plant
44	8540 X MISSION GORGE	RDFront-16	VACANT SITE VACANT SITE			Plant
44	8545 MISSION GORGE	RD FRONT-9	VACANT SITE Vacant site			Plant
44	8545 X MISSION GORGE	RDSLOPE-10	VACANT SITE Vacant site			Plant
44	8545 X MISSION GORGE	RDSLOPE-11	VACANT SITE Vacant site			Plant
44	8545 X MISSION GORGE	RDSLOPE-14	VACANT SITE Vacant site			Plant
44	8545 X MISSION GORGE	RDSLOPE-20	VACANT SITE Vacant site			Plant
44	8605 X MISSION GORGE	RDSLOPE-2	VACANT SITE Vacant site			Plant
44	8605 X MISSION GORGE	RDSlope-13	VACANT SITE VACANT SITE			Plant
44	8605 X MISSION GORGE	E RDSLOPE-23	VACANT SITE VACANT SITE VACANT SITE			Plant
44	8609 MISSION GORGE	RD Front-5	Vacant site			Plant
44	8609 MISSION GORGE	RD FRONT-7	VACANT SITE VACANT SITE			Plant
44	8620 X MISSION GORGE	RDFront-4	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 58 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
44	8620 X MISSION GORGE	RDFront-11	Vacant site VACANT SITE			Plant
44	8620 X MISSION GORGE	RDFront-12	Vacant site VACANT SITE VACANT SITE			Plant
44	8620 X MISSION GORGE	RDFront-14	Vacant site			Plant
44	8620 X MISSION GORGE	RDFRONT-27	VACANT SITE Vacant site			Plant
44	8665 MISSION GORGE	RD Front-2	VACANT SITE Vacant site			Plant
44	8665 MISSION GORGE	RD FRONT-4	VACANT SITE Vacant site			Plant
44	8665 MISSION GORGE	RD Front-7	VACANT SITE Vacant site			Plant
44	8665 MISSION GORGE	RD Front-8	VACANT SITE Vacant site			Plant
44	8665 MISSION GORGE	RD Front-9	VACANT SITE Vacant site			Plant
44	8725 X MISSION GORGE	RDFront-1	VACANT SITE Vacant site			Plant
43	8850 X MISSION GORGE	RDMedian-10	VACANT SITE Vacant site			Plant
43	8850 X MISSION GORGE	RDMedian-16	VACANT SITE Vacant site			Plant
43	8850 X MISSION GORGE	RDMedian-17	VACANT SITE Vacant site			Plant
43	9050 X MISSION GORGE	RDMedian-1	VACANT SITE Vacant site			Plant
43	9050 X MISSION GORGE	RDMedian-3	VACANT SITE Vacant site			Plant
43	9050 X MISSION GORGE	RDMedian-4	VACANT SITE Vacant site			Plant
43	9050 X MISSION GORGE	RDMedian-5	VACANT SITE Vacant site			Plant
22	9570 X MISSION GORGE	RDMedian-8	VACANT SITE Vacant site			Plant
22	9640 X MISSION GORGE	RDMedian-2	VACANT SITE Vacant site			Plant
22	9640 X MISSION GORGE	RDMedian-3	VACANT SITE VACANT SITE			Plant
22	9640 X MISSION GORGE	RDMedian-5	VACANT SITE VACANT SITE VACANT SITE			Plant
22	9640 X MISSION GORGE	RDMedian-6	Vacant site			Plant
22	9640 X MISSION GORGE	RDMedian-7	VACANT SITE VACANT SITE			Plant
22	9640 X MISSION GORGE	RDMedian-8	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 59 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
22	9640 X MISSION GORGE	RDMedian-9	Vacant site VACANT SITE			Plant
22	9660 X MISSION GORGE	RDMedian-1	Vacant site VACANT SITE			Plant
22	9660 X MISSION GORGE	RDMedian-2	Vacant site			Plant
22	9660 X MISSION GORGE	RDMedian-3	VACANT SITE Vacant site			Plant
22	9660 X MISSION GORGE	RDMedian-4	VACANT SITE Vacant site			Plant
22	9660 X MISSION GORGE	RDMedian-5	VACANT SITE Vacant site			Plant
22	9660 X MISSION GORGE	RDMedian-6	VACANT SITE Vacant site			Plant
22	9660 X MISSION GORGE	RDMedian-7	VACANT SITE Vacant site			Plant
22	9660 X MISSION GORGE	RDMedian-8	VACANT SITE Vacant site			Plant
22	9660 X MISSION GORGE	RDMedian-9	VACANT SITE Vacant site			Plant
22	9660 X MISSION GORGE	RDMedian-10	VACANT SITE Vacant site			Plant
22	9660 X MISSION GORGE	RDMedian-11	VACANT SITE Vacant site			Plant
22	9660 X MISSION GORGE	RDMedian-12	VACANT SITE Vacant site			Plant
22	9660 X MISSION GORGE	RDMedian-13	VACANT SITE Vacant site			Plant
22	9750 X MISSION GORGE	RDMedian-1	VACANT SITE Vacant site			Plant
22	9750 X MISSION GORGE	RDMedian-2	VACANT SITE Vacant site			Plant
22	9750 X MISSION GORGE	RDMedian-3	VACANT SITE Vacant site			Plant
22	9750 X MISSION GORGE	RDMedian-4	VACANT SITE Vacant site			Plant
22	9750 X MISSION GORGE	RDMedian-5	VACANT SITE Vacant site			Plant
22	9750 X MISSION GORGE	RDMedian-6	VACANT SITE Vacant site			Plant
22	9750 X MISSION GORGE	RDMedian-7	VACANT SITE Vacant site			Plant
22	9750 X MISSION GORGE	RDMedian-8	VACANT SITE Vacant site			Plant
22	9750 X MISSION GORGE	RDMedian-9	VACANT SITE Vacant site			Plant
22	9750 X MISSION GORGE	RDMedian-10	VACANT SITE Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 60 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
22	9750 X MISSION GORGE	RDMedian-11	Vacant site VACANT SITE			Plant
22	9750 X MISSION GORGE	RDMedian-12	Vacant site VACANT SITE			Plant
RP	9511 X NICOLE WY	Side-1 ON: 9710 X ABBEYFIELD RD	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9518 NICOLE WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9526 X NICOLE WY	Side-1 ON: 9655 X ABBEYWOOD RD	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9542 X NICOLE WY	Side-1 ON: 9660 X ABBEYWOOD RD	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9542 NICOLE WY	Side-3	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9543 X NICOLE WY	Side-1 ON: 9710 X ABBEYWOOD RD	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9550 NICOLE WY	FRONT-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9550 NICOLE WY	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9554 NICOLE WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9558 NICOLE WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9302 X OAKBOURNE RD	Side-1 ON: 8650 X CARLTON OAKS DR	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9311 OAKBOURNE RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9318 OAKBOURNE RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9337 OAKBOURNE RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9340 OAKBOURNE RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9340 OAKBOURNE RD	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9340 OAKBOURNE RD	FRONT-3	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9343 OAKBOURNE RD	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9343 OAKBOURNE RD	Front-3	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9348 OAKBOURNE RD	FRONT-1	Vacant site			Plant
RP	9348 OAKBOURNE RD	Front-2	VACANT SITE Vacant site VACANT SITE			Plant
RP	9348 OAKBOURNE RD	Front-3	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 61 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9348 OAKBOURNE RD	Front-4	Vacant site VACANT SITE			Plant
RP	8820 OLIVE LN	Front-1	Vacant site VACANT SITE			Plant
RP	8820 OLIVE LN	Front-2	Vacant site VACANT SITE			Plant
RP	8820 OLIVE LN	Front-3	Vacant site VACANT SITE			Plant
RP	8820 OLIVE LN	Front-4	Vacant site VACANT SITE			Plant
RP	8832 OLIVE LN	Front-1	Vacant site VACANT SITE			Plant
RP	8832 OLIVE LN	Front-2	Vacant site VACANT SITE			Plant
RP	8832 OLIVE LN	Front-3	Vacant site VACANT SITE			Plant
RP	8832 OLIVE LN	Front-4	Vacant site VACANT SITE			Plant
RP	8832 OLIVE LN	Front-5	Vacant site VACANT SITE			Plant
RP	8835 OLIVE LN	Front-1	Vacant site VACANT SITE			Plant
RP	8840 X OLIVE LN	Front-2	Vacant site VACANT SITE			Plant
RP	8858 OLIVE LN	Front-1	Vacant site VACANT SITE			Plant
RP	8858 OLIVE LN	FRONT-2	Vacant site VACANT SITE			Plant
33	2 X OPERATIONS CENTER	Front-10	Vacant site VACANT SITE			Plant
33	2 X OPERATIONS CENTER		Vacant site VACANT SITE			Plant
33	2 X OPERATIONS CENTER		Vacant site VACANT SITE			Plant
33	2 X OPERATIONS CENTER		Vacant site VACANT SITE			Plant
33	2 X OPERATIONS CENTER	Front-17	Vacant site VACANT SITE			Plant
33	2 X OPERATIONS CENTER		Vacant site VACANT SITE			Plant
33	2 X OPERATIONS CENTER		Vacant site VACANT SITE			Plant
33	2 X OPERATIONS CENTER		Vacant site VACANT SITE			Plant
33	2 X OPERATIONS CENTER		Vacant site VACANT SITE			Plant
33	2 X OPERATIONS CENTER	Front-36	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 62 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
33	2 X OPERATIONS CENTER	Front-38	Vacant site VACANT SITE			Plant
08	10100 PALM GLEN DR	Front-1	Vacant site VACANT SITE			Plant
08	10100 PALM GLEN DR	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	10301 PALM GLEN DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
08	10350 PALM GLEN DR	Front-10	VACANT SITE VACANT SITE VACANT SITE			Plant
08	10390 X PALM GLEN DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9401 PEARLWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9401 PEARLWOOD RD	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9401 X PEARLWOOD RD	Side-2 ON: 9605 X DOMER RD	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9401 X PEARLWOOD RD	Side-3 ON: 9605 X DOMER RD	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9402 PEARLWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9402 X PEARLWOOD RD	Side-1 ON: 9625 X DOMER RD	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9408 PEARLWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9413 PEARLWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9420 PEARLWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9425 PEARLWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9432 PEARLWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9437 PEARLWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9437 PEARLWOOD RD	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9455 PEARLWOOD RD	FRONT-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9461 PEARLWOOD RD	FRONT-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9467 PEARLWOOD RD	FRONT-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9473 PEARLWOOD RD	FRONT-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9473 X PEARLWOOD RD	Side-1 ON: 9610 X VOMAC RD	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 63 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9474 X PEARLWOOD RD	Side-1 ON: 9630 X VOMAC RD	Vacant site VACANT SITE			Plant
RP	9308 PEBBLE BEACH DR	Front-1	Vacant site VACANT SITE			Plant
RP	9316 PEBBLE BEACH DR	Front-1	Vacant site VACANT SITE			Plant
RP	9341 PEBBLE BEACH DR	Front-1	Vacant site VACANT SITE			Plant
RP	9349 PEBBLE BEACH DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9349 PEBBLE BEACH DR	Front-2	Vacant site VACANT SITE VACANT SITE			Plant
RP	9349 PEBBLE BEACH DR	Front-3	Vacant site VACANT SITE			Plant
RP	9357 PEBBLE BEACH DR	Front-1	Vacant site VACANT SITE			Plant
RP	9413 PEBBLE BEACH DR	Front-1	Vacant site VACANT SITE			Plant
RP	9421 PEBBLE BEACH DR	FRONT-1	Vacant site VACANT SITE			Plant
RP	9421 PEBBLE BEACH DR	FRONT-2	Vacant site VACANT SITE			Plant
RP	9448 PEBBLE BEACH DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9448 PEBBLE BEACH DR	Front-2	Vacant site VACANT SITE VACANT SITE			Plant
RP	9449 PEBBLE BEACH DR	Front-1	Vacant site VACANT SITE			Plant
RP	9459 PEBBLE BEACH DR	Front-1	Vacant site VACANT SITE			Plant
RP	9466 PEBBLE BEACH DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9467 PEBBLE BEACH DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9522 PEBBLE BEACH DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9523 PEBBLE BEACH DR	FRONT-5	Vacant site VACANT SITE VACANT SITE			Plant
RP	9529 PEBBLE BEACH DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9532 PEBBLE BEACH DR	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	9534 PEBBLE BEACH DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
39	9535 X PEBBLE BEACH DR	Side-4 ON: 9010 X MAST BL	Vacant site Vacant site VACANT SITE			Plant
39	9535 X PEBBLE BEACH DR		Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 64 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9214 X PENMAR RD	Side-1 ON: 10345 X STRATHMORE DR	Vacant site VACANT SITE			Plant
RP	9217 PENMAR RD	Front-2	Vacant site VACANT SITE			Plant
RP	9226 PENMAR RD	Front-1	Vacant site VACANT SITE			Plant
RP	9233 PENMAR RD	Front-1	Vacant site VACANT SITE			Plant
RP	9405 PENNYWOOD RD	FRONT-1 ON: 9665 X DOMER RD	Vacant site VACANT SITE			Plant
RP	9405 PENNYWOOD RD	Front-2	Vacant site VACANT SITE			Plant
RP	9411 PENNYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9417 PENNYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9429 PENNYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9441 PENNYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9442 X PENNYWOOD RD	Side-1 ON: 9705 X MCCARDLE WY	Vacant site VACANT SITE			Plant
RP	9442 X PENNYWOOD RD	Side-2 ON: 9705 X MCCARDLE WY	Vacant site VACANT SITE			Plant
RP	9442 X PENNYWOOD RD	Side-3 ON: 9705 X MCCARDLE WY	Vacant site VACANT SITE			Plant
RP	9442 X PENNYWOOD RD	Side-4 ON: 9705 X MCCARDLE WY	Vacant site VACANT SITE			Plant
RP	9447 PENNYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9448 PENNYWOOD RD	FRONT-1	Vacant site VACANT SITE			Plant
RP	9448 PENNYWOOD RD	Front-2	Vacant site VACANT SITE			Plant
RP	9453 PENNYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9454 PENNYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9460 PENNYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9466 X PENNYWOOD RD	Side-1 ON: 9700 X HIRSCH RD	Vacant site VACANT SITE			Plant
RP	9471 PENNYWOOD RD	Front-1	<i>Vacant site</i> VACANT SITE			Plant
RP	9477 PENNYWOOD RD	Front-1	<i>Vacant site</i> VACANT SITE			Plant
RP	9483 X PENNYWOOD RD	Side-1 ON: 9660 X VOMAC RD	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 65 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
12	350 X PEPPER DR	Front-1	Vacant site VACANT SITE			Plant
RP	9308 PIKE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9320 PIKE RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9326 PIKE RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9332 PIKE RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9338 PIKE RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9356 PIKE RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9362 PIKE RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9374 PIKE RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9374 PIKE RD	Front-2	Vacant site VACANT SITE			Plant
RP	9380 X PIKE RD	Side-1 ON: 9385 X STOYER DR	Vacant site VACANT SITE			Plant
RP	9386 X PIKE RD	Side-1 ON: 9406 X STOYER DR	Vacant site VACANT SITE			Plant
RP	9386 X PIKE RD	Side-2 ON: 9406 X STOYER DR	Vacant site VACANT SITE			Plant
RP	9398 PIKE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9409 PIKE RD	SIDE-1 ON: 9412 X DOMER RD	Vacant site VACANT SITE			Plant
RP	9409 X PIKE RD	Side-2 ON: 9412 X DOMER RD	Vacant site VACANT SITE			Plant
RP	9410 PIKE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9422 PIKE RD	Front-1	<i>Vacant site</i> VACANT SITE			Plant
RP	9429 PIKE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9429 PIKE RD	Front-2	Vacant site VACANT SITE			Plant
RP	9429 PIKE RD	Front-3	Vacant site VACANT SITE			Plant
RP	9429 PIKE RD	Front-4	<i>Vacant site</i> VACANT SITE			Plant
RP	9429 PIKE RD	Front-5	<i>Vacant site</i> VACANT SITE			Plant
RP	9429 PIKE RD	Front-6	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 66 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9429 PIKE RD	Front-7	Vacant site VACANT SITE			Plant
RP	9434 PIKE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9435 PIKE RD	FRONT-2	Vacant site VACANT SITE			Plant
RP	9440 PIKE RD	FRONT-1	Vacant site VACANT SITE			Plant
RP	9441 PIKE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9441 PIKE RD	Front-2	Vacant site VACANT SITE			Plant
RP	9446 PIKE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9457 PIKE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9482 PIKE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9487 X PIKE RD	Side-1 ON: 9560 X MANDEVILLE RD	Vacant site VACANT SITE			Plant
RP	9487 X PIKE RD	Side-2 ON: 9560 X MANDEVILLE RD	Vacant site VACANT SITE			Plant
RE	10025 PINEWOOD VIEW	Front-1	Vacant site VACANT SITE			Plant
RP	8809 PRESTWICK WY	Front-1	Vacant site VACANT SITE			Plant
RP	8809 X PRESTWICK WY	Side-3 ON: 9475 X ST ANDREWS DR	Vacant site VACANT SITE			Plant
RP	8814 PRESTWICK WY	Front-1	Vacant site VACANT SITE			Plant
RP	8814 PRESTWICK WY	Front-2	Vacant site VACANT SITE			Plant
RP	8820 PRESTWICK WY	FRONT-1	Vacant site VACANT SITE			Plant
RP	8827 PRESTWICK WY	Front-1	Vacant site VACANT SITE			Plant
RP	8832 PRESTWICK WY	Front-1	Vacant site VACANT SITE			Plant
RP	8832 PRESTWICK WY	Front-2	Vacant site VACANT SITE			Plant
RP	8833 PRESTWICK WY	Front-1	Vacant site VACANT SITE			Plant
RP	8839 PRESTWICK WY	Front-1	Vacant site VACANT SITE			Plant
RP	8844 PRESTWICK WY	SIDE-1 ON: 9510 X PEBBLE BEACH DR	Vacant site VACANT SITE			Plant
RP	8844 PRESTWICK WY	SIDE-2 ON: 9510 X PEBBLE BEACH DR	Vacant site VACANT SITE			Plant

11/22/2021 10:18:29 AM Page 67 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
03	10100 X PRINCESS JOANN RD	Front-5	Vacant site VACANT SITE			Plant
03	10104 PRINCESS JOANN RD	Side-1 ON: 10170 X KEITH ST	Vacant site VACANT SITE			Plant
03	10170 X PRINCESS JOANN RD	Front-2	Vacant site VACANT SITE			Plant
03	10170 X PRINCESS JOANN RD	Front-9	Vacant site VACANT SITE			Plant
03	10170 X PRINCESS JOANN RD	Front-11	Vacant site VACANT SITE			Plant
03	10170 X PRINCESS JOANN RD	Front-17	Vacant site VACANT SITE			Plant
03	10170 X PRINCESS JOANN RD	Front-18	Vacant site VACANT SITE			Plant
02	10525 X PRINCESS JOANN RD	Front-6	Vacant site VACANT SITE			Plant
02	10525 X PRINCESS JOANN RD	Front-7	Vacant site VACANT SITE			Plant
02	10525 X PRINCESS JOANN RD	Front-8	Vacant site VACANT SITE			Plant
02	10525 X PRINCESS JOANN RD	Front-9	Vacant site VACANT SITE			Plant
02	10525 X PRINCESS JOANN RD	Front-10	Vacant site VACANT SITE			Plant
02	10525 X PRINCESS JOANN RD	Front-11	Vacant site VACANT SITE			Plant
02	10525 X PRINCESS JOANN RD	Front-12	Vacant site VACANT SITE			Plant
02	10525 X PRINCESS JOANN RD	Front-13	Vacant site VACANT SITE			Plant
02	10525 X PRINCESS JOANN RD	Front-14	Vacant site VACANT SITE			Plant
02	10525 X PRINCESS JOANN RD	Front-15	Vacant site VACANT SITE			Plant
46	8635 X PROSPECT AV	Front-4	Vacant site VACANT SITE			Plant
1	9100 X PROSPECT AV	Front-3	Vacant site VACANT SITE			Plant
13	9840 PROSPECT AV	Front-1	Vacant site VACANT SITE			Plant
13	9840 PROSPECT AV	Front-2	Vacant site VACANT SITE			Plant
13	9840 PROSPECT AV	Front-3	Vacant site VACANT SITE			Plant
13	9840 PROSPECT AV	Front-4	Vacant site VACANT SITE			Plant
13	9925 PROSPECT AV	Front-1	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 68 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
13	10135 PROSPECT AV	FRONT-2	<i>Vacant site</i> VACANT SITE			Plant
13	10250 X PROSPECT AV	FRONT-20	Vacant site VACANT SITE			Plant
13	10300 X PROSPECT AV	Median-1	Vacant site VACANT SITE			Plant
13	10300 X PROSPECT AV	Median-2	Vacant site VACANT SITE VACANT SITE			Plant
13	10300 X PROSPECT AV	Median-3	Vacant site VACANT SITE VACANT SITE			Plant
13	10300 X PROSPECT AV	Median-4	VACANT SITE VACANT SITE VACANT SITE			Plant
13	10300 X PROSPECT AV	Median-5	Vacant site VACANT SITE VACANT SITE			Plant
13	10300 X PROSPECT AV	Median-6	Vacant site VACANT SITE VACANT SITE			Plant
13	10300 X PROSPECT AV	Median-7	Vacant site VACANT SITE			Plant
13	10300 X PROSPECT AV	Median-8	Vacant site VACANT SITE			Plant
13	10301 X PROSPECT AV	Front-1	Vacant site VACANT SITE			Plant
13	10301 X PROSPECT AV	Front-2	Vacant site VACANT SITE VACANT SITE			Plant
13	10301 X PROSPECT AV	Front-3	VACANT SITE VACANT SITE VACANT SITE			Plant
13	10301 X PROSPECT AV	Front-4	VACANT SITE VACANT SITE VACANT SITE			Plant
13	10301 X PROSPECT AV	Front-5	VACANT SITE VACANT SITE VACANT SITE			Plant
13	10301 X PROSPECT AV	Front-6	VACANT SITE VACANT SITE VACANT SITE			Plant
13	10301 X PROSPECT AV	Front-7	VACANT SITE VACANT SITE VACANT SITE			Plant
13	10301 X PROSPECT AV	Front-8	Vacant site VACANT SITE VACANT SITE			Plant
13	10301 X PROSPECT AV	Front-9	Vacant site VACANT SITE VACANT SITE			Plant
13	10301 X PROSPECT AV	Front-10	Vacant site VACANT SITE VACANT SITE			Plant
13	10371 X PROSPECT AV	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
13	10371 X PROSPECT AV	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
13	10371 X PROSPECT AV	Front-3	VACANT SITE VACANT SITE VACANT SITE			Plant
13	10400 X PROSPECT AV	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 69 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
13	10400 X PROSPECT AV	Front-2	Vacant site VACANT SITE			Plant
13	10400 X PROSPECT AV	Front-3	Vacant site VACANT SITE			Plant
13	10400 X PROSPECT AV	Front-4	Vacant site VACANT SITE			Plant
13	10400 X PROSPECT AV	Front-5	Vacant site VACANT SITE			Plant
13	10401 X PROSPECT AV	Front-1	Vacant site VACANT SITE			Plant
13	10401 X PROSPECT AV	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
13	10401 X PROSPECT AV	Front-3	Vacant site VACANT SITE			Plant
13	10401 X PROSPECT AV	Front-4	Vacant site VACANT SITE			Plant
13	10401 X PROSPECT AV	Front-5	Vacant site VACANT SITE			Plant
13	10401 X PROSPECT AV	Front-6	Vacant site VACANT SITE			Plant
13	10401 X PROSPECT AV	Front-7	Vacant site VACANT SITE			Plant
13	10401 X PROSPECT AV	Front-8	Vacant site VACANT SITE			Plant
13	10510 X PROSPECT AV	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
13	10723 PROSPECT AV	Front-4	Vacant site VACANT SITE			Plant
13	10723 PROSPECT AV	Front-5	Vacant site VACANT SITE			Plant
RP	9715 RAMO RD	Front-1	Vacant site VACANT SITE			Plant
RP	9723 RAMO RD	Front-1	Vacant site VACANT SITE			Plant
RP	9739 RAMO RD	Front-1	Vacant site VACANT SITE			Plant
RP	9747 RAMO RD	Front-1	Vacant site VACANT SITE			Plant
RP	9747 RAMO RD	Front-2	Vacant site VACANT SITE			Plant
RP	9747 RAMO RD	Front-3	Vacant site VACANT SITE			Plant
RP	9755 RAMO RD	Front-1	Vacant site VACANT SITE			Plant
RP	9762 RAMO RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9768 RAMO RD	Front-1	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 70 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9771 RAMO RD	Front-1	Vacant site VACANT SITE			Plant
RP	9779 RAMO RD	Front-1	Vacant site VACANT SITE			Plant
RP	9780 RAMO RD	Front-1	Vacant site VACANT SITE			Plant
RP	9786 RAMO RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	7970 RANCHO FANITA DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	7970 RANCHO FANITA DR	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	7982 RANCHO FANITA DR	Front-1	Vacant site VACANT SITE			Plant
RP	8024 RANCHO FANITA DR	Front-4	Vacant site VACANT SITE			Plant
RP	8042 RANCHO FANITA DR	Front-2	Vacant site VACANT SITE			Plant
RP	8047 RANCHO FANITA DR	Front-1	Vacant site VACANT SITE			Plant
RP	8047 RANCHO FANITA DR	Front-2	Vacant site VACANT SITE			Plant
RP	8070 X RANCHO FANITA D	R Side-1 ON: 8505 X SANDSTONE DR	Vacant site VACANT SITE			Plant
RP	8074 RANCHO FANITA DR	Front-1	Vacant site VACANT SITE			Plant
RP	9520 X RAWLINS WY	Side-1 ON: 9609 X HARTLAND CIR	Vacant site VACANT SITE			Plant
RP	9528 RAWLINS WY	Front-1	Vacant site VACANT SITE			Plant
RP	9560 RAWLINS WY	FRONT-1	Vacant site VACANT SITE			Plant
RP	9561 RAWLINS WY	Front-1	Vacant site VACANT SITE			Plant
RP	9576 RAWLINS WY	Front-1	Vacant site VACANT SITE			Plant
RP	9576 RAWLINS WY	Front-2	Vacant site VACANT SITE			Plant
RP	9576 RAWLINS WY	Front-3	Vacant site VACANT SITE			Plant
RP	9348 RED HILLS CT	Front-1	Vacant site VACANT SITE			Plant
0	8504 X RHONE RD	FRONT-2	Vacant site VACANT SITE			Plant
0	8504 X RHONE RD	FRONT-5	Vacant site VACANT SITE			Plant
24	9801 X RIVER PARK DR	FRONT-8	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 71 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
24	9803 X RIVER PARK DR	Front-1	Vacant site VACANT SITE			Plant
24	9803 X RIVER PARK DR	FRONT-2	Vacant site VACANT SITE			Plant
24	9810 X RIVER PARK DR	Front-8	Vacant site VACANT SITE VACANT SITE			Plant
24	9815 X RIVER PARK DR	FRONT-1	Vacant site			Plant
24	9825 X RIVER PARK DR	Front-11	VACANT SITE Vacant site			Plant
24	9865 X RIVER PARK DR	FRONT-5	VACANT SITE Vacant site			Plant
24	9875 X RIVER PARK DR	Front-3	VACANT SITE Vacant site			Plant
24	9875 X RIVER PARK DR	Front-4	VACANT SITE VACANT SITE			Plant
24	9895 X RIVER PARK DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
24	9895 X RIVER PARK DR	Front-2	Vacant site			Plant
24	9898 X RIVER PARK DR	Front-2	VACANT SITE VACANT SITE			Plant
48	10000 X RIVERWALK DR	Front-1	VACANT SITE Vacant site			Plant
24	145 ROCK GLEN WY	SIDE-4 ON: 9810 X MISSION CREEK DR	VACANT SITE VACANT SITE			Plant
RP	9216 X RUFFIN RD	Side-1 ON: 9475 X HEANEY CIR /W	VACANT SITE VACANT SITE			Plant
RP	9225 RUFFIN RD	Front-1	VACANT SITE Vacant site			Plant
RP	9228 RUFFIN RD	Front-1	VACANT SITE Vacant site			Plant
RP	9229 RUFFIN RD	Front-1	VACANT SITE Vacant site			Plant
RP	9232 RUFFIN RD	Front-1	VACANT SITE Vacant site			Plant
RP	9233 RUFFIN RD	Front-1	VACANT SITE Vacant site			Plant
RP	9237 RUFFIN RD	Front-1	VACANT SITE Vacant site			Plant
RP	9240 RUFFIN RD	Front-1	VACANT SITE VACANT SITE			Plant
RP	9241 RUFFIN RD	Front-1	VACANT SITE VACANT SITE			Plant
RP	9264 RUFFIN RD	FRONT-1	VACANT SITE VACANT SITE			Plant
RP	9276 X RUFFIN RD	Side-1 ON: 9414 X HEANEY CIR /E	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 72 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DВН	нт	MAINTENANCE
RP	9277 X RUFFIN RD	Side-1 ON: 9370 X HEANEY CIR /E	Vacant site VACANT SITE			Plant
RP	8764 RUMSON DR	Front-1	Vacant site VACANT SITE			Plant
RP	8802 RUMSON DR	Front-1	Vacant site VACANT SITE			Plant
RP	8810 RUMSON DR	Front-2	Vacant site VACANT SITE			Plant
RP	8810 RUMSON DR	Front-3	Vacant site VACANT SITE			Plant
RP	8818 RUMSON DR	Front-1	Vacant site VACANT SITE			Plant
RP	8842 X RUMSON DR	Side-1 ON: 9410 X PEBBLE BEACH DR	Vacant site VACANT SITE			Plant
RP	9643 RYDER RD	Front-1	Vacant site VACANT SITE			Plant
RP	9661 RYDER RD	Front-1	Vacant site VACANT SITE			Plant
RP	9662 RYDER RD	Front-1	Vacant site VACANT SITE			Plant
29	2 X SAN REMO LMD	Front-3	Vacant site VACANT SITE			Plant
29	9768 X SAN REMO RD	Side-1 ON: 10135 X MAST BL	Vacant site VACANT SITE			Plant
29	9768 X SAN REMO RD	Side-2 ON: 10135 X MAST BL	Vacant site VACANT SITE			Plant
29	9768 X SAN REMO RD	Side-3 ON: 10135 X MAST BL	Vacant site VACANT SITE			Plant
29	9775 X SAN REMO RD	Side-2 ON: 10145 X MAST BL	Vacant site VACANT SITE			Plant
RP	8515 SANDSTONE DR	Front-1	Vacant site VACANT SITE			Plant
RP	8519 SANDSTONE DR	Front-4	Vacant site VACANT SITE			Plant
RP	8530 SANDSTONE DR	Front-1	Vacant site VACANT SITE			Plant
RP	8535 SANDSTONE DR	Front-1	Vacant site VACANT SITE			Plant
RP	8539 SANDSTONE DR	Front-1	Vacant site VACANT SITE			Plant
RP	8539 SANDSTONE DR	Front-2	Vacant site VACANT SITE			Plant
RP	8555 SANDSTONE DR	Front-1	Vacant site VACANT SITE			Plant
RP	8555 SANDSTONE DR	Front-2	Vacant site VACANT SITE			Plant
RP	8555 X SANDSTONE DR	Side-1 ON: 8570 X BIG ROCK RD	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 73 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	8556 SANDSTONE DR	Front-1	Vacant site VACANT SITE			Plant
RP	8602 SANDSTONE DR	FRONT-1	Vacant site VACANT SITE			Plant
RP	8602 SANDSTONE DR	Front-2	Vacant site VACANT SITE			Plant
RP	8602 SANDSTONE DR	Front-3	Vacant site VACANT SITE			Plant
RP	8602 X SANDSTONE DR	Side-1 ON: 8605 X BIG ROCK RD	Vacant site VACANT SITE			Plant
RP	8605 SANDSTONE DR	Front-1	Vacant site VACANT SITE			Plant
RP	8609 SANDSTONE DR	Front-1	Vacant site VACANT SITE			Plant
16	2 X SANTEE MINI-PARK	PARK-38	Vacant site VACANT SITE			Plant
16	2 X SANTEE MINI-PARK	Park-53	Vacant site VACANT SITE			Plant
RP	10138 X SELBY CT	Side-1 ON: 10130 X STRATHMORE DR	Vacant site VACANT SITE			Plant
RP	9834 SETTLE CT	Front-2	Vacant site VACANT SITE			Plant
RP	9850 SETTLE CT	Front-1	Vacant site VACANT SITE			Plant
RP	9850 SETTLE CT	Front-2	Vacant site VACANT SITE			Plant
RP	9734 SETTLE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9737 SETTLE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9737 SETTLE RD	Front-2	Vacant site VACANT SITE			Plant
RP	9737 X SETTLE RD	Side-1 ON: 9201 X BELLAGIO RD	Vacant site VACANT SITE			Plant
RP	9737 X SETTLE RD	Side-2 ON: 9201 X BELLAGIO RD	Vacant site VACANT SITE			Plant
RP	9742 SETTLE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9749 SETTLE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9749 SETTLE RD	Front-2	Vacant site VACANT SITE			Plant
RP	9750 SETTLE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9753 SETTLE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9753 X SETTLE RD	Side-1 ON: 9201 X GALSTON DR	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 74 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9802 SETTLE RD	FRONT-1	Vacant site VACANT SITE			Plant
RP	9814 SETTLE RD	Front-2	Vacant site VACANT SITE			Plant
RP	9818 SETTLE RD	Front-3	Vacant site VACANT SITE VACANT SITE			Plant
RP	9825 SETTLE RD	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	9854 X SETTLE RD	Side-1 ON: 9815 X SETTLE CT	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9854 X SETTLE RD	Side-2 ON: 9815 X SETTLE CT	Vacant site Vacant site VACANT SITE			Plant
RP	9865 SETTLE RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9873 SETTLE RD	Front-3	Vacant site VACANT SITE VACANT SITE			Plant
RP	9888 SETTLE RD	Front-2	Vacant site VACANT SITE			Plant
RP	9892 SETTLE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9894 SETTLE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9894 SETTLE RD	Front-2	Vacant site VACANT SITE			Plant
RP	9894 SETTLE RD	Front-3	Vacant site VACANT SITE			Plant
RP	9894 SETTLE RD	Front-4	Vacant site VACANT SITE			Plant
RP	9920 X SETTLE RD	Side-1 ON: 9240 X LAKE CANYON RD	Vacant site VACANT SITE			Plant
RP	9932 SETTLE RD	Front-1	Vacant site VACANT SITE			Plant
RP	9932 SETTLE RD	Front-2	Vacant site VACANT SITE			Plant
RP	9932 X SETTLE RD	Side-1 ON: 9249 X DALEHURST RD	Vacant site VACANT SITE			Plant
RP	9932 X SETTLE RD	Side-2 ON: 9249 X DALEHURST RD	Vacant site VACANT SITE			Plant
RP	10004 X SETTLE RD	Side-1 ON: 9250 X DALEHURST RD	Vacant site VACANT SITE			Plant
RP	10008 SETTLE RD	FRONT-1	Vacant site VACANT SITE			Plant
RP	10008 SETTLE RD	Front-2	Vacant site VACANT SITE			Plant
RP	10015 SETTLE RD	Front-1	Vacant site VACANT SITE			Plant
RP	10019 SETTLE RD	Front-1	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 75 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	10020 SETTLE RD	Front-1	Vacant site VACANT SITE			Plant
RP	10020 X SETTLE RD	Side-1 ON: 10102 X STRATHMORE DR	Vacant site VACANT SITE			Plant
RP	10105 SETTLE RD	Front-1	Vacant site VACANT SITE			Plant
RP	10106 SETTLE RD	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	10129 SETTLE RD	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	10129 SETTLE RD	Front-2	Vacant site Vacant site VACANT SITE			Plant
RP	10203 X SETTLE RD	Side-3 ON: 9310 X LAS LOMAS DR	Vacant site VACANT SITE VACANT SITE			Plant
RP	10230 SETTLE RD	Front-2	Vacant site VACANT SITE VACANT SITE			Plant
RP	10235 SETTLE RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	10303 SETTLE RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	10304 SETTLE RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	10304 X SETTLE RD	Side-1 ON: 9240 X FENWAY RD	Vacant site Vacant site VACANT SITE			Plant
RP	10318 X SETTLE RD	Side-3 ON: 9230 X PENMAR RD	Vacant site Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	Park-11	Vacant site Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-18	Vacant site Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-20	Vacant site Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-22	VACANT SITE VACANT SITE VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-23	VACANT SITE VACANT SITE VACANT SITE			Plant
15	2 X SHADOW HILL PARK	Park-30	VACANT SITE VACANT SITE VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-31	VACANT SITE VACANT SITE VACANT SITE			Plant
15	2 X SHADOW HILL PARK	Park-37	VACANT SITE VACANT SITE VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-42	VACANT SITE VACANT SITE VACANT SITE			Plant
15	2 X SHADOW HILL PARK	Park-44	VACANT SITE VACANT SITE VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-49	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 76 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	рвн	нт	MAINTENANCE
15	2 X SHADOW HILL PARK	PARK-50	Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-51	Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-52	VACANT SITE VACANT SITE VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-53	VACANT SITE VACANT SITE VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-54	VACANT SITE VACANT SITE VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-55	VACANT SITE VACANT SITE VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-59	Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-60	VACANT SITE VACANT SITE VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-64	Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-66	Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	Park-72	Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	Park-74	Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-79	Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-83	Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-84	Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-85	Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-109	Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-116	Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-128	Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	PARK-129	Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	Park-165	Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	Park-177	Vacant site VACANT SITE			Plant
15	2 X SHADOW HILL PARK	Park-178	Vacant site VACANT SITE			Plant
26	2 X SILVER COUNTRY LMD	FRONT-12	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 77 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	HT	MAINTENANCE
24	261 SILVERCREEK DR	SIDE-1 ON: 9430 X WHISPERING WILLOW DR	Vacant site VACANT SITE			Plant
RP	8960 SINGING WOOD WY	Front-1	Vacant site VACANT SITE			Plant
RP	8963 SINGING WOOD WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8971 X SINGING WOOD W	Y Side-1 ON: 9225 X WILLOW GROVE AV	VACANT SITE VACANT SITE VACANT SITE			Plant
15	2 X SKY RANCH PARK	Park-33	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8004 SMOKEWOOD DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8004 SMOKEWOOD DR	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8010 SMOKEWOOD DR	FRONT-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8010 SMOKEWOOD DR	FRONT-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8022 SMOKEWOOD DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8023 SMOKEWOOD DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8028 SMOKEWOOD DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8034 SMOKEWOOD DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9328 X ST ANDREWS DR	Side-1 ON: 9325 X OAKBOURNE RD	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9341 ST ANDREWS DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9357 ST ANDREWS DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9357 ST ANDREWS DR	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9360 ST ANDREWS DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9360 ST ANDREWS DR	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9360 ST ANDREWS DR	FRONT-3	Vacant site VACANT SITE VACANT SITE			Plant
RP	9360 X ST ANDREWS DR	Side-1 ON: 9354 X RED HILLS CT	Vacant site VACANT SITE			Plant
RP	9373 ST ANDREWS DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9374 X ST ANDREWS DR	Side-1 ON: 8745 X RUMSON DR	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9410 ST ANDREWS DR	Front-1	Vacant site Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 78 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9416 ST ANDREWS DR	Front-3	Vacant site VACANT SITE			Plant
RP	9428 ST ANDREWS DR	Front-1	Vacant site VACANT SITE			Plant
RP	9429 ST ANDREWS DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9434 X ST ANDREWS DR	Side-1 ON: 8745 X CHERRY HILLS RD	Vacant site			Plant
RP	9434 X ST ANDREWS DR	Side-2 ON: 8745 X CHERRY HILLS RD	VACANT SITE Vacant site			Plant
RP	9435 X ST ANDREWS DR	Side-1 ON: 8805 X CHERRY HILLS RD	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9453 ST ANDREWS DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9464 ST ANDREWS DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9470 ST ANDREWS DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9502 ST ANDREWS DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9502 ST ANDREWS DR	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9509 X ST ANDREWS DR	Side-1 ON: 8810 X PRESTWICK WY	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9526 ST ANDREWS DR	Front-1	VACANT SITE VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9527 ST ANDREWS DR	Front-1	VACANT SITE VACANT SITE VACANT SITE VACANT SITE			Plant
39	9532 X ST ANDREWS DR	Side-5 ON: 8830 X MAST BL	VACANT SITE VACANT SITE VACANT SITE VACANT SITE			Plant
39	9532 X ST ANDREWS DR	Side-8 ON: 8830 X MAST BL	VACANT SITE VACANT SITE VACANT SITE			Plant
39	9532 ST ANDREWS DR	SIDE-12 ON: 8830 X MAST BL	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9204 X STOYER DR	Side-1 ON: 9560 X HEANEY CIR /E	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9210 STOYER DR	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	9218 STOYER DR	Front-1	Vacant site VACANT SITE			Plant
RP	9219 STOYER DR	Front-1	Vacant site VACANT SITE			Plant
RP	9225 STOYER DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9253 STOYER DR	Front-1	VACANT SITE VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9254 STOYER DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 79 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9257 STOYER DR	Front-1	Vacant site VACANT SITE			Plant
RP	9257 STOYER DR	Front-2	Vacant site VACANT SITE			Plant
RP	9257 X STOYER DR	Side-1 ON: 9450 X HEANEY CIR /E	VACANT SITE VACANT SITE			Plant
RP	9302 X STOYER DR	Side-1 ON: 9501 X HEANEY CIR /E	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9416 STOYER DR	FRONT-1	VACANT SITE VACANT SITE			Plant
RP	9427 STOYER DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9433 STOYER DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9434 STOYER DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9439 STOYER DR	Front-1	VACANT SITE VACANT SITE			Plant
RP	9476 STOYER DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9490 STOYER DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9490 STOYER DR	Front-2	Vacant site VACANT SITE			Plant
RP	9490 STOYER DR	Front-3	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9490 X STOYER DR	Side-1 ON: 9510 X MANDEVILLE RD	Vacant site VACANT SITE			Plant
RP	9493 X STOYER DR	Side-1 ON: 9470 X MANDEVILLE RD	Vacant site VACANT SITE			Plant
RP	9493 X STOYER DR	Side-2 ON: 9470 X MANDEVILLE RD	Vacant site VACANT SITE			Plant
RP	9494 STOYER DR	Front-1	Vacant site VACANT SITE			Plant
RP	10107 STRATHMORE DR	Front-4	Vacant site VACANT SITE			Plant
RP	10107 STRATHMORE DR	Front-5	Vacant site VACANT SITE			Plant
RP	10111 STRATHMORE DR	Front-1	Vacant site VACANT SITE			Plant
RP	10112 X STRATHMORE DR	Side-1 ON: 9225 X HOLMBY WY	Vacant site VACANT SITE			Plant
RP	10119 STRATHMORE DR	Front-1	Vacant site VACANT SITE			Plant
RP	10122 STRATHMORE DR	Front-1	Vacant site VACANT SITE			Plant
RP	10123 STRATHMORE DR	Front-1	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 80 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	10125 STRATHMORE DR	Front-1	Vacant site VACANT SITE			Plant
RP	10126 STRATHMORE DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	10127 STRATHMORE DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	10131 STRATHMORE DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	10139 STRATHMORE DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	10147 STRATHMORE DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	10151 STRATHMORE DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	10155 STRATHMORE DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	10159 STRATHMORE DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	10218 X STRATHMORE DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	10221 STRATHMORE DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	10228 STRATHMORE DR	Front-1	Vacant site VACANT SITE			Plant
RP	10229 STRATHMORE DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	10233 STRATHMORE DR	Front-1	Vacant site VACANT SITE			Plant
RP	10233 STRATHMORE DR	Front-2	Vacant site VACANT SITE VACANT SITE			Plant
RP	10321 STRATHMORE DR	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	10322 STRATHMORE DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	10337 X STRATHMORE DR	Side-1 ON: 9215 X PENMAR RD	Vacant site VACANT SITE VACANT SITE			Plant
RP	10338 STRATHMORE DR	Front-1	Vacant site VACANT SITE			Plant
RP	10342 STRATHMORE DR	FRONT-2	Vacant site VACANT SITE VACANT SITE			Plant
RP	10346 STRATHMORE DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	10346 STRATHMORE DR	Front-2	Vacant site VACANT SITE VACANT SITE			Plant
RP	8617 SUNRIDGE DR	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	8635 SUNRIDGE DR	Front-1	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 81 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	8931 X SUNWOOD DR	Side-1 ON: 9100 X GORGE AV	Vacant site VACANT SITE			Plant
RP	8931 X SUNWOOD DR	Side-2 ON: 9100 X GORGE AV	Vacant site VACANT SITE			Plant
RP	8937 SUNWOOD DR	Front-1	Vacant site VACANT SITE			Plant
RP	9732 X SUTTON CT	Side-1 ON: 9730 X HIRSCH RD	Vacant site VACANT SITE			Plant
RP	9401 X TERRYWOOD RD	Side-1 ON: 9635 X DOMER RD	Vacant site VACANT SITE			Plant
RP	9401 X TERRYWOOD RD	Side-2 ON: 9635 X DOMER RD	Vacant site VACANT SITE			Plant
RP	9404 X TERRYWOOD RD	Side-1 ON: 9655 X DOMER RD	Vacant site VACANT SITE			Plant
RP	9410 TERRYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9415 TERRYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9416 TERRYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9421 TERRYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9422 TERRYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9427 TERRYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9433 TERRYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9439 TERRYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9440 TERRYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9446 TERRYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9451 TERRYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9458 TERRYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9464 TERRYWOOD RD	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9469 TERRYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9470 TERRYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9470 TERRYWOOD RD	Front-2	Vacant site VACANT SITE			Plant
RP	9470 TERRYWOOD RD	Front-3	Vacant site Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 82 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9470 TERRYWOOD RD	Front-4	Vacant site VACANT SITE			Plant
RP	9470 TERRYWOOD RD	Front-5	Vacant site VACANT SITE			Plant
RP	9470 TERRYWOOD RD	Front-6	Vacant site VACANT SITE			Plant
RP	9476 TERRYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9481 TERRYWOOD RD	Front-1	Vacant site VACANT SITE			Plant
RP	9481 X TERRYWOOD RD	Side-1 ON: 9640 X VOMAC RD	Vacant site VACANT SITE			Plant
RP	9482 X TERRYWOOD RD	Side-1 ON: 9650 X VOMAC RD	Vacant site VACANT SITE			Plant
27	9917 X THERESA LN	Side-1 ON: 9865 X BILTEER DR	Vacant site VACANT SITE			Plant
27	9917 X THERESA LN	Side-2 ON: 9865 X BILTEER DR	Vacant site VACANT SITE			Plant
27	9917 X THERESA LN	Side-3 ON: 9865 X BILTEER DR	Vacant site VACANT SITE			Plant
25	2 X TOWN CENTER COMMUNITY PARK EAST	Park-43	Vacant site VACANT SITE			Plant
25	2 X TOWN CENTER COMMUNITY PARK EAST	Park-149	Vacant site VACANT SITE			Plant
25	2 X TOWN CENTER COMMUNITY PARK EAST	PARK-420	<i>Vacant site</i> VACANT SITE			Plant
25	2 X TOWN CENTER COMMUNITY PARK WEST	Park-60	<i>Vacant site</i> VACANT SITE			Plant
25	2 X TOWN CENTER COMMUNITY PARK WEST	Park-63	<i>Vacant site</i> VACANT SITE			Plant
25	2 X TOWN CENTER COMMUNITY PARK WEST	Park-68	Vacant site VACANT SITE			Plant
25	2 X TOWN CENTER COMMUNITY PARK WEST	Park-82	Vacant site VACANT SITE			Plant
25	2 X TOWN CENTER COMMUNITY PARK WEST	Park-92	<i>Vacant site</i> VACANT SITE			Plant
25	2 X TOWN CENTER COMMUNITY PARK WEST	Park-94	<i>Vacant site</i> VACANT SITE			Plant
25	2 X TOWN CENTER COMMUNITY PARK WEST	PARK-96	Vacant site VACANT SITE			Plant
25	2 X TOWN CENTER COMMUNITY PARK WEST	PARK-99	Vacant site VACANT SITE			Plant
25	2 X TOWN CENTER COMMUNITY PARK WEST	Park-102	Vacant site VACANT SITE			Plant
25	2 X TOWN CENTER COMMUNITY PARK WEST	Park-105	Vacant site VACANT SITE			Plant
25	2 X TOWN CENTER COMMUNITY PARK WEST	Park-120	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 83 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
25	2 X TOWN CENTER COMMUNITY PARK WEST	Park-130	Vacant site VACANT SITE			Plant
23	2 X TOWN CENTER PKWY	Front-4	Vacant site VACANT SITE			Plant
23	2 X TOWN CENTER PKWY	Front-5	VACANT SITE VACANT SITE VACANT SITE			Plant
23	10 TOWN CENTER PKWY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
23	50 TOWN CENTER PKWY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
23	70 TOWN CENTER PKWY	Front-4	VACANT SITE VACANT SITE VACANT SITE			Plant
23	70 TOWN CENTER PKWY	Front-6	VACANT SITE VACANT SITE VACANT SITE			Plant
23	100 X TOWN CENTER PKW	Y Median-3	VACANT SITE VACANT SITE VACANT SITE			Plant
23	100 X TOWN CENTER PKW	Y Median-11	VACANT SITE VACANT SITE VACANT SITE			Plant
23	101 X TOWN CENTER PKW	Y Front-13	VACANT SITE VACANT SITE VACANT SITE			Plant
23	101 X TOWN CENTER PKW	Y Front-29	VACANT SITE VACANT SITE VACANT SITE			Plant
23	101 X TOWN CENTER PKW	Y Front-43	VACANT SITE VACANT SITE VACANT SITE			Plant
23	101 X TOWN CENTER PKW	Y FRONT-45	VACANT SITE VACANT SITE VACANT SITE			Plant
23	101 X TOWN CENTER PKW	Y FRONT-51	VACANT SITE VACANT SITE VACANT SITE			Plant
23	101 X TOWN CENTER PKW	Y FRONT-52	VACANT SITE VACANT SITE VACANT SITE			Plant
23	101 X TOWN CENTER PKW	Y FRONT-53	VACANT SITE VACANT SITE VACANT SITE			Plant
23	101 X TOWN CENTER PKW	Y Front-54	VACANT SITE VACANT SITE VACANT SITE			Plant
23	101 X TOWN CENTER PKW	Y Front-56	VACANT SITE VACANT SITE VACANT SITE			Plant
23	101 X TOWN CENTER PKW	Y Front-57	VACANT SITE VACANT SITE VACANT SITE			Plant
23	101 X TOWN CENTER PKW	Y Front-65	VACANT SITE VACANT SITE VACANT SITE			Plant
23	101 X TOWN CENTER PKW	Y Front-73	VACANT SITE VACANT SITE VACANT SITE			Plant
23	101 X TOWN CENTER PKW	Y Front-76	VACANT SITE VACANT SITE VACANT SITE			Plant
23	101 X TOWN CENTER PKW	Y Front-78	VACANT SITE VACANT SITE VACANT SITE			Plant
23	101 X TOWN CENTER PKW	Y Front-80	Vacant site Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 84 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
23	101 X TOWN CENTER PK	WY Front-88	Vacant site VACANT SITE			Plant
23	101 X TOWN CENTER PK	WY FRONT-89	Vacant site VACANT SITE			Plant
23	101 X TOWN CENTER PK	WY Rear-1	Vacant site			Plant
23	101 X TOWN CENTER PK	WY Rear-44	VACANT SITE Vacant site			Plant
23	101 X TOWN CENTER PK	WY Rear-54	VACANT SITE Vacant site			Plant
23	101 X TOWN CENTER PK	WY Rear-63	VACANT SITE Vacant site			Plant
23	111 X TOWN CENTER PK	WY Median-4	VACANT SITE Vacant site			Plant
23	120 X TOWN CENTER PK	WY Median-2	VACANT SITE Vacant site			Plant
23	120 X TOWN CENTER PK	WY Median-6	VACANT SITE Vacant site			Plant
23	120 X TOWN CENTER PK	WY Median-8	VACANT SITE Vacant site			Plant
23	120 X TOWN CENTER PK	WY Median-9	VACANT SITE Vacant site			Plant
23	120 X TOWN CENTER PK	WY Median-11	VACANT SITE Vacant site			Plant
23	130 TOWN CENTER PKW	Y Front-5	VACANT SITE Vacant site			Plant
23	140 X TOWN CENTER PK	WY Front-1	VACANT SITE Vacant site			Plant
23	140 X TOWN CENTER PK	WY Front-2	VACANT SITE Vacant site			Plant
23	140 X TOWN CENTER PK	WY Front-3	VACANT SITE Vacant site			Plant
23	140 X TOWN CENTER PK	WY Front-4	VACANT SITE Vacant site			Plant
23	140 X TOWN CENTER PK	WY Front-6	VACANT SITE Vacant site			Plant
23	150 X TOWN CENTER PK	WY Median-3	VACANT SITE Vacant site			Plant
23	150 X TOWN CENTER PK	WY Median-4	VACANT SITE Vacant site			Plant
23	170 TOWN CENTER PKW	Y Front-1	VACANT SITE Vacant site			Plant
23	170 TOWN CENTER PKW	Y Front-2	VACANT SITE Vacant site			Plant
23	170 TOWN CENTER PKW	Y Front-25	VACANT SITE Vacant site			Plant
23	170 TOWN CENTER PKW	Y Front-30	VACANT SITE Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 85 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
23	170 TOWN CENTER PKWY	Front-46	Vacant site VACANT SITE			Plant
23	170 TOWN CENTER PKWY	Front-50	VACANT SITE VACANT SITE VACANT SITE			Plant
23	170 TOWN CENTER PKWY	Front-51	VACANT SITE VACANT SITE VACANT SITE			Plant
23	170 TOWN CENTER PKWY	Front-52	VACANT SITE VACANT SITE VACANT SITE			Plant
23	170 TOWN CENTER PKWY	Front-58	VACANT SITE VACANT SITE VACANT SITE			Plant
23	170 TOWN CENTER PKWY	Front-59	VACANT SITE VACANT SITE VACANT SITE			Plant
23	170 TOWN CENTER PKWY	Front-60	VACANT SITE VACANT SITE VACANT SITE			Plant
23	170 TOWN CENTER PKW	Y FRONT-61	VACANT SITE VACANT SITE VACANT SITE			Plant
23	170 TOWN CENTER PKW	Y FRONT-69	Vacant site VACANT SITE			Plant
23	170 TOWN CENTER PKWY	Front-76	VACANT SITE VACANT SITE VACANT SITE			Plant
23	170 TOWN CENTER PKWY	Front-87	VACANT SITE VACANT SITE VACANT SITE			Plant
23	170 TOWN CENTER PKWY	Front-94	Vacant site VACANT SITE			Plant
23	205 TOWN CENTER PKWY	Front-13	Vacant site VACANT SITE			Plant
23	205 TOWN CENTER PKWY	Front-23	Vacant site VACANT SITE			Plant
23	245 TOWN CENTER PKWY	Front-5	Vacant site VACANT SITE			Plant
23	245 TOWN CENTER PKWY	Front-7	Vacant site VACANT SITE			Plant
23	245 TOWN CENTER PKWY	Front-8	Vacant site VACANT SITE			Plant
23	245 TOWN CENTER PKWY	Front-10	Vacant site VACANT SITE			Plant
23	245 TOWN CENTER PKWY	Front-12	Vacant site VACANT SITE			Plant
23	250 X TOWN CENTER PKW	/Y Median-2	Vacant site VACANT SITE			Plant
23	250 X TOWN CENTER PKW	/Y Median-3	Vacant site VACANT SITE			Plant
23	250 X TOWN CENTER PKW	/Y Median-8	Vacant site VACANT SITE			Plant
23	250 X TOWN CENTER PKW	Y Median-12	VACANT SITE VACANT SITE VACANT SITE			Plant
23	255 X TOWN CENTER PKW	Y Side-13 ON: 9825 X CUYAMACA ST	VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 86 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
23	255 X TOWN CENTER PKW	IY Side-29 ON: 9825 X CUYAMACA ST	Vacant site VACANT SITE			Plant
23	255 X TOWN CENTER PKW	IY Side-30 ON: 9825 X CUYAMACA ST	Vacant site VACANT SITE			Plant
23	255 X TOWN CENTER PKW	IY Side-31 ON: 9825 X CUYAMACA ST	Vacant site VACANT SITE			Plant
23	255 X TOWN CENTER PKW	IY Side-32 ON: 9825 X CUYAMACA ST	Vacant site VACANT SITE			Plant
23	255 X TOWN CENTER PKW	IY Side-38 ON: 9825 X CUYAMACA ST	Vacant site VACANT SITE			Plant
23	255 X TOWN CENTER PKW	IY Side-42 ON: 9825 X CUYAMACA ST	Vacant site VACANT SITE			Plant
23	255 X TOWN CENTER PKW	IY Side-43 ON: 9825 X CUYAMACA ST	Vacant site VACANT SITE			Plant
23	255 X TOWN CENTER PKW	IY Side-44 ON: 9825 X CUYAMACA ST	Vacant site VACANT SITE			Plant
23	262 TOWN CENTER PKWY	/ Front-10	Vacant site VACANT SITE			Plant
23	262 TOWN CENTER PKWY	/ Front-11	Vacant site VACANT SITE			Plant
23	262 TOWN CENTER PKWY	/ Front-12	Vacant site VACANT SITE			Plant
23	270 TOWN CENTER PKWY	/ Front-2	Vacant site VACANT SITE			Plant
23	270 TOWN CENTER PKWY	/ Front-6	Vacant site VACANT SITE			Plant
23	275 TOWN CENTER PKWY	/ Front-7	Vacant site VACANT SITE			Plant
23	275 TOWN CENTER PKWY	/ Front-8	Vacant site VACANT SITE			Plant
23	275 TOWN CENTER PKWY	/ Front-9	Vacant site VACANT SITE			Plant
23	275 TOWN CENTER PKWY	/ Front-10	Vacant site VACANT SITE			Plant
23	275 TOWN CENTER PKWY	/ Front-17	Vacant site VACANT SITE			Plant
23	275 TOWN CENTER PKWY	/ Front-18	Vacant site VACANT SITE			Plant
23	275 TOWN CENTER PKWY	/ Front-19	Vacant site VACANT SITE			Plant
23	275 TOWN CENTER PKWY	/ Front-21	Vacant site VACANT SITE			Plant
23	285 TOWN CENTER PKWY	/ Front-1	Vacant site VACANT SITE			Plant
23	285 TOWN CENTER PKWY	′ Front-5	Vacant site VACANT SITE			Plant
23	285 TOWN CENTER PKWY	′ Front-9	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 87 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
23	285 TOWN CENTER PKWY	Front-10	Vacant site VACANT SITE			Plant
23	285 X TOWN CENTER PKW	Y Side-2 ON: 9875 X CUYAMACA ST	Vacant site VACANT SITE			Plant
RP	9491 VOMAC RD	Front-1	Vacant site VACANT SITE			Plant
RP	9495 VOMAC RD	Front-2	Vacant site VACANT SITE VACANT SITE			Plant
RP	9609 VOMAC RD	Front-2	Vacant site VACANT SITE			Plant
RP	9617 VOMAC RD	Front-1	Vacant site VACANT SITE VACANT SITE			Plant
RP	9625 VOMAC RD	Front-1	Vacant site VACANT SITE			Plant
RP	9633 VOMAC RD	FRONT-1	Vacant site VACANT SITE			Plant
RP	9641 VOMAC RD	Front-1	Vacant site VACANT SITE			Plant
RP	9703 VOMAC RD	Front-1	Vacant site VACANT SITE			Plant
RP	9704 VOMAC RD	Front-1	Vacant site VACANT SITE			Plant
RP	9704 VOMAC RD	Front-2	Vacant site VACANT SITE			Plant
RP	9704 X VOMAC RD	Side-2 ON: 9480 X PENNYWOOD RD	Vacant site VACANT SITE VACANT SITE			Plant
RP	9711 VOMAC RD	Front-1	Vacant site VACANT SITE			Plant
RP	9711 VOMAC RD	Front-3	Vacant site VACANT SITE			Plant
RP	9719 VOMAC RD	Front-1	Vacant site VACANT SITE			Plant
RP	9720 VOMAC RD	Front-1	Vacant site VACANT SITE			Plant
RP	9727 VOMAC RD	Front-1	Vacant site VACANT SITE			Plant
RP	9728 VOMAC RD	Front-1	Vacant site VACANT SITE			Plant
RP	9744 VOMAC RD	Front-1	Vacant site VACANT SITE			Plant
RP	9744 X VOMAC RD	Side-2 ON: 9560 X GALSTON DR	Vacant site VACANT SITE			Plant
RP	9744 X VOMAC RD	Side-4 ON: 9560 X GALSTON DR	Vacant site VACANT SITE			Plant
RP	9744 X VOMAC RD	Side-6 ON: 9560 X GALSTON DR	Vacant site VACANT SITE			Plant
RP	9751 VOMAC RD	Front-1	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 88 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
7	2 X WALKER PRESERVE TRAIL	PARK-21	Vacant site VACANT SITE			Plant
7	2 X WALKER PRESERVE TRAIL	PARK-26	Vacant site VACANT SITE			Plant
7	2 X WALKER PRESERVE TRAIL	PARK-30	Vacant site VACANT SITE			Plant
7	2 X WALKER PRESERVE TRAIL	PARK-31	Vacant site VACANT SITE			Plant
7	2 X WALKER PRESERVE TRAIL	PARK-32	Vacant site VACANT SITE			Plant
7	2 X WALKER PRESERVE TRAIL	PARK-33	Vacant site VACANT SITE			Plant
7	2 X WALKER PRESERVE TRAIL	PARK-34	Vacant site VACANT SITE			Plant
7	2 X WALKER PRESERVE TRAIL	PARK-35	Vacant site VACANT SITE			Plant
7	2 X WALKER PRESERVE TRAIL	PARK-36	Vacant site VACANT SITE			Plant
7	2 X WALKER PRESERVE TRAIL	PARK-37	Vacant site VACANT SITE			Plant
7	2 X WALKER PRESERVE TRAIL	PARK-38	Vacant site VACANT SITE			Plant
7	2 X WALKER PRESERVE TRAIL	PARK-39	Vacant site VACANT SITE			Plant
7	2 X WALKER PRESERVE TRAIL	PARK-40	Vacant site VACANT SITE			Plant
7	2 X WALKER PRESERVE TRAIL	PARK-41	Vacant site VACANT SITE			Plant
7	2 X WALKER PRESERVE TRAIL	PARK-53	Vacant site VACANT SITE			Plant
7	2 X WALKER PRESERVE TRAIL	PARK-83	Vacant site VACANT SITE			Plant
7	2 X WALKER PRESERVE TRAIL	PARK-98	Vacant site VACANT SITE			Plant
7	2 X WALKER PRESERVE TRAIL	PARK-105	Vacant site VACANT SITE			Plant
7	2 X WALKER PRESERVE TRAIL	PARK-256	Vacant site VACANT SITE			Plant
PARKS	2 WALMART PATHWAY	FRONT-1	Vacant site VACANT SITE			Plant
PARKS	2 WALMART PATHWAY	FRONT-2	Vacant site VACANT SITE			Plant
PARKS	2 WALMART PATHWAY	FRONT-3	<i>Vacant site</i> VACANT SITE			Plant
PARKS	2 WALMART PATHWAY	FRONT-4	Vacant site VACANT SITE			Plant
PARKS	2 WALMART PATHWAY	FRONT-5	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 89 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
PARKS	2 WALMART PATHWAY	FRONT-6	Vacant site VACANT SITE			Plant
PARKS	2 WALMART PATHWAY	FRONT-7	Vacant site VACANT SITE			Plant
PARKS	2 WALMART PATHWAY	FRONT-8	Vacant site VACANT SITE			Plant
PARKS	2 WALMART PATHWAY	FRONT-9	Vacant site VACANT SITE			Plant
PARKS	2 WALMART PATHWAY	FRONT-10	Vacant site Vacant site VACANT SITE			Plant
PARKS	2 WALMART PATHWAY	FRONT-11	Vacant site Vacant site VACANT SITE			Plant
PARKS	2 WALMART PATHWAY	FRONT-12	Vacant site Vacant site VACANT SITE			Plant
PARKS	2 WALMART PATHWAY	FRONT-13	Vacant site Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-2	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-3	Vacant site Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-5	Vacant site Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-11	Vacant site Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-18	Vacant site Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-19	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-75	Vacant site Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-77	Vacant site Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	PARK-94	Vacant site Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-157	Vacant site Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-158	Vacant site Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-167	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-169	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-172	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-177	Vacant site Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-180	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 90 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-183	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-184	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-190	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-191	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-206	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	PARK-247	VACANT SITE VACANT SITE VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-253	VACANT SITE VACANT SITE VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-261	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-262	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-263	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-266	VACANT SITE VACANT SITE VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-274	VACANT SITE VACANT SITE VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-277	Vacant site			Plant
40	2 X WEST HILLS PARK AND	Park-292	VACANT SITE Vacant site			Plant
40	ROTARY GROVE 2 X WEST HILLS PARK AND	Park-294	VACANT SITE Vacant site			Plant
40	ROTARY GROVE 2 X WEST HILLS PARK AND ROTARY GROVE	Park-296	VACANT SITE Vacant site			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-303	VACANT SITE Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-305	VACANT SITE VACANT SITE VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-316	VACANT SITE VACANT SITE VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-321	VACANT SITE VACANT SITE VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	PARK-323	VACANT SITE VACANT SITE VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	PARK-335	VACANT SITE VACANT SITE VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-340	VACANT SITE VACANT SITE VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	PARK-356	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 91 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-370	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	PARK-373	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	PARK-385	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-388	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-390	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-392	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-393	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-394	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	PARK-409	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	PARK-416	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-426	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-432	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-449	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	PARK-479	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-480	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	Park-504	Vacant site VACANT SITE			Plant
40	2 X WEST HILLS PARK AND ROTARY GROVE	PARK-507	Vacant site VACANT SITE			Plant
RP	9402 X WHARTON RD	Side-1 ON: 9575 X DOMER RD	Vacant site VACANT SITE			Plant
RP	9408 WHARTON RD	Front-1	Vacant site VACANT SITE			Plant
RP	9414 WHARTON RD	Front-1	Vacant site VACANT SITE			Plant
RP	9420 WHARTON RD	Front-1	Vacant site VACANT SITE			Plant
RP	9420 WHARTON RD	Front-2	Vacant site VACANT SITE			Plant
RP	9420 WHARTON RD	Front-3	Vacant site VACANT SITE			Plant
RP	9420 WHARTON RD	Front-4	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 92 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9420 WHARTON RD	Front-5	Vacant site VACANT SITE			Plant
RP	9426 WHARTON RD	Front-1	Vacant site VACANT SITE			Plant
RP	9435 WHARTON RD	Front-2	Vacant site VACANT SITE			Plant
RP	9447 WHARTON RD	Front-1	Vacant site VACANT SITE			Plant
RP	9453 WHARTON RD	FRONT-1	Vacant site VACANT SITE			Plant
RP	9459 WHARTON RD	Front-1	Vacant site VACANT SITE			Plant
RP	9465 WHARTON RD	Front-1	<i>Vacant site</i> VACANT SITE			Plant
RP	9471 WHARTON RD	Front-1	<i>Vacant site</i> VACANT SITE			Plant
RP	9471 WHARTON RD	Front-2	<i>Vacant site</i> VACANT SITE			Plant
RP	9479 WHARTON RD	Front-1	<i>Vacant site</i> VACANT SITE			Plant
RP	9480 X WHARTON RD	Side-1 ON: 9494 X VOMAC RD	<i>Vacant site</i> VACANT SITE			Plant
24	9425 X WHISPERING WILLOW DR	Front-7	Vacant site VACANT SITE			Plant
24	9425 X WHISPERING WILLOW DR	Front-8	<i>Vacant site</i> VACANT SITE			Plant
24	9425 X WHISPERING WILLOW DR	Front-9	<i>Vacant site</i> VACANT SITE			Plant
39	8810 WIGWAM CT	Side-3 ON: 8915 X MAST BL	<i>Vacant site</i> VACANT SITE			Plant
RP	8938 WILLOW GROVE AV		<i>Vacant site</i> VACANT SITE			Plant
RP	8949 X WILLOW GROVE AV	ON: 9020 X GORGE AV	<i>Vacant site</i> VACANT SITE			Plant
RP	8954 WILLOW GROVE AV		<i>Vacant site</i> VACANT SITE			Plant
RP	8954 WILLOW GROVE AV		<i>Vacant site</i> VACANT SITE			Plant
RP	9017 WILLOW GROVE AV	Front-1	Vacant site VACANT SITE			Plant
RP	9024 WILLOW GROVE AV		Vacant site VACANT SITE			Plant
RP	9025 WILLOW GROVE AV		Vacant site VACANT SITE			Plant
RP	9032 WILLOW GROVE AV		Vacant site VACANT SITE			Plant
RP	9038 WILLOW GROVE AV	Front-1	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 93 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RP	9056 WILLOW GROVE AV	Front-1	Vacant site VACANT SITE			Plant
RP	9056 WILLOW GROVE AV	Front-2	Vacant site VACANT SITE			Plant
RP	9056 WILLOW GROVE AV	Front-3	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9056 WILLOW GROVE AV	Front-4	Vacant site			Plant
RP	9056 WILLOW GROVE AV	Front-5	VACANT SITE VACANT SITE			Plant
RP	9056 WILLOW GROVE AV	Front-6	VACANT SITE Vacant site VACANT SITE			Plant
RP	9109 WILLOW GROVE AV	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9109 WILLOW GROVE AV	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9118 WILLOW GROVE AV	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9123 WILLOW GROVE AV	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9124 WILLOW GROVE AV	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9124 WILLOW GROVE AV	Front-2	Vacant site			Plant
RP	9130 WILLOW GROVE AV	Front-1	VACANT SITE VACANT SITE			Plant
RP	9135 WILLOW GROVE AV	Front-1	VACANT SITE Vacant site VACANT SITE			Plant
RP	9138 WILLOW GROVE AV	Front-1	Vacant site			Plant
RP	9141 WILLOW GROVE AV	Front-1	VACANT SITE VACANT SITE			Plant
RP	9164 WILLOW GROVE AV	Front-1	VACANT SITE Vacant site			Plant
RP	9175 WILLOW GROVE AV	Front-1	VACANT SITE VACANT SITE			Plant
RP	9176 WILLOW GROVE AV	Front-1	VACANT SITE VACANT SITE			Plant
RP	9233 WILLOW GROVE AV	Front-1	VACANT SITE VACANT SITE			Plant
RP	9347 WILLOW GROVE AV	Front-1	VACANT SITE Vacant site VACANT SITE			Plant
RP	9360 WILLOW GROVE AV	Front-1	Vacant site			Plant
RP	9366 WILLOW GROVE AV	Front-1	VACANT SITE VACANT SITE			Plant
RP	9373 WILLOW GROVE AV	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 94 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	рвн	нт	MAINTENANCE
RP	9385 WILLOW GROVE AV	FRONT-3	Vacant site VACANT SITE			Plant
RP	9403 WILLOW GROVE AV	FRONT-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9417 WILLOW GROVE AV	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9437 WILLOW GROVE AV	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9443 WILLOW GROVE AV	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9443 WILLOW GROVE AV	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9449 WILLOW GROVE AV	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9017 X WILLOW GROVE CT	Side-1 ON: 9410 X WILLOW GROVE AV	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9017 X WILLOW GROVE CT	Side-2 ON: 9410 X WILLOW GROVE AV	VACANT SITE VACANT SITE			Plant
24	101 X WILLOW POND RD	Front-7	Vacant site VACANT SITE			Plant
24	110 X WILLOW POND RD	FRONT-5	VACANT SITE VACANT SITE			Plant
24	130 WILLOW POND RD	FRONT-1	VACANT SITE VACANT SITE			Plant
24	130 WILLOW POND RD	FRONT-3	VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-1	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-2	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-3	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-4	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-5	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-6	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-7	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-8	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-9	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-10	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-11	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 95 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	HT	MAINTENANCE
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-12	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-13	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-14	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-15	Vacant site			Plant
RIPARIAN	2 X WOODGLEN VISTA	Park-16	VACANT SITE Vacant site			Plant
RIPARIAN	CREEK 2 X WOODGLEN VISTA CREEK	Park-17	VACANT SITE Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-18	VACANT SITE VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-19	VACANT SITE VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-20	VACANT SITE VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-21	VACANT SITE VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-22	VACANT SITE VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-23	VACANT SITE VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-24	Vacant site			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-25	VACANT SITE <i>Vacant site</i> VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-26	VACANT SITE VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-27	VACANT SITE VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-28	VACANT SITE VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-29	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-30	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-31	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-32	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-33	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-34	VACANT SITE VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-35	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 96 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-36	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-37	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-38	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-39	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-40	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-41	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-42	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-43	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-44	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-45	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-47	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-48	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-49	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-50	Vacant site VACANT SITE VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-51	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-52	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-53	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-54	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-55	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-57	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-58	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-59	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-60	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-61	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 97 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-62	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-63	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-64	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-65	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-66	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-67	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	Park-68	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-94	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-119	Vacant site VACANT SITE			Plant
RIPARIAN	2 X WOODGLEN VISTA CREEK	PARK-120	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-1	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-2	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-3	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-6	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-45	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	PARK-48	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-53	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-54	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-56	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-57	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-70	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-77	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-79	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-80	Vacant site Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 98 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
04	2 X WOODGLEN VISTA PARK	Park-81	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-85	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-94	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-96	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-98	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-118	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-131	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-137	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-143	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-148	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-168	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-173	Vacant site VACANT SITE			Plant
04	2 X WOODGLEN VISTA PARK	Park-182	Vacant site VACANT SITE			Plant
26	9940 X WOODGLEN VISTA ST	Front-1	Vacant site VACANT SITE			Plant
26	9940 X WOODGLEN VISTA ST	Front-2	Vacant site VACANT SITE			Plant
26	9940 X WOODGLEN VISTA ST	Front-4	Vacant site VACANT SITE			Plant
26	9940 X WOODGLEN VISTA ST	Front-5	Vacant site VACANT SITE			Plant
26	9940 X WOODGLEN VISTA ST	Front-6	Vacant site VACANT SITE			Plant
26	9960 X WOODGLEN VISTA ST	Slope-1	Vacant site VACANT SITE			Plant
26	9960 X WOODGLEN VISTA ST	Slope-2	Vacant site VACANT SITE			Plant
26	9960 X WOODGLEN VISTA ST	Slope-4	Vacant site VACANT SITE			Plant
26	9960 X WOODGLEN VISTA ST	Slope-5	Vacant site VACANT SITE			Plant
26	9960 X WOODGLEN VISTA ST	Slope-6	Vacant site VACANT SITE			Plant
26	9960 X WOODGLEN VISTA ST	Slope-14	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 99 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	нт	MAINTENANCE
26	9960 X WOODGLEN VISTA ST	Slope-20	Vacant site VACANT SITE			Plant
26	9960 X WOODGLEN VISTA ST	Slope-21	Vacant site VACANT SITE			Plant
26	9960 X WOODGLEN VISTA ST	Slope-22	Vacant site VACANT SITE			Plant
26	9960 X WOODGLEN VISTA ST	Slope-23	Vacant site Vacant site VACANT SITE			Plant
RP	7965 WOODPECKER WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	7965 WOODPECKER WY	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	7971 X WOODPECKER WY	Side-1 ON: 8640 X SUNRIDGE DR	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8010 WOODPECKER WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8015 WOODPECKER WY	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8016 WOODPECKER WY	Front-1	Vacant site Vacant site VACANT SITE			Plant
RP	8021 WOODPECKER WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8021 WOODPECKER WY	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8028 WOODPECKER WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8028 WOODPECKER WY	Front-2	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	8042 WOODPECKER WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9315 WOODRUFF WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9316 WOODRUFF WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9333 WOODRUFF WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9339 WOODRUFF WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9347 WOODRUFF WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9354 WOODRUFF WY	Front-1	VACANT SITE VACANT SITE VACANT SITE			Plant
RP	9354 WOODRUFF WY	Front-2	Vacant site Vacant site VACANT SITE			Plant
RP	9355 X WOODRUFF WY	Side-1 ON: 9245 X ELLENBEE RD	VACANT SITE VACANT SITE VACANT SITE			Plant
52	11000 X WOODSIDE AV	Front-3	Vacant site Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 100 of 101

Street Tree Inventory

DIST	HOUSE ADDRESS	TREE LOCATION	SPECIES	DBH	HT	MAINTENANCE
52	11000 X WOODSIDE AV	Front-7	Vacant site VACANT SITE			Plant
52	11000 X WOODSIDE AV	Front-50	Vacant site VACANT SITE			Plant
52	11057 WOODSIDE AV	Front-1	Vacant site VACANT SITE			Plant
53	11117 WOODSIDE AV	Front-1	Vacant site VACANT SITE			Plant

11/22/2021 10:18:30 AM Page 101 of 101

Section 5

Public Participation

Education-Tree City USA

A thriving urban forest provides multiple benefits for the community. To maximize those benefits cities must educate the public on the importance of proper tree care and the need to plan for tree canopy coverage for future generations. By doing so the City gains advocates for the urban forest program and the public becomes actively engaged.

The City of Santee acknowledges that trees are vital to human health. Studies by university researchers have found a correlation between tree-filled neighborhoods which are safer and more sociable, and lower levels of domestic violence. Green landscapes naturally reduce stress, decrease the need for medication, and speed recovery times. The environmental benefits are substantial as well. Urban forest trees capture rainwater and reduce runoff, reduce the heat island effect, and greenhouse gas emissions. The City strives to maintain an environmentally conscientious landscape that includes well-maintained trees that beautify the City for residents and visitors alike.

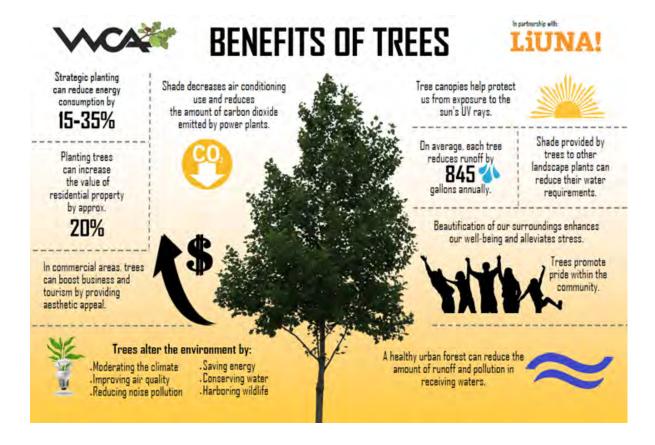
The City is a Tree City U.S.A. through the Arbor Day Foundation, which is one of the best ways to highlight the City's trees. This UFMP seeks to assist the City by providing basic educational information on trees and encourages staff to find creative ways to protect the trees in the urban forest.

A healthy forest means the community as well as individuals save money as the environment improves. Well-placed trees can help save up to 35% in annual air conditioning costs and 10-25% of winter heating. Large, well-maintained trees can add 20% or more in property value and each large tree adds 1% to the sale of a home. 100 mature trees could catch up to 100,000 gallons of rainwater per year, which means less money spent on stormwater control and cleaner water downstream to the ocean. From an air quality standpoint, 100 trees remove about 1,000 lbs. of pollutants per year, including 400 lbs. of ozone, 300 lbs. of particulates, and 5 tons of carbon dioxide, an important concern in climate change. All of these are positive effects on the quality of life that are critical to a community's long-term well-being.

From an economic standpoint, trees are a wise investment in community resources. As a part of the community infrastructure, they have a positive impact in the business and tax base. In tree-lined commercial districts, there is more frequent shopping, longer shopping trips, and shoppers tend to spend more for goods and parking. As trees mature and need care, jobs are created which benefits the tax base even further.



The City of Santee can ensure that its trees survive to shade and benefit the community and region by supporting local volunteer organizations that actively participate in tree planting. Adequately funding programs for the maintenance and care of trees helps neighborhoods retain the character and vision of the City and ensures a positive community legacy.



Chapter 8.06

URBAN FORESTRY

Sections:	
8.06.010	Title.
8.06.020	Purpose and intent.
8.06.030	Definitions.
8.06.040	Determination of definitions.
8.06.050	Jurisdiction.
8.06.060	Designate administrative responsibilities.
8.06.070	Protection of trees.
8.06.080	Responsibilities of property owners.
8.06.090	Responsibilities for removing trees for newly aligned curbs, gutters, sidewalks and
	water/sewer laterals.
8.06.100	Tree maintenance by public utilities.
8.06.110	Trimming, pruning or removal—Permit required.
8.06.120	Trimming, pruning or removal—Permit application.
8.06.130	Trimming, pruning or removal—Permit issuance or denial.
8.06.140	Trimming, pruning or removal by City.
8.06.150	Planting—Permit required.
8.06.160	Planting—Permit application.
8.06.170	Planting—Permit issuance or denial.
8.06.180	Removal of protective structures.
8.06.190	Exemption from Solar Shade Control Act.
8.06.200	Tree service contractors.
8.06.210	Emergency tree services.
8.06.220	Topping prohibited.
8.06.230	Local government disclaims liability.
8.06.240	Interference with planting, maintenance, and removal unlawful.
8.06.250	Appeals.
8 06 260	Enforcement

8.06.010 Title.

This chapter is known as the "City of Santee Urban Forestry Ordinance." (Ord. 561 § 3, 2019)

8.06.020 Purpose and intent.

This chapter sets forth tree-related policies, regulations, and generally accepted standards for planting, trimming, and removing trees on public property and public rights-of-way. Additionally, this chapter sets forth policies relating to trees planted as a condition of residential, industrial and commercial development. The provisions of the chapter are enacted to:

- A. Ensure that the City will continue to realize the benefits provided by generally accepted practices of urban forestry;
- B. Clarify property owners' basic responsibilities to ensure that trees on public rights-of-way are recognized as part of the community's urban forest and those trees are not arbitrarily removed or damaged;

- C. Identify the Department of Community Services as the City department responsible for the care of public trees throughout the City; identify the Director as the responsible City administrator for authorizing public tree removal;
- D. Maintain the optimal amounts of practical tree cover on public parks and open space lands within the City;
- E. Maintain the City's commitment to generally accepted Tree City USA status and Growth Award status as designated by the National Arbor Day Foundation and the California Department of Forestry and Fire Protection;
- F. Maintain appropriate diversity of tree species and age classes to provide the community with a stable and sustainable urban forest environment;
- G. Assign the Director to make recommendations regarding tree maintenance and landscaping decisions, promote generally accepted International Society of Arboriculture practices and standards within the City;
- H. Maintain the practice of managing trees on public rights-of-way in a manner that does not damage, obstruct, or interfere with public improvements;
- I. Manage the planting of trees on public rights-of-way on residentially classified streets;
- J. Maintain the practice of requiring tree removal permits for the removal of trees on public rights-of-way;
- K. Develop and maintain a street tree master plan, including a list of trees approved for use in the right-of-way. (Ord. 561 § 3, 2019)

8.06.030 Definitions.

Words and phrases in this chapter have the common and usual meaning except as defined below or elsewhere in this code.

- "Director" means the Director of Community Services or designated representative.
- "Native tree" means any tree of the following species: Coast Live Oak (Quercus agrifolia), Canyon Live Oak (Quercus chrysolepis), Englemann Oak (Quercus engelmannii), and California Sycamore (Platanus racemosa), and any tree identified as native to southern California.
- "Parks and landscape maintenance supervisor" means the Director's representative who is responsible for landscaping within the City and for administration of this chapter.
- "Parkway" means the portion of the public right-of-way located between the sidewalk and the curb.
- "Private trees" means trees whose trunks are located upon privately owned property and those trees whose trunks are located upon property owned by a public entity other than the City.
- "Protected tree" means the coast live oaks on the property defined in the definition for "native tree."
- "Public highway" means any public street, public way, or public place in the City either owned by the City or dedicated to the public for purpose of travel.
- "Public trees" means both trees growing on City-owned property and trees planted by the City growing on public rights-of-way or landscape maintenance districts.
- "Shrubs" means a bush or a plant more than 12 inches but not more than six feet tall.
- "Street classification" means the name attributed with a set of street and road characteristics listed in the circulation element of the Santee General Plan.
- "Street tree" means a tree which the parks and landscape maintenance supervisor has designated as appropriate for planting within the public right-of-way for the particular portion of the public right-of-way in question and is on the approved street tree list.

- "Topping" means the severe cutting back of limbs to stubs larger than three inches in diameter, within the tree's crown, to such a degree as to remove the tree's natural canopy and/or severely disfigure the tree's appearance.
- "Tree" or "trees" means any individual or group of self-supporting woody perennial plant or plants growing with a single or multi-stemmed trunk supporting a crown of branches.
- "Trees growing on public property" means trees whose trunks are located in whole or in part on property owned by the City.
- "Trees growing on public rights-of-way" means trees whose trunks are located in whole or in part on property in which the City owns an interest for purposes of vehicular, pedestrian, equestrian, or City utility use. Trees growing on public rights-of-way include both public and private trees growing on public rights-of-way.
- "Trees in public places" means trees growing on public property and trees growing on public rights-of-way. (Ord. 561 § 3, 2019)

8.06.040 Determination of definitions.

The Director has the right to determine whether any specific woody plant is considered a tree or a shrub. Such determination is final and not subject to appeal. (Ord. 561 § 3, 2019)

8.06.050 Jurisdiction.

The City has control of all trees, shrubs, and other plantings now or hereafter in any street, park, public right-of-way, landscape maintenance districts or easement, or other City owned property within the City limits, and has the right, but not the duty, to plant, care for, maintain, remove, and replace such trees, shrubs and other plantings. (Ord. 561 § 3, 2019)

8.06.060 Designate administrative responsibilities.

The Director, by use of City employees or private contractors, has the right, but not the duty, to plant, maintain and otherwise care for, or if necessary, remove, any and all trees in public places in the City. The responsibilities of the parks and landscape maintenance supervisor include, but are not limited to, the following:

- A. Prepare an annual program for tree planting and tree care in public places of the City;
- B. In coordination with the Department of Development Services, recommend to the City Council changes or additions to the master street tree plan;
- C. Develop maintenance standards as they relate to street trees and trees in public places;
- D. Inspect the planting, maintenance and removal of all trees in public places;
- E. Make a determination to remove trees in public places;
- F. Review all landscaping plans as they affect trees in public places. (Ord. 561 § 3, 2019)

8.06.070 Protection of trees.

- A. It is unlawful for any person to:
 - 1. Remove, trim, prune or cut any public tree or tree growing on public rights-of-way unless such work conforms to City standards;
 - 2. Interfere, or cause any other person to interfere, with employees or contractors of the City who are engaged in planting, maintaining, treating or removing any tree in public places or removing any material detrimental to the tree;

- 3. Willfully injure, disfigure or intentionally destroy by any means any tree in public places, except with permits described elsewhere in this chapter;
- 4. Construct a concrete, asphalt, brick or gravel sidewalk, or otherwise fill up the ground area near any tree in public places, to shut off air, light or water from the roots, except under written authority from the Director;
- 5. Place building material, equipment or other harmful substance near any tree in public places which might cause injury to the tree;
- 6. Post any sign on any tree in public places, tree-stake or guard, or fasten any guy wire, cable or rope to any tree, tree-stake or guard; provided, however, that tree-stakes or guards may be placed around trees growing in the public rights-of-way by property owners for the purpose of protecting or training the trees, with approval of the parks and landscape maintenance supervisor; or
- 7. Plant any tree in public places, except according to policies, regulations and specifications established pursuant to this chapter or any currently applicable ordinances or code sections.
- B. Any person deemed responsible for damaging a tree in a public place or removing a tree without a permit as described in this chapter is liable for damages to the City in an amount equal to the value of the tree plus City costs incurred to assess damages, in addition to or as part of any other enforcement action.
- C. The trimming, pruning or removal of protected trees is subject to the provisions of this chapter. (Ord. 561 § 3, 2019)

8.06.080 Responsibilities of property owners.

- A. Pursuant to Streets and Highways Code Section 5610, it is the duty and responsibility of all property owners to maintain the grounds of sidewalks, parkways, and maintenance strips on the owner's property, regardless of whether such property is developed or within the public right-of-way. Property owners are responsible for watering trees growing in public rights-of-way. The owner of any property has the primary and exclusive duty to perform maintenance of any sidewalk, parkway, or maintenance strip on the owner's property, regardless of whether the City has notified the owner of the need for such maintenance or has performed similar maintenance in the past. The property owner shall owe a duty to members of the public to keep and maintain the sidewalk area in a safe and nondangerous condition. If, as a result of the failure of any property owner to maintain the sidewalk area in a nondangerous condition as required by this section, any person suffers injury or damage to person or property, the property owner is liable to such person for the resulting damages or injury. Notwithstanding the foregoing, if a property owner believes damage to the sidewalk, parkway, or maintenance strip has been caused by a tree planted by the City, the owner must notify the Director in writing.
- B. It is the duty and responsibility of every person owning or occupying any real property within the City of Santee, to keep all trees on that property trimmed in such a manner that meets City of Santee clearance standards for any street, alley, and sidewalk. It is also the duty and responsibility of every person owning or occupying any real property within the City of Santee to keep all trees and shrubs on that property trimmed in such a manner that they do not obstruct the view of any traffic sign or device for vehicle traffic in the direction controlled by that traffic sign or device.
- C. Property owners having trees or shrubs growing on public rights-of-way must maintain these trees and shrubs to a reasonable standard of care. Reasonable care ensures that trees and shrubs growing on public rights-of-way do not block pedestrian visibility; do not obstruct street clearance requirements; do not obstruct sidewalk clearance requirements; do not obstruct traffic signals or signs; do not grow into overhead utility lines; and do not allow tree root structures to undermine sidewalks, curbs, gutters, ad-

jacent roadways, and underground utilities such as water and sewer lines. Street and sidewalk clearance is defined as a minimum of 13 feet, six inches from the lowest branches to the street or sidewalk. (Ord. 561 § 3, 2019)

8.06.090 Responsibilities for removing trees for newly aligned curbs, gutters, sidewalks and water/sewer laterals.

When designing or approving new alignments for sidewalks, curbs or driveway approaches, the City may take into account alternative options to preserve desirable trees growing on public rights-of-way. When trees growing on public rights-of-way must be removed, it is the responsibility of adjacent property owners to remove, at their own expense, any private trees directly in the way of new sidewalks, curbs and driveway approaches, unless the tree had been planted with City approval. (Ord. 561 § 3, 2019)

8.06.100 Tree maintenance by public utilities.

- A. A public utility must obtain a permit pursuant to Section 8.06.110, issued by the Director to maintain trees growing adjacent to utility fixtures or apparatus. The requirement to obtain a permit includes trees that encroach upon public streets.
- B. When maintaining trees for which a maintenance permit has been obtained, a public utility must observe good arboricultural practices, as specified by International Society of Arboriculture western chapter pruning standards and City of Santee pruning standards. (Ord. 561 § 3, 2019)

8.06.110 Trimming, pruning or removal—Permit required.

No person is permitted to trim, prune, cut, break, deface, destroy, burn or remove any tree, hedge or shrub from any City-owned public property or from a public highway within the City unless authorized in writing to do so by the Director or the City Council. (Ord. 561 § 3, 2019)

8.06.120 Trimming, pruning or removal—Permit application.

- A. Any person desiring to trim, prune or remove any tree, hedge or shrub from any public property or public highway must file an application with the Director and obtain a permit issued in accordance with Section 8.06.130.
- B. In nonemergency circumstances which do not pose an immediate threat to the public health, welfare or safety, any person desiring to trim, prune or remove a protected coast live oak tree must file an application with the Director. The Director may consider the following with respect to the permit application:
 - 1. The condition of the tree with respect to disease, danger of falling, proximity to existing or proposed structures and interference with utility services;
 - 2. The necessity to remove the tree in order to construct improvements to the property;
 - 3. The topography of the land and the effect of the removal of the tree on erosion, soil retention, and diversion or increased flow of surface waters;
 - 4. The long-term value of the species under consideration, particularly lifespan and growth rate;
 - 5. The ecological value of the tree such as for food, nesting, habitat, protection and shade for wild-life or other plant species;
 - 6. The number, size, species, age distribution and location of existing trees in the area and the effect the removal would have upon shade, privacy impact, and scenic beauty;
 - 7. The number of trees the particular parcel can adequately support according to good arboricultural practices;

- 8. The availability of reasonable and feasible alternatives that would allow for the continued protection of the tree.
- C. A protected tree must not be removed unless and until the City Council authorizes such removal.
- D. In such instances when a protected tree poses danger to the public health, welfare or safety, and requires immediate pruning, trimming or removal without delay, a verbal authorization to prune, trim or remove the tree may be given by the Director. Any person removing a protected tree pursuant to this subsection must replace such tree within 30 days after removal by planting another tree of a type and in such location specified by the Director. The requirement of replanting another tree may be waived by the Director for reasons such as spacing, location and good arboricultural practices for that species of tree. If removal of a tree pursuant to the authority of this subsection results in the elimination of the need for protection under this chapter, whether or not due to the waiver by the Director of the replacement requirement, the City Council will amend this chapter to remove the protected status within 60 days thereafter. (Ord. 561 § 3, 2019)

8.06.130 Trimming, pruning or removal—Permit issuance or denial.

- A. The Director may issue a written permit authorizing the trimming, pruning or removal of any tree, hedge or shrub within a public highway upon such terms and conditions as the Director deems appropriate to provide protection to persons and property or may deny such permit.
- B. Any person removing a live tree pursuant to a permit issued by the Director must, within 30 days following removal of such live tree, plant another tree of a type and in a location specified in the permit. The requirement of replanting another tree may be waived by the Director for reasons such as spacing, location and good arboricultural practices for that species of tree.
- C. The Director may issue a written permit authorizing the trimming, pruning or removal of a protected tree upon such terms and conditions as the Director deems appropriate to provide protection to persons and property or may deny such permit. (Ord. 561 § 3, 2019)

8.06.140 Trimming, pruning or removal by City.

If the Director deems that the trimming, pruning or removal of any tree, hedge or shrub within a public highway is necessary for the protection of the traveling public or public property, the Director may, subject to the availability of funds, personnel and equipment, cause such tree to be trimmed, pruned or removed to provide such protection. A protected tree must not be removed unless and until the City Council authorizes such removal. Notwithstanding the foregoing sentence, in such instances when a protected tree within a public highway poses danger to the public health, safety, and welfare and requires immediate removal without delay, and such removal results in the elimination of the need for protection, the City Council will amend this chapter to remove the tree from protected status within 60 days thereafter. (Ord. 561 § 3, 2019)

8.06.150 Planting—Permit required.

No person is permitted to plant any tree, hedge or shrub upon or within any City, public highway, or public property within the City unless authorized in writing to do so by the Director. (Ord. 561 § 3, 2019)

8.06.160 Planting—Permit application.

Any person desiring to plant any tree, hedge or shrub within any public highway or public right-of-way must file an application with the Director and receive a permit pursuant to Section 8.06.170. (Ord. 561 § 3, 2019)

8.06.170 Planting—Permit issuance or denial.

No permit for the planting of a tree within any public highway will be issued by the Director unless the species of the tree to be planted is one approved by the Director. The permit for the planting of a tree, shrub or hedge may be issued upon such terms and conditions as the Director determines appropriate to protect persons and property or may be denied. (Ord. 561 § 3, 2019)

8.06.180 Removal of protective structures.

No person is permitted to injure, deface, or remove any protective structure placed around any tree or plant growing upon any public highway or public property in the City or around protected trees on the County Edgemoor property. (Ord. 561 § 3, 2019)

8.06.190 Exemption from Solar Shade Control Act.

The City is exempt from the provisions of Chapter 12 (commencing with Public Resources Code Section 25980), Division 15 of the Public Resources Code, known as the Solar Shade Control Act. (Ord. 561 § 3, 2019)

8.06.200 Tree service contractors.

When the City requires tree pruning, any tree service contractor performing work must have on staff an arborist certified by the western chapter of the International Society of Arboriculture. This arborist must use reasonable diligence in overseeing pruning trees and must certify that all work meets the City's pruning specifications. (Ord. 561 § 3, 2019)

8.06.210 Emergency tree services.

The City will attempt to provide on-call tree services in emergencies. Emergencies include fallen trees and other immediate safety hazards. The parks and landscape maintenance supervisor determines if an emergency exists. These services will be provided on an "as available" basis and the City assumes no liability for failing to provide these emergency services. (Ord. 561 § 3, 2019)

8.06.220 Topping prohibited.

The topping of public trees and protected trees is prohibited, unless the failure to top a tree poses a threat to public safety. (Ord. 561 § 3, 2019)

8.06.230 Local government disclaims liability.

Nothing contained in this section imposes any liability upon the City, its officers or employees, or relieves the owner of any property from the duty to keep any tree, shrub or plant upon any street tree area on his or her property or under his or her control in such condition as to prevent it from constituting a hazard or an impediment to travel or vision upon any street, park, pleasure ground, boulevard, alley or public place within the City. (Ord. 561 § 3, 2019)

8.06.240 Interference with planting, maintenance, and removal unlawful.

No person, firm or corporation is permitted to interfere with the Parks and Landscape Maintenance Supervisor or persons acting under his or her authority while engaged in trimming, planting, mulching, pruning or removing any tree, shrub or plant in any right-of-way or public place within the City. (Ord. 561 § 3, 2019)

8.06.250 Appeals.

Any action by the Parks and Landscape Maintenance Supervisor may be appealed, unless otherwise stated, to the Director within 30 working days after the decision of the Parks and Landscape Maintenance Supervisor. The appeal must be in writing and filed with the Community Services Department. Any appeal pursuant to this chapter will be governed by the procedures in Chapter 1.14; provided, however, that the Director's decision is final and nonappealable. The decision by the Parks and Landscape Maintenance Supervisor to remove a tree for safety reasons or in an emergency will be accomplished immediately and is not appealable. (Ord. 561 § 3, 2019)

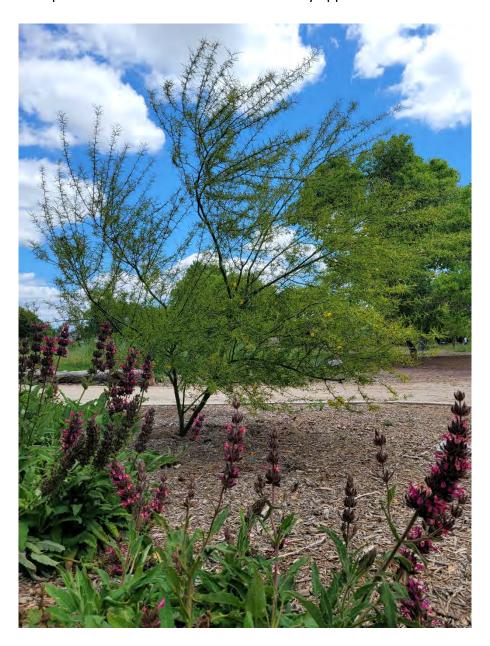
8.06.260 Enforcement.

The Parks and Landscape Maintenance Supervisor is hereby charged with the responsibility for the enforcement of this chapter in accordance with the provisions of Title 1. (Ord. 561 § 3, 2019)



Resources and Guides for Homeowners and Businesses

The tree care industry has developed free resources for homeowners and business to aid in managing trees on their property. When choosing a tree to install in a landscape property owners should consider the concept of "right tree, right place." This refers to carefully selecting the appropriate size and shape tree for the given area, as well as any possible nuisance, allergy, or negative infrastructure conflicts in the future. Several resources are provided below for City staff to be able to provide concerned citizens with industry approved material at no cost.



Tree Selection and Placement

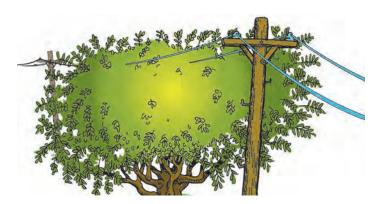
Understand the various factors to consider when selecting trees.



Tree selection and placement are important decisions a homeowner makes when landscaping or replacing a tree. Matching the tree to the site benefits both the tree and the homeowner.

Before asking, "What kind of tree should I plant?" consider the following:

- Why is it being planted and what function will it serve?
- What are the soil conditions?
- How will necessary maintenance be provided?
- What size tree is best suited for the location? How large will the tree be when full grown? Do overhead or below ground utilities prevent planting a tree? What clearance is needed for sidewalks, patios, or driveways?



Form and Size

Selecting the right form (shape) to complement the desired function can reduce maintenance costs and increase the tree's value.

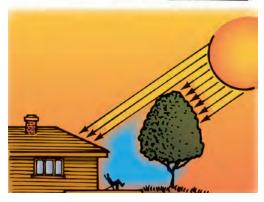
- Mature tree size determines the level of benefits received.
- Larger trees typically provide the greatest economic and environmental returns.
- Depending on the site restrictions, you can choose from hundreds of form and size combinations.
- Low spreading trees may be planted under overhead utility lines, while a tall evergreen may provide a screen.

Tree Functions

- Healthy trees increase property values.
- Deciduous shade trees cool homes in the summer and allow the winter sun to heat homes when they lose their leaves.
- Evergreens can provide a windbreak or a screen for privacy.
- Fruit trees or shrubs can provide food for owners or wildlife.
- Street trees reduce the glare from pavement, reduce runoff, filter pollutants, add oxygen, and improve overall appearance and quality of life.
- Trees also provide environmental benefits such reducing the amount of carbon dioxide in the atmosphere.







Site Conditions

Choosing a tree for the right site conditions is the key to tree survival and reduced maintenance. Consider the following:

Soil conditions

 The soil in dense urban areas and new subdivisions is often disturbed, shallow, compacted, and subject to drought. An arborist can take soil samples from your yard for testing to determine which trees are suited for your property and may provide recommendations to improve the soil condition.

Exposure (sun and wind)

The amount of available sunlight will affect tree and shrub selection. Wind exposure is also a consideration.

Space constraints

 Available planting space can be limited by many factors, such as overhead or underground utilities, pavement, buildings, visibility, or other trees. Ensure there's adequate room to let trees grow above and below ground.

Hardiness zone

• Hardiness is the tree's ability to survive extreme temperatures of a specific region. Research plants for their hardiness information in your region.

Human activity

 The top five causes of tree death result from things people do. Soil compaction, under-watering, overwatering, vandalism, and the number-one cause — planting the wrong tree — account for more tree deaths than all insectand disease-related tree deaths combined.

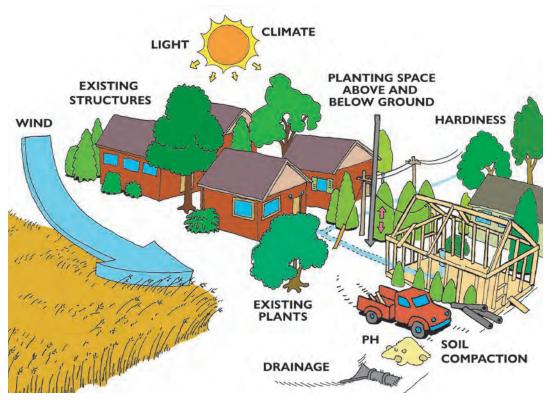
Drainage

 Roots require oxygen to develop; poor drainage limits oxygen availability and may kill the tree.

Insect and disease susceptibility

 Every plant has its particular pest and disease problems and the severity varies geographically.

Personal preferences and site constraints also play major roles in the selection process.



What Is a Certified Arborist?

ISA Certified Arborists® are individuals who have proven a level of knowledge in the art and science of tree care through experience and by passing a comprehensive examination developed by some of the nation's leading experts on tree care. ISA Certified Arborists must also continue their education to maintain their certification. Therefore, they are more likely to be up to date on the latest techniques in arboriculture.

Finding an Arborist

Visit <u>TreesAreGood.org</u> for free tools and to read and download all brochures in this series.

- The "Find an Arborist" tool can help you locate an arborist in your area.
- The "Verify a Credential" tool enables you to confirm whether an arborist has an ISA credential.





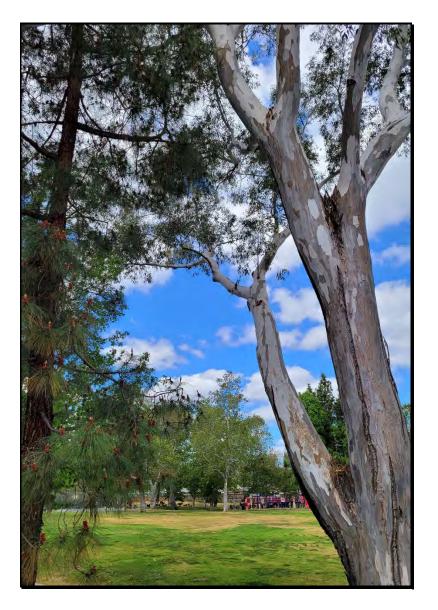
www.isa-arbor.com • www.treesaregood.org

©2021 International Society of Arboriculture. (v03.2021)
Through research, technology, and education, the International Society of
Arboriculture promotes the professional practice of arboriculture and fosters
a greater worldwide awareness of the benefits of trees.



Caring for Private Trees

Privately owned and maintained trees are just as important to the community's urban forest as the publicly managed trees and are typically in greater quantity. This is especially important due to the existing protected, native trees in the city and the City ordinance subsection 8.06.120 B. which states that any person desiring to trim, prune, or remove a protected tree must file a permit application with the Director. Therefore, providing a resource on mature tree care to the public is critical to ensuring that private, protected, and native trees are maintained well. The public should be informed of the benefits of hiring professional arborists certified by the International Society of Arboriculture.



Buying High-Quality Trees

Discover guidelines for determining tree quality at time of purchase and for identifying problems with tree structure, roots, and injuries.



Trees serve many purposes in your local community and throughout the entire world. A high-quality tree, when planted and cared for, can become a long-lasting asset to your property. A low-quality tree may develop costly problems over time, increasing the need for maintenance and reducing the benefits a tree can provide.

What Determines Tree Quality?

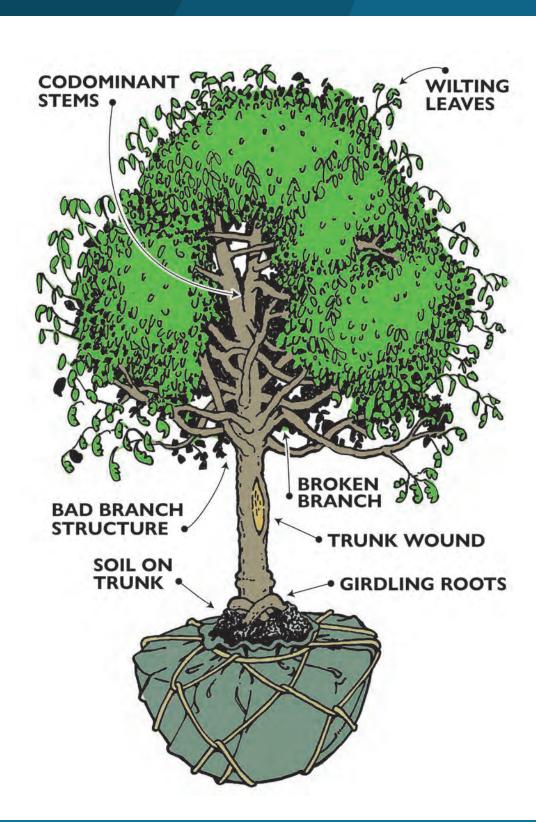
A high-quality tree has:

- A straight trunk with well-spaced branches.
- An exposed trunk free of wounds or damage.
- Roots growing straight out from the trunk.

A low-quality tree has:

- Weak form in which multiple stems originate from the same point and branches grow into each other.
- A trunk with wounds from handling or incorrect pruning.
- Limited, crushed, or circling roots in an undersized ball or container.

These problems can greatly reduce the tree's prospects for a healthy and productive life. When buying a tree, inspect it carefully to identify problems related to form, injuries, or roots.



Root Problems

Nursery trees are often classified based on how they are produced, harvested, and sold. Each type of tree has a unique root system:

- Bare root: no soil surrounding roots; usually small trees.
- Balled and burlapped: roots of field-grown trees surrounded by soil and held with burlap and wire or rope.
- Container: roots and soil in a container.

Bare Root Stock

Bare roots should not be crushed, torn, desiccated, or discolored. The ends of the roots should be cleanly cut. Damaged roots may be cut cleanly prior to planting and watering. The benefits of bare roots are that they tend to grow straight roots after planting and are easy to transport and plant. They have limitations; however, bare roots need to be planted soon after digging to prevent root drying and may not be suitable for all species.

Balled-and-Burlapped Stock

You should be able to see the trunk flare (the area where the trunk widens and connects with the roots) at the top of the root ball. Avoid buying plants with badly damaged or compressed root balls. The top of the root ball should be flat. Rounding may be an indication of woody root loss.

The diameter of the root ball should be at least 10–12 times the diameter of the trunk as measured 6 inches (15 cm) above the trunk flare.

Container Stock

- Roots should not twist or circle in the container.
- Remove the root ball from the container for inspection.
- Pay special attention to larger, exposed roots.
- Circling roots may girdle (see figure on right) and kill other roots or the entire tree if wrapped around the trunk.
- Fine circling roots may be cut away at planting.
- Larger roots may be straightened if still flexible.
- You should be able to see the basal trunk flare with container-grown plants. If the trunk flare has been buried, gently expose it before planting the tree, taking care not to damage the bark.





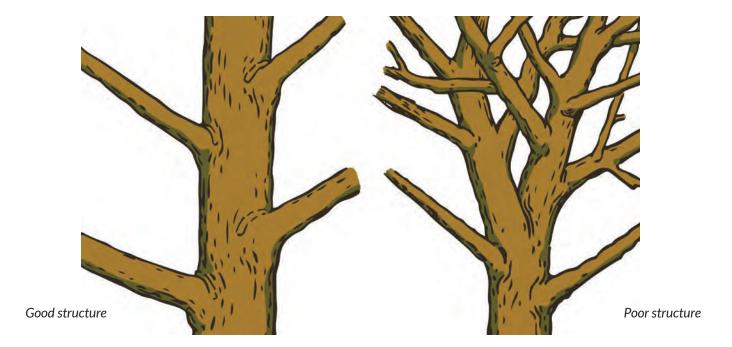
Injuries

Never buy a tree without thoroughly checking the trunk. If the tree is wrapped, remove the wrap and inspect the trunk for wounds, incorrect pruning cuts, and insect injuries. Wrap can be used to protect the trunk during transit, but should be removed after planting.

A correct pruning cut removes the branch just outside of the collar. A ring, or "doughnut," of sound tissues then grows around the cut (see figure above). Do not make cuts flush to the trunk. Trunk tissues above and below a flush-cut branch often die, creating dead spots. When high summer or low winter temperatures occur, cracks or long, dead streaks may develop above and below the dead spots.

(Figure below) Girdling root as tree matures.





Form

- When buying a young shade tree it is important to note that the branches you see may not be present at maturity. Many lower branches will be shaded out as the tree grows, or pruned away to allow clearance for pedestrians, traffic, mowing, or other activities.
- Many nurseries prune young trees to spur crown growth. This may lead to issues that must be addressed later with corrective pruning.
- Good strong form—branch architecture—starts with branches evenly spaced along the trunk. Branches should have firm, sturdy attachments to the trunk.
- Branches with narrow angles of attachment may cause problems later.
- When several branches are growing at the same position on the trunk, the likelihood of weak attachments, compression, and cracks increases greatly.
- Branches that press against the trunk or each other signal problems. These areas of contact may become compressed, crack, or die back.
- If you desire a tree with multiple trunks, make certain that the trunks are well separated at the ground line. Remember, trunks expand in diameter as they grow. Two trunks may be slightly separated when small, but as they grow the trunks will squeeze together.
- When planting remove only broken or torn branches to allow the tree to recover from the stress of transplanting.
- Many architectural issues can be addressed through corrective pruning or training. Begin corrective pruning one year after planting and space over several years.

What Is a Certified Arborist?

ISA Certified Arborists® are individuals who have proven a level of knowledge in the art and science of tree care through experience and by passing a comprehensive examination developed by some of the nation's leading experts on tree care. ISA Certified Arborists must also continue their education to maintain their certification. Therefore, they are more likely to be up to date on the latest techniques in arboriculture.

Finding an Arborist

Visit TreesAreGood.org for free tools and to read and all brochures in this series.

- The "Find an Arborist" tool can help you locate an arborist in your area.
- The "Verify a Credential" tool enables you to confirm whether an arborist has an ISA credential.





www.isa-arbor.com • www.treesaregood.org

©2021 International Society of Arboriculture. (v02.2021) Through research, technology, and education, the International Society of Arboriculture promotes the professional practice of arboriculture and fosters a greater worldwide awareness of the benefits of trees.

Mature Tree Care

Learn procedures specific to a routine maintenance program for mature tree care, including tree inspection, mulching, fertilization, pruning, and tree removal.



Trees serve many purposes in your local community; therefore, homeowners should think of tree care as an investment. A healthy tree increases in value with age and pays big dividends by increasing property values, beautifying surroundings, purifying air, and saving energy by providing cooling shade from summer's heat and protection from winter's wind.

Trees in the city or near houses need regular maintenance to promote health and structural integrity. An effective maintenance program, including regular inspections and necessary follow-up care—mulching, fertilizing, and additional soil management—can identify problems and correct them before they become damaging or fatal.

Tree Inspection

Regular tree inspections can detect changes in a tree's health before a disease, insect, or environmental problem becomes too serious. Mature trees should be inspected at least once a year to assess four characteristics of tree vitality: new leaf or bud formation, leaf size, twig growth, and absence of crown dieback (gradual death of the upper part of the tree).

Growth reduction is a fairly reliable cue that the tree's health has recently changed. An experienced arborist can look at twig growth from past years to determine whether there is a reduction in the tree's typical growth pattern.

In addition to tree health, tree stability is a major concern. There are some tree characteristics you can look for that can indicate structural weakness. These include cavity opening, extensive twig dieback, and the presence of fungal conks (mushrooms or brackets on the trunk).

Any abnormalities found during these inspections should be noted and monitored closely. Report your findings to your local tree care professional for advice on treatment options.

Pruning

- Pruning is often desirable or necessary to remove dead, diseased, or insect-infested branches and to improve tree structure, enhance vitality, or reduce risk.
- The removal of live branches creates a lasting wound; therefore, no branch should be removed without a reason.
- Pruning large trees requires special equipment, training, and experience.
- If pruning requires climbing, the use of a chain or hand saw, or the removal of large limbs, personal safety equipment is a must.

ISA Certified Arborists® can assist in performing the job safely and reducing the risk of personal injury and damage to your property. They can also determine which type of pruning is necessary to maintain or improve the health, appearance, and safety of your trees.



Soil Management

- Soil tests are generally required before fertilizing or adjusting pH.
- Urban landscape trees often exist in soils that lack the nutrients, pH (acidity or alkalinity), drainage, or pore space (air and water space) needed for growth and development.
- Fertilization based on plant needs can correct many deficiencies that limit growth. Sometimes soil nutrients may be sufficient, but soil pH levels may prevent plant uptake. In this case, soil amendments, such as sulfur, lime, and even some mulches, can alter soil chemistry and help alleviate plant stress.
- Drainage systems or grading can help correct saturated soil conditions.
- Trenching or earthmoving within the tree's root zone may cause more harm than good.
- Compacted soils can be tilled mechanically or with compressed air to increase porosity and encourage root growth.
- When dealing with a mature tree, have the soil tested for nutrient content and texture. An arborist can arrange to have your soil tested at a soil testing laboratory and recommend treatments based on the results.

Mulching

- Mulching can reduce environmental stress by providing trees with a root environment that has fewer temperature and moisture extremes than the surrounding soil.
- Mulch reduces competition from weeds and grass and prevents mechanical damage by keeping lawn care equipment away from the tree's base.
- Mulches made from plant matter will add nutrients to the soil as they decompose and help improve soil biology.
- Mulch should be placed 2-4 inches (5-10 cm) deep. It should be placed near, but not touching, the trunk and extend to the dripline (furthest extent of the branches).



If you can't mulch the full distance, go as far from the trunk as possible while maintaining the landscape character.

Removal

Although tree removal is a last resort, there are circumstances when it is necessary. An ISA Certified Arborist can help decide whether or not a tree should be removed and they possess the skills and equipment to safely and efficiently remove trees. Removal is recommended when a tree:

- Is dead, dying, or considered irreparably hazardous.
- Is causing an obstruction or is crowding and causing harm to other trees and the situation is impossible to correct through pruning.

With maintenance, trees can add aesthetic and economic value to your property. Poorly maintained trees can be a significant liability.

What Is a Certified Arborist?

ISA Certified Arborists are individuals who have proven a level of knowledge in the art and science of tree care through experience and by passing a comprehensive examination developed by some of the nation's leading experts on tree care. ISA Certified Arborists must also continue their education to maintain their certification. Therefore, they are more likely to be up to date on the latest techniques in arboriculture.

Finding an Arborist

Visit TreesAreGood.org for free tools:

- The "Find an Arborist" tool can help you locate an arborist in your area.
- The "Verify a Credential" tool enables you to confirm whether an arborist has an ISA credential.

Be an Informed Consumer

One of the best methods to use in choosing an arborist is to educate yourself about some of the basic principles of tree care. Visit TreesAreGood.org to read and download all brochures in this series.





www.isa-arbor.com • www.treesaregood.org

©2021 International Society of Arboriculture. (v02.2021)
Through research, technology, and education, the International Society of
Arboriculture promotes the professional practice of arboriculture and fosters
a greater worldwide awareness of the benefits of trees.

Why Hire an Arborist?

Learn about services that arborists provide, criteria for selecting an arborist, and the benefits of hiring an ISA Certified Arborist[®].



Healthy trees serve many purposes in your local community. A way to ensure your trees stay healthy is by hiring an arborist. Professional, trained arborists know how to properly maintain trees for the safety of the public and the health of the tree.

What Is an ISA Certified Arborist?

An ISA arborist certification is a nongovernmental, voluntary process by which individuals can document their base of knowledge. Certification provides a measurable assessment of an individual's knowledge in the competencies needed for proper tree care.

When a professional becomes an ISA Certified Arborist, they should be recognized by their peers and the public as a tree care professional who has attained a generally-accepted level of knowledge in areas such as tree biology, diagnosis, maintenance practices, safety, and other subject and practice areas within the tree care profession as identified through periodic job task analyses.

They must also continue their education to maintain their certification. Therefore, they are more likely to be up to date on the latest techniques in arboriculture.













Selecting the Right Arborist for the Job

- Check for an ISA arborist credential. ISA Certified Arborists and ISA Board Certified Master Arborists® are experienced professionals who have passed comprehensive exams covering all aspects of tree care.
- Check for membership in professional organizations such as the International Society of Arboriculture (ISA), the Tree Care Industry Association (TCIA), or the American Society of Consulting Arborists (ASCA).
- Ask for proof of insurance and call the insurance company.
- Check for local permits and licenses.
- Get more than one estimate and ask for references.
- Don't always accept the lowest bid. Examine the credentials and the written specifications of the firms that submitted the bids and determine the best combination of price, work to be done, skills and professionalism.
- Be wary of people who go door to door and offer bargains.
- ISA certification holders must follow a Code of Ethics and use industry-accepted practices and standards.
- Get it in writing. Most reputable arborists have their clients sign a contract. Read it carefully and ask questions.

Finding an Arborist

Visit <u>TreesAreGood.org</u> for free tools:

- The "Find an Arborist" tool can help you locate an arborist in your area.
- The "Verify a Credential" tool enables you to confirm whether an arborist has an ISA credential.
- ISA credential holders have access to a digital certificate of their credentials to shared online.

Be an Informed Consumer

One of the best methods to use in choosing an arborist is to learn some of the basic principles of tree care. Visit TreesAreGood.org to read and download all brochures in this series.

Your local garden center, extension agent, or city arborists are also excellent sources of information if you should have further questions. They may also be able to refer you to an ISA Certified Arborist or ISA Board Certified Master Arborist in your area.

Why Topping Hurts Trees

Learn why topping is not an acceptable pruning technique and discover recommended alternatives.



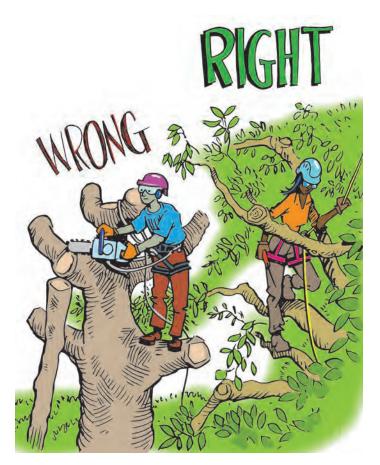
Topping is perhaps the most harmful tree pruning practice known. Yet, despite more than 25 years of literature and seminars explaining its harmful effects, topping remains a common practice.

What Is Topping?

Topping is the indiscriminate cutting of tree branches to stubs or to lateral branches that are not large enough to assume the terminal role.

Other names include "heading," "tipping," "hat-racking," and "rounding over."

Topping is often used to reduce the size of a tree. Homeowners may feel a large tree poses a risk to their property; however, topping is not a viable method of height reduction, and may increase risk in the long term.





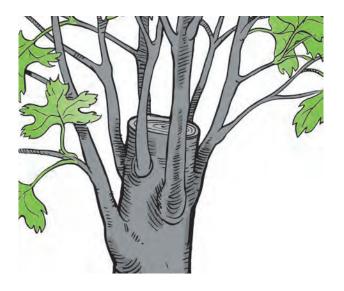
Topping Stresses Trees

Leaves are the food factories of a tree; however, topping can remove 50-100% of a tree's leaf-bearing crown. Removing the leaves can potentially starve a tree and trigger various survival mechanisms. Dormant buds are activated, forcing rapid growth of multiple shoots below each cut. The tree needs to grow a new crop of leaves as soon as possible. If a tree does not have the stored energy reserves to do so, it will be seriously weakened and may die.

A stressed tree with large, open pruning wounds is more vulnerable to insect and disease infestations. The tree may lack sufficient energy to chemically defend the wounds against invasion, and some insects are actually attracted to the chemical signals trees release.

Topping Can Lead to Sunburn

Branches within a tree's crown produce thousands of leaves to absorb sunlight. When the leaves are removed, the remaining branches and trunk are suddenly exposed to high levels of light and heat. The result may be sunburn of the tissues beneath the bark, which can lead to cankers, bark splitting, and death of some branches.



Topping Can Lead to Unacceptable Risk

The survival mechanism that causes a tree to produce multiple shoots below each topping cut comes at great expense to the tree (see figure above). These shoots develop from buds near the surface of the old branches. Unlike normal branches that develop in a socket of overlapping wood tissues, these new shoots are anchored only in the outermost layers of the parent branches and are weakly attached.

The new shoots grow quickly, as much as 20 feet (6 m) in one year in some species. Unfortunately, the shoots are weakly attached and prone to breaking, especially during windy or icy conditions. While the original goal was to reduce risk by reducing height, risk of limb failure has now increased (see figure below).



Topping Makes Trees Ugly

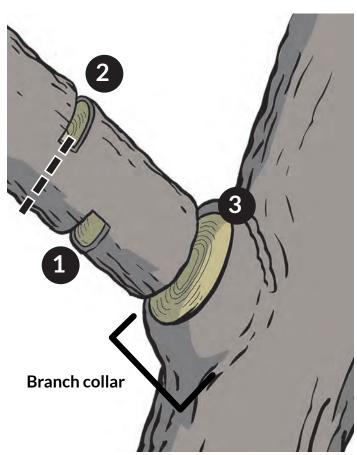
Topping destroys the natural form of a tree.

Trees form a variety of shapes and growth habits, all with the same goal of presenting their leaves to the sun. Topping removes the ends of the branches, often leaving ugly stubs. Without leaves (for up to six months of the year in temperate climates), a topped tree appears disfigured and mutilated. A tree that has been topped can never fully regain its natural form.

Topping Leads to Decay

Correct pruning cuts are made just beyond the branch collar (see figure below). The tree is biologically equipped to close such a wound if the tree is healthy enough and the wound is not too large.

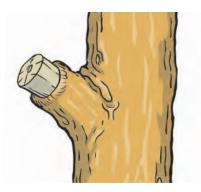
Cuts made indiscriminately between lateral branches create stubs or wounds that the tree may not be able to close. The exposed wood tissues begin to decay. Normally, a tree will "wall off," or compartmentalize, the decaying tissues, but few trees can defend the multiple severe wounds caused by topping. The decay organisms are given a free path to move through branches.



How to Make a Pruning Cut:

- 1. Make an undercut about 12–18 inches (30–46 cm) from the limb's point of attachment.
- 2. Make a second cut from the top, directly above or a few inches farther out on the limb. Doing so removes the limb, leaving a stub.
- 3. Remove the stub by cutting back to the branch collar, but do not cut the collar. This technique reduces the possibility of tearing the bark.

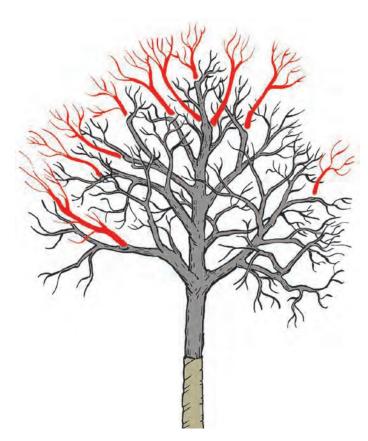
If the tree has started closing over a stub, cut iust the dead stub and not the live tissue.



Topping Is Expensive

The cost of topping a tree is not limited to only the job cost. Some hidden costs include:

- Increased maintenance costs. If the tree survives, it will likely require corrective pruning within a few years (e.g., crown reduction or storm damage repair). If the tree dies, it will have to be removed.
- Reduced property value. Healthy, well-maintained trees can add 10–20% to the value of a property. Disfigured, topped trees are considered an impending expense.
- Increased liability potential. Topped trees may pose an unacceptable level of risk. Because topping is considered an unacceptable pruning practice, any damage caused by branch failure of a topped tree may lead to a finding of negligence in a court of law.



Proper branch reduction preserves natural form.

Alternatives to Topping

Sometimes a tree must be reduced in height or spread, such as for providing utility line clearance. There are recommended techniques for doing so. Small branches should be removed back to their point of origin. If a larger limb must be shortened, it should be pruned back to a lateral branch that is large enough (at least one-third the diameter of the limb being removed) to assume the terminal role. This method of branch reduction helps to preserve the natural form of the tree

Sometimes the best solution is to remove the tree and replace it with a species that is more appropriate.

What Is a Certified Arborist?

ISA Certified Arborists® are individuals who have proven a level of knowledge in the art and science of tree care through experience and by passing a comprehensive examination developed by some of the nation's leading experts on tree care. ISA Certified Arborists must also continue their education to maintain their certification. Therefore. they are more likely to be up to date on the latest techniques in arboriculture.

Finding an Arborist

Visit TreesAreGood.org for free tools:

- The "Find an Arborist" tool can help you locate an arborist in your area.
- The "Verify a Credential" tool enables you to confirm whether an arborist has an ISA credential.

Be an Informed Consumer

One of the best methods to use in choosing an arborist is to educate yourself about some of the basic principles of tree care. Visit TreesAreGood.org to read and download all brochures in this series.





www.isa-arbor.com • www.treesaregood.org

©2021 International Society of Arboriculture. (v02.2021) Through research, technology, and education, the International Society of Arboriculture promotes the professional practice of arboriculture and fosters a greater worldwide awareness of the benefits of trees.

Services That Arborists Provide:

Pruning

Arborists can determine the type of pruning necessary to improve the health, appearance, and safety of trees. Pruning may include removing limbs that:

- Interfere with utilities or structures.
- Obstruct streets or sidewalks.
- Are dead, damaged by storms, weak, or decayed, and pose unacceptable risk.
- Are diseased or insect-infested.

Other pruning strategies improve tree structure, and reduce the likelihood of future damage during storm events.



Planting

Some arborists plant trees, and most recommend species that are appropriate for certain locations. Selecting the wrong tree can lead to future problems with growing space, insects, diseases, or poor growth.

Emergency Tree Care

Removing or pruning storm-damaged trees can be dangerous, but an arborist can perform the job safely while reducing further risk of damage to people and property.

Tree Removal

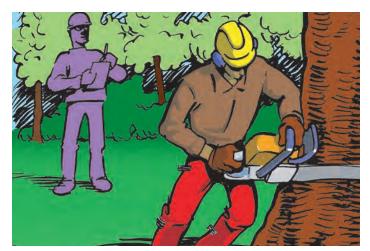
Arborists can help decide if a tree should be removed. Hiring an arborist is recommended when the tree is:

- Dead, dying, or considered an unacceptable risk.
- Causing an obstruction that is impossible to correct through pruning.
- Crowding and causing harm to other more desirable trees.
- Located in where new construction requires removal.

Other Services

Arborists may also provide other services, including:

- Plant health care or preventive maintenance.
- Cabling and bracing for added support to branches with weak attachments.
- Soil aeration to improve root growth.
- Installation of lightning protection systems.
- Consulting and legal services relating to trees.
- Tree risk assessment.
- Tree protection during construction.







www.isa-arbor.com • www.treesaregood.org

©2021 International Society of Arboriculture. (v02.2021) Through research, technology, and education, the International Society of Arboriculture promotes the professional practice of arboriculture and fosters a greater worldwide awareness of the benefits of trees.





MEETING DATE December 8, 2021

ITEM TITLE RESOLUTION AUTHORIZING THE CITY MANAGER TO OPT INTO SETTLEMENT AGREEMENTS WITH DISTRIBUTORS OF OPIOIDS, AMERISOURCEBERGEN, CARDINAL HEALTH, AND MCKESSON, AND OPIOID MANUFACTURER JANSSEN (OWNED BY JOHNSON & JOHNSON)

DIRECTOR/DEPARTMENT Shawn Hagerty, City Attorney

SUMMARY

Litigation brought by states and cities across the United States against the three largest pharmaceutical distributors of opioid painkillers, AmerisourceBergen, Cardinal Health, and McKesson (the "Distributors"), and the opioid painkiller manufacturer, Janssen (owned by Johnson & Johnson) ("J&J"), has resulted in two proposed settlements totaling approximately \$26 billion.

The City can opt into the settlements, thereby releasing its claims against the Distributors and J&J, in order to receive at most \$516,493 paid out over a period of the next 18 years. The funds are restricted to certain opioid abatement/remediation uses. The City can either allow the funds to be used by the County of San Diego or elect to use the funds itself subject to certain reporting requirements. Alternatively, the City can take no action, thereby opting out of the settlements, while maintaining its right to pursue litigation against the Distributors and J&J.

ENVIRONMENTAL REVIEW

The project is not subject to the California Environmental Quality Act ("CEQA") because it will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a project as defined in Section 15378 of the CEQA guidelines. (See also guidelines sections 15060(c) (2) & (3).) the requested approval relates only to settlement agreements with distributors of opioids.

FINANCIAL STATEMENT In

The City stands to receive or direct to the County of San Diego approximately \$28,694 annually over the next 18 years.

CITY ATTORNEY REVIEW □ N/A • ☑ Completed

RECOMMENDATION MAB

Adopt the attached Resolution:

60139.00001\34576379.2

1. Authorizing the City Manager to opt into the settlement agreement with opioid distributors AmerisourceBergen, Cardinal Health, and McKesson, with the



- City's funds being directed to the County of San Diego, and directing the City Manager to execute any documents necessary to implement the action.
- 2. Authorizing the City Manager to opt into the settlement agreement with opioid manufacturer Janssen (owned by Johnson & Johnson), with the City's funds being directed to the County of San Diego, and directing the City Manager to execute any documents necessary to implement the action.

ATTACHMENTS

- 1. Staff Report
- 2. Resolution



STAFF REPORT

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE AUTHORIZING THE CITY MANAGER TO OPT INTO SETTLEMENT AGREEMENTS WITH DISTRIBUTORS OF OPIOIDS, AMERISOURCEBERGEN, CARDINAL HEALTH, AND MCKESSON, AND OPIOID MANUFACTURER JANSSEN (OWNED BY JOHNSON & JOHNSON)

CITY COUNCIL MEETING December 8, 2021

1. INTRODUCTION

Litigation brought by states and cities across the United States against the three largest pharmaceutical distributors of opioid painkillers, Amerisource Bergen, Cardinal Health, and McKesson (the "Distributors"), and the opioid painkiller manufacturer, Janssen (owned by Johnson & Johnson) ("J&J"), has resulted in two proposed settlements totaling approximately \$26 billion.

The City can opt into the settlements, thereby releasing its claims against the Distributors and J&J, in order to receive at most \$516,493 paid out over a period of the next 18 years. The funds are restricted to certain opioid abatement/remediation uses. The City can either allow the funds to be used by the County of San Diego or elect to use the funds itself subject to certain reporting requirements. Alternatively, the City can take no action, thereby opting out of the settlements, while maintaining its right to pursue litigation against the Distributors and J&J.

2. BACKGROUND

A. Allocation of Funds

The proposed \$26 billion settlement is broken into two separate deals: (i) the Distributors Settlement (Exhibit A); and (ii) the J&J Settlement (Exhibit B). The Distributors will pay \$21 billion over 18 years and J&J will pay \$5 billion over seven years.

California is to receive at most approximately \$2.263 billion (\$2,263,923,062). The definite recoverable amount is still unknown based on a bonus structure that is triggered when all 431 eligible entities participate. California is to distribute these funds pursuant to intrastate allocation agreements for both the Distributors Deal and Janssen Deal. (Exhibit C and Exhibit D.) The terms of the intrastate allocation agreements are nearly identical and allocate the funds as follows: 15% to the state fund; 15% to the subdivision fund; and 70% to the abatement accounts fund.

State Fund

Fifteen percent of the total settlement funds will be allocated to the state and used by the state for future opioid remediation.

2. Subdivision Fund

Fifteen percent of the total settlement funds will be allocated to the subdivision fund, which will be allocated among the plaintiffs in the litigation to fund future opioid remediation and to reimburse past opioid-related expenses, which may include fees and expenses related to litigation.

Abatement Accounts Fund

Seventy percent of the total settlement funds will be allocated to counties and cities and used for opioid abatement or remediation uses, such as services to treat opioid use disorder; support people in treatment and recovery; connect people to care; address needs of criminal justice-involved persons; address the needs of pregnant or parenting women and their families, including babies with neonatal abstinence syndrome; prevent over-prescribing and ensure appropriate prescribing and dispensing of opioids; prevent misuse of opioids; prevent overdose deaths and other harms; provide leadership, planning, and coordination of programs; provide training; and conduct research.

The funds to individual counties are allocated based on opioid deaths per capita, incidence of opioid use disorder, and opioid dosage. The funds to cities within a particular county are allocated based on historical spending of cities on various services, such as police protection, fire protection, health services, correction services, housing and community development, judicial services, and legal services.

B. Management of Funds

Each county and city that receives payment of funds from the settlements must prepare written reports at least annually regarding the use of those funds until the funds are fully expended and for one year thereafter. These reports will also include a certification that all funds received have been used in compliance with the allocation agreements. Further, each county and city will need to track all deposits and expenditures. A county is not responsible for oversight, reporting, or monitoring of funds received by a city that receives direct payment within such county.

C. Allocation for the City of Santee

California counties and cities have been allocated approximately \$1,924,335,062, which is 85% of the total amount allocated to California. The City of Santee has been allocated 0.0268401% of \$1,924,335,062 (i.e., best case scenario), which is equal to \$516,493. This total amount will be disbursed over 18 years, which totals approximately \$28,694 per year. As stated above, the definite amount is not yet known because of the bonus structure built into the agreements.

The default distribution of funds in the settlement agreements provides that the funds will go directly to the county in which a city is located. A city can elect to have its funds delivered directly to the city by providing notice in the settlement agreements.

National Opioid Settlements December 8, 2021 Page 3

Additionally, a city within a county may opt in or out of direct payment at any time, and it may also elect direct payment of only a portion of its share, with the remainder going to the county, by providing notice to the settlement fund administrators at least 60 days prior to a payment date.

In deciding whether to allow a city's funds to go directly to the county in which a city is located, a city should consider the following: (1) whether the amount of money is substantial enough for the city to handle it on its own; (2) whether the city offers the services and has the employees to spend the money in accordance with its prescribed uses; and (3) whether the city wants to engage in the reporting requirements over the course of the next 19 years (18 years of distribution and an additional year following final distribution).

Given the limited allowed uses for the funds, the relatively small amount of funds and the onerous reporting requirements, it may be challenging for the City to be able to utilize the funds in the required manner without partnering with the County or other cities. For that reason, staff recommends that the City adopt the default distribution of funds, which in the City's case, will provide that the funds flow directly to the County of San Diego.

D. Opting In

The City must opt into the settlements by **January 2, 2022**, which requires the City to release its claims against the Distributors and Janssen. If the City takes no action, it will have opted out of the settlements and its designated funds will flow to the state. The City would still have the opportunity to bring its own action against the Distributors and Janssen.

In order to opt into the settlement, cities are first required to register on https://nationalopioidsettlement.com/ in order to receive the necessary documents. The City registered on December 1, 2021, and will receive two Participation Agreements (one for each settlement) as well as the two Intrastate Allocation Agreements. As a part of these Participation Agreements, the City will release potential claims against the Distributors and J&J regarding the use of and marketing of opioid products by the Distributors and J&J.

3. **CONCLUSION**

Unless the City intends to pursue its own litigation against the Distributors and Janssen, it is recommended that the City opt into the settlements. Given the relatively small amount of funds and the onerous reporting requirements, it is also recommended that the City accept the default distribution and allow its funds to deposit with the County.

4. **RECOMMENDATION**

Adopt the attached Resolution:

- 1. Authorizing the City Manager to opt into the settlement agreement with opioid distributors AmerisourceBergen, Cardinal Health, and McKesson, with the City's funds being directed to the County of San Diego, and directing the City Manager to execute any documents necessary to implement the action.
- 2. Authorizing the City Manager to opt into the settlement agreement with opioid manufacturer Janssen (owned by Johnson & Johnson), with the City's funds being directed to the County of San Diego, and directing the City Manager to execute any documents necessary to implement the action.

Note: Copies of the Distributor Master Settlement Agreement, J&J Master Settlement Agreement and the two California-specific Agreements Regarding Distribution and Use of Settlement Funds are available for public review at the Santee City Clerk's Office or at https://nationalopioidsettlement.com/.

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AUTHORIZING THE CITY MANAGER TO OPT INTO SETTLEMENT AGREEMENTS WITH DISTRIBUTORS OF OPIOIDS, AMERISOURCEBERGEN, CARDINAL HEALTH, AND MCKESSON, AND OPIOID MANUFACTURER JANSSEN (OWNED BY JOHNSON & JOHNSON)

WHEREAS, the United States is facing an ongoing public health crisis of opioid abuse, addiction, overdose, and death, forcing the State of California and California counties and cities to spend billions of dollars each year to address the direct consequences of this crisis; and

WHEREAS, litigation brought by states and cities across the United States against the three largest pharmaceutical distributors of opioid painkillers, AmerisourceBergen, Cardinal Health, and McKesson (the "Distributors"), and the opioid painkiller manufacturer, Janssen (owned by Johnson & Johnson) ("J&J"), has resulted in two proposed settlements totaling approximately \$26 billion; and

WHEREAS, California is to receive at most approximately \$2.263 billion (\$2,263,923,062). The definite recoverable amount is still unknown based on a bonus structure that is triggered when all 431 eligible entities participate. California is to distribute these funds pursuant to intrastate allocation agreements for both the Distributors Deal and Janssen Deal. The terms of the intrastate allocation agreements are nearly identical and allocate the funds as follows: 15% to the state fund; 15% to the subdivision fund; and 70% to the abatement accounts fund; and

WHEREAS, the abatement accounts funds will be used for opioid abatement or remediation uses, such as services to treat opioid use disorder; support people in treatment and recovery; connect people to care; address needs of criminal justice-involved persons; address the needs of pregnant or parenting women and their families, including babies with neonatal abstinence syndrome; prevent over-prescribing and ensure appropriate prescribing and dispensing of opioids; prevent misuse of opioids; prevent overdose deaths and other harms; provide leadership, planning, and coordination of programs; provide training; and conduct research; and

WHEREAS, California counties and cities have been allocated approximately \$1,924,335,062, which is 85% of the total amount allocated to California. The City of Santee has been allocated 0.0268401% of \$1,924,335,062 (i.e., best case scenario), which is equal to \$516,493. This total amount will be disbursed over 18 years, which totals approximately \$28,694 per year, although as stated above, the definite amount is not yet known because of the bonus structure built into the agreements; and

WHEREAS, the default distribution of funds in the settlement agreements provides that the funds will go directly to the county in which a city is located. A city can elect to have its funds delivered directly to the city by providing notice in the settlement agreements. Additionally, a city within a county may opt in or out of direct payment at any time, and it may also elect direct payment of only a portion of its share, with the remainder going to the county, by providing notice to the settlement fund administrators at least 60 days prior to a payment date; and

RESOLUTION NO.

- WHEREAS, due to the limited uses available for the settlement funds, the relatively small amount of funds and the onerous reporting requirements, it may be challenging for the City to be able to utilize the funds in the required manner without partnering with the County or other cities. For that reason, staff recommends that the City adopt the default distribution of funds, which in the City's case, will provide that the funds flow directly to the County of San Diego; and
- **WHEREAS**, the City must opt into the settlements by January 2, 2022, and if the City takes no action, it will have opted out of the settlements and its designated funds will flow to the state. The City would still have the opportunity to bring its own action against the Distributors and Janssen; and
- **WHEREAS,** City staff recommends that the City opt in to the settlement agreements, and authorize the City's funds to be directed to the County of San Diego.
- **NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee, California, as follows:
- **SECTION 1.** The above recitals are true and correct and are incorporated herein by this reference.
- **SECTION 2.** The City Manager is hereby authorized to opt into the settlement agreement with opioid distributors AmerisourceBergen, Cardinal Health, and McKesson, with the City's funds being directed to the County of San Diego, and the City Manager is directed to execute any documents necessary to implement the action.
- The City Manager is hereby further authorized to opt into the settlement agreement with opioid manufacturer Janssen (owned by Johnson & Johnson), with the City's funds being directed to the County of San Diego, and the City Manager is directed to execute any documents necessary to implement the action.
- **SECTION 3.** That the City Council finds this Resolution is not subject to the California Environmental Quality Act ("CEQA") in that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty, as in this case, that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
- **SECTION 4.** Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this Resolution are declared to be severable.
 - **SECTION 5.** Effective Date. This Resolution shall become effective immediately.

RESOLUTION NO.

ADOPTED by the City Council of the Meeting thereof held this 8 th day of December	e City of Santee, California, at a Regular , 2021, by the following roll call vote to wit:
AYES:	
NOES:	
ABSENT:	APPROVED:
ATTEST:	JOHN W. MINTO, MAYOR
ANNETTE ORTIZ, CMC, CITY CLERK	

MEETING DATE December 8, 2021

ITEM TITLE APPROVAL OF AMENDMENTS TO ARTICLE IV: MEMBERSHIP AND ARTICLE VI: MEETINGS, OF THE SANTEE PARK AND RECREATION COMMITTEE (SPARC) BYLAWS

DIRECTOR/DEPARTMENT City Council

SUMMARY

This item requests two amendments to the SPARC bylaws. Article IV: Membership, Section 1.A. states the Santee Park and Recreation Committee shall consist of 14 members, to be appointed by the Mayor with the approval of the City Council. Mayor Minto is requesting the number of members be lowered to 11, due to difficulties in trying to maintain the 14 members and sometimes affecting the quorum. In accordance with Article VIII, Section 1 of the SPARC Bylaws, amendments to Article IV must be approved by the City Council.

Article VI: Meetings, Section 5, would also need to reflect the new quorum amount of six members.

FINANCIAL STATEMENT

None

CITY ATTORNEY REVIEW □ N/A • ⋈ Completed

RECOMMENDATION

Approve recommendation to amend the SPARC bylaws.

ATTACHMENT

None.



MEETING DATE December 8, 2021

ITEM TITLE

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,

CALIFORNIA, AMENDING THE MANAGEMENT SERVICES AGREEMENT OF THE

CITY CLERK

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

On March 28, 2018, the City of Santee approved a resolution to appoint Annette Ortiz to serve as the City Clerk effective April 19, 2018. The City then entered into a Management Services Agreement with Ms. Ortiz. On October 27, 2021 and November 10, 2021, a public employee performance evaluation for Ms. Ortiz was conducted by the City Council in accordance with California Government Code Section 54957. As a result of this evaluation, the City Council provided direction to staff to bring to Council for consideration in open session a Fourth Amendment to Ms. Ortiz's Management Services Agreement to include a 5% merit pay increase which will adjust the base annual salary from the current \$120,816.18 to \$126,856.89 and to add a \$150 per month technology stipend, effective December 9, 2021. The proposed salary amount is within the salary range for the City Clerk on the City Council approved Salary Schedule, and therefore the requirements of California Code of Regulations, Title 2, Section 570.5 have been met.

FINANCIAL STATEMENT

Funding for the salary and benefits as a result of the Fourth Amendment to the Management Services Agreement is available in the adopted FY 2021-22 operating budget.

CITY ATTORNEY REVIEW □ N/A • ☑ Completed

RECOMMENDATION Im, for MB

Adopt the attached Resolution approving the Fourth Amendment to the City Clerk's Management Services Agreement.

<u>ATTACHMENT</u>

- 1. Resolution
- 2. Fourth Amendment to Management Services Agreement



RESOL	.UTION	NO.	

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, APPROVING THE FOURTH AMENDMENT TO THE MANAGEMENT SERVICES AGREEMENT OF THE CITY CLERK

WHEREAS, on March 28, 2018 the City of Santee entered into a Management Services Agreement with Annette Ortiz to serve as the City Clerk effective April 19, 2018; and

WHEREAS, on November 14, 2018, following Ms. Ortiz's performance evaluation, the City and Ms. Ortiz amended the Management Services Agreement effective November 15, 2018 ("First Amendment"); and

WHEREAS, on May 22, 2019, following Ms. Ortiz's performance evaluation, the City and Ms. Ortiz amended the Management Services Agreement effective May 30, 2019 ("Second Amendment"); and

WHEREAS, on May 27, 2020, following Ms. Ortiz's performance evaluation, the City and Ms. Ortiz amended the Management Services Agreement effective June 11, 2020 ("Third Amendment"); and

WHEREAS, as the result of a performance evaluation on October 27, 2021 and November 10, 2021, the City Council desires to amend the Management Services Agreement of Ms. Ortiz, to increase her annual salary to \$126,856.89 and add a monthly technology stipend of \$150.00, effective December 9, 2021, as reflected in Exhibit "A" Fourth Amendment to the Management Services Agreement;

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Santee, California, does hereby find, determine and declare that the Fourth Amendment to the Management Services Agreement of the City Clerk provided in Exhibit "A," is approved effective December 9, 2021.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 8th day of December 2021, by the following roll call vote to wit:

AYES:	
NOES:	
ABSENT:	
	APPROVED:
ATTEST:	JOHN W. MINTO, MAYOR
ANNETTE ORTIZ, CMC, CITY CLERK	

Attachment: Exhibit "A" – Fourth Amendment to the Management Services Agreement



Mayor John W. Minto

City Council Ronn Hall Stephen Houlahan Laura Koval Rob McNelis

FOURTH AMENDMENT TO MANAGEMENT SERVICES AGREEMENT

This Fourth Amendment to Management Services Agreement ("Fourth Amendment") is made and entered into as of the _____ day of December 2021, by and between the City of Santee, a municipal corporation ("City") and Annette F. Ortiz ("Employee").

RECITALS

- 1. On or about March 28, 2018, City and Employee entered into a Management Services Agreement whereby the City employee Employee as its City Clerk.
- 2. On or about November 14, 2018, following the Employee's performance evaluation, the City and Employee amended the Management Services Agreement, effective November 15, 2018 ("First Amendment").
- 3. On or about May 22, 2019, following the Employee's performance evaluation, the City and Employee amended the Management Services Agreement effective May 30, 2019 ("Second Amendment").
- 4. On or about May 27, 2020, following the Employee's performance evaluation, the City and Employee amended the Management Services Agreement effective June 10, 2020 ("Third Amendment").
- 5. The City Council held Employee's performance evaluation on October 27, 2021 and November 10, 2021 and in accordance with the terms of her Management Services Agreement, considered her salary.
- 6. City desires to continue to employ the services of Employee as its City Clerk.
- 7. It is the desire of the City Council to provide inducement for employee to remain in such employment.

NOW, THEREFORE, IN CONSIDERATION OF PERFORMANCE BY THE PARTIES OF THE COVENANTS AND CONDITIONS HEREIN CONTAINED, THE PARTIES AGREE TO AMEND THE MANAGEMENT SERVICES AGREEMENT AS FOLLOWS:

8. The Parties hereby amend Paragraph 3 of the Management Services Agreement as follows:

Paragraph 3. Salary and Benefits

By:

Shawn Hagerty, City Attorney

City agrees to increase Employee's annual base salary to \$126,856.89 effective December 9, 2021.

Technology Allowance: In addition to the benefits described above, Ortiz will be provided \$150 per month as a technology allowance to use for technology which will be used for business purposes and which is necessary as Ortiz will be expected to be available during non-business hours by mobile phone and/or by email. This amount will be treated consistently with current IRS regulations.

9. Except as amended in this Fourth Amendment, the terms and conditions of the Management Services Agreement remain the same. IN WITNESS WHEREOF, City and Employee have signed and executed this Fourth Amendment as of the _____ day of December 2021. CITY OF SANTEE By: John W. Minto, Mayor **EMPLOYEE** By: Annette F. Ortiz, CMC, City Clerk APPROVED AS TO FORM:

MEETING DATE December 8, 2021

ITEM TITLE RESOLUTION OF THE CITY COUNCIL AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH M.W. STEELE GROUP FOR THE ARTS AND ENTERTAINMENT DISTRICT OVERLAY EXPANSION

DIRECTOR/DEPARTMENT Melanie Kush, Development Services

SUMMARY

Among the goals and priorities established by the City Council in March of this year is the expansion of the Arts and Entertainment District Overlay.

In September, the City sought proposals for qualified planning and environmental consultants to expand the Arts and Entertainment District Overlay and activate the Town Center consistent with the overall vision for the Town Center. Of the four proposals received by the City, M.W. Steele Group is recommended for the contract award.

M.W. Steele Group would provide the following services:

- Develop goals and policies based on data collection, analysis, public surveys, and workshops to formulate a visioning package; and
- Amend portions of the General Plan and Town Center Specific Plan to promote a concentration of arts, cultural, and entertainment-oriented uses, provide standards for public outdoor spaces and expand the geographic boundary of the district; and
- Develop special thematic signage and kiosk program for an iconic sign design; and
- Attend and participate in public workshops and City Council meetings; and
- Produce a Program Environmental Impact Report (EIR) supported by technical studies in compliance with the California Environmental Quality Act (CEQA)

Once the agreement is executed, it is anticipated that the final draft of the update would be available for City Council approval in 2023.

ENVIRONMENTAL REVIEW

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

FINANCIAL STATEMENT

Funding for the Arts and Entertainment District Overlay expansion is included in the adopted Planning Division operating budget for fiscal year 2021-22 in the amount of \$400,000.

CITY ATTORNEY REVIEW □ N/A ☒ Completed





RECOMMENDATION MAS Adopt Resolution authorizing the City Manager to execute a professional services agreement with M.W. Steele Group to expand the Arts and Entertainment District Overlay, update the goals, policies, and objectives of the General Plan / Town Center Specific Plan, and conduct environmental review for a contract amount not to exceed \$400,000.

ATTACHMENTS

Resolution Project Proposal



RESOLUTION NO.	

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH M.W. STEELE GROUP FOR THE ARTS AND ENTERTAINMENT DISTRICT OVERLAY EXPANSION

WHEREAS, the General Plan of the City of Santee specifies the location of various land uses and districts within the City, including the Town Center District; and

WHEREAS, in October 1986, the Santee Town Center Specific Plan was adopted including provisions for retail commercial, offices, civic, recreational and other appropriate uses to establish a focal point for the City; and

WHEREAS, in January 2020, the Santee Town Center Specific Plan was amended to establish the Arts and Entertainment District Overlay to enliven the Town Center and support tourism; and

WHEREAS, in September 2021, the City solicited a Request for Proposals (RFP) for professional services to expand the Arts and Entertainment District Overlay and amend portions of the General Plan and Town Center Specific Plan to promote a concentration of arts, cultural, and entertainment-oriented uses and provide standards for public outdoor spaces that beautify and enliven Town Center and expand the geographic boundary of the district; and

WHEREAS, the City received proposals from four (4) planning and environmental consultants; and

WHEREAS, M.W. Steele Group was the top-ranked consultant based on a combined rating of the Arts and Entertainment District Overlay proposals and demonstrations; and

WHEREAS, the City's adopted fiscal year 2021-22 operating budget includes funding in the amount of \$400,000 for consulting services for the Arts and Entertainment District Overlay expansion and environmental studies; and

NOW, THEREFORE, BE IT RESOLVED that the City of Santee City Council, authorizes the City Manager to execute a professional services agreement with M.W. Steele Group in a contract amount not to exceed \$400,000.

RESOLUTION NO.	
----------------	--

ADOPTED by the City Council of the City of Santee, California, at a Remeeting thereof held this 8 th day of December, 2021 by the following roll call vote to	
AYES:	
NOES:	
ABSENT:	
APPROVED:	
JOHN W. MINTO, MAYOR	
ATTEST:	
ANNETTE ORTIZ, CMC, CITY CLERK	

City of Santee

Attn: City Clerk

10601 Magnolia Avenue - Building 3

Santee, California 92071-1222

RE: Art and Entertainment District Overlay Proposal

We thank you for the opportunity to present our experience, understanding and team for the next steps in creating a truly exceptional Art and Entertainment District for the City of Santee. Our team has come together with a united approach of building on experience and looking to the future to realize the true potential of the district.

We understand that the purpose of the work outlined in the RFP is to create a vision and plan amendments to make the Santee Arts and Entertainment District a thriving reality. We also understand that creating a vision for the district through public engagement is only the first step. Environmental impacts must be studied and documented, the General Plan and Town Center Specific Plan amended, and all this work shepherded through the approval process in partnership with City Staff. To accomplish this work, we have assembled a team with skills in urban planning, architecture, landscape architecture, policy planning, environmental consulting, sign design and traffic engineering. All members of our team are local and have worked extensively together on other projects.

We believe in a policy of "making it real". Creating the Vision: A plan that is based on a proven vision is one that will succeed. Success also relies on starting with a strong base of understanding of the needs and opportunities associated with the Arts and Entertainment world. Therefore, we're proposing an Advisory Board of representatives of various cultural and arts organizations as well as currently successful venues such as Little Italy and Liberty Station. Understanding what makes them work is instructive as to how we might make the Santee Arts and Entertainment District equally successful. Working with this great group and through public engagement we will provide alternate vision proposals for consideration, with selection of a preferred alternative being made by the City Council.

"Making it Real": amending the General Plan and the Town Center Specific Plan. Our design team possess experience and skills required to effectively work with staff on amendments to the General Plan and the Town Center Specific Plan. We have worked on such assignments collectively and individually in the City of San Diego, County of San Diego, and City of Fresno. Our experience is built on both private and public sector roles. We have also worked extensively to support staff in the approval of these documents with public presentations and individual presentations to the public and decision makers.

We believe in pro-active community engagement and project management. Maintaining a project schedule depends on project management techniques and approach to scheduling and team coordination. Our Project Manager, Elizabeth Ocampo-Vivero has years of project management experience while at the City of San Diego as a senior planner in charge of managing community plan updates, wayfinding signage program, and urban planning projects. While at the MW Steele Group she has been activity managing our largest projects with many kudos from our clients as to her efficiency and ability hold to a schedule. We commit to maintaining the project schedule and

Environmental Analysis is the key to a well-grounded plan and community support. Helix Environmental Planning is one of our key team members. Helix has considerable experience in Santee and throughout the San Diego Region. Helix and the MW Steele Group has a long history of working together We are presently working with Helix on the update of the Ram's Hills Specific plan. There is a seamless working relationship between our firms, and we know that Helix will provide a complete and scientifically solid document as well as providing invaluable advice throughout the process.

Signs provide information and reflect a design theme. Most districts such as this Arts and Entertainment District are identified with iconic signs that create an overall mood. Often, signs are like other iconic signs, such as the famous Public Market sign in Seattle. This theme was used at Liberty Station for example to convey the message that this is truly a public market. Other community signs within the City of San Diego have successfully identified where one is. Of course, signs serve a vital purpose at the scale of individual facilities. Graphic Solutions, one of San Diego's most accomplished sign companies, will create both and iconic design theme and the sign plan that will manage signs throughout the entire district.

We believe we are the best qualified team because of our combined experience, size, and location. The

MW Steele Group has a long history of architecture and planning work as a mid-size firm. We maintain a highly qualified and experienced team including project management, design, and technical skills. We have unique experience with projects that relate to the Santee Arts and Entertainment District. This long-term experience dating back to the founding of the firm in 1983 includes considerable work in the community both managing public engagement and participating as a citizen or community leader. This range of experience and points of view has given our team unique communication and community relation skills. For example, we have been the primary design firm and directed public outreach for:

- Liberty Station, San Diego CA
- Kansas City Cultural Corridor, Kansas City MO
- San Diego Public Market, San Diego CA
- Paseo Artist Village, Vista CA
- La Jolla Playhouse Jai Restaurant, Donor Lounge and the Potiker Theater Lobby seating, La Jolla, CA
- Various library and civic center projects including the Coronado City Library, La Quinta Public Library, and La Quinta Museum

Our full design team is made up of well-established professionals to ensure all aspects of the plan and process are expertly executed and we look forward with great enthusiasm toward working in partnership with the City of Santee to create a visionary and useful Specific Plan Update for your Arts and Entertainment District.

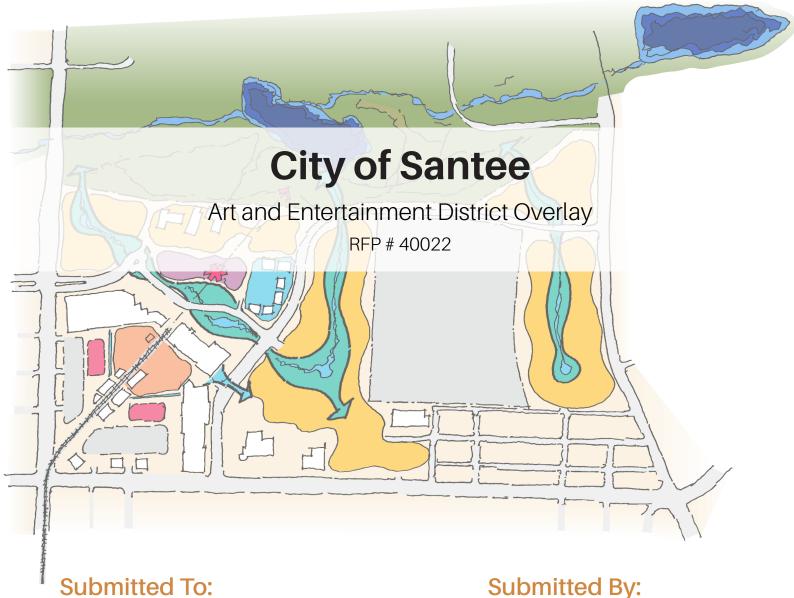
We look forward to the opportunity to meet with you and your staff in an interview setting to build on this document and answer any questions you might have.

Sincerely,

Mark W Steele, FAIA, AICP

mark@mwsteele.com 619 230 0325 x4234

M.W. STEELE GROUP ARCHITECTURE | PLANNING



City of Santee Attn: City Clerk

10601 Magnolia Avenue

Building 3

Santee, California

92071-1222

Submitted By:

M.W. Steele Group, 1805 Newton Ave. San Diego, CA 92113 www.mwsteele.com

Point of Contact:

Elizabeth Ocampo Vivero Director of Planning & Urban Design elizabeth@mwsteele.com 619-391-4247

This page is intentionally left blank.

	Transmittal Letter
03	Title Page
07	Firm Qualifications and Experience
21	Staff Qualifications and Experience
29	Similar Engagements
65	Project Approach
	Appendices and/or Exhibits
	Sample Agreement



Firm Qualifications & Experience

M.W. Steele Group (Principal Consultant)

Sub-Consultant Team Chart & Percentages

Mc Cullough Landscape Architecture

Helix Environmental

Graphic Solutions

1 Intersecting Metrics



M.W. STEELE GROUP ARCHITECTURE | PLANNING

WHO WE ARE

Founded in 1983, M.W. Steele Group is an award-winning and integrated architecture, planning and urban design firm, located in San Diego, California.

Our team is led by owner Mark Steele, a licensed Architect with the State of California, a Fellow of the American Institute of Architects, and AICP certified with the American Planning Association, alongside with principals, Michael Paluso, Steve Miles and Trupti Amin, all associate members with the American Institute of Architects

Our firm has successfully completed hundreds of projects within the private and public sector spanning across disciplines – residential (affordable, senior, affordable senior, market-rate), retail, hospitality, planning and civic. We provide a humanistic approach to design; viewing our work as a form of community building. Our firm is built on the principle that whether it's a building we are designing or a plan for a community, it's only successful if it enhances and supports the lives of people.

Since the inception of our firm in 1983, we have built a variety of buildings, including low density to high density projects in a range of materials and of methodologies. In addition, our projects include low-rise, mid-rise and high-rise concepts. We are accustomed to residential building and zoning code requirements and understand how they vary from community to community.

OUR VISION

Our focus is on building strong relationships. This, along with our sensitivity to the planning and design of urban environments, has resulted in the proven success of our projects. To realize this vision, we have centered ourselves around the communities our buildings serve. We cultivated a team of talented architects, planners, urban designers, and interior designers that align with our firm's philosophy that the most powerful and enduring concept we have built is community.

SINCE 1983,
THE MOST
POWERFUL
AND
ENDURING
CONCEPT
WE'VE BUILT IS
COMMUNITY



M.W. STEELE GROUP ARCHITECTURE | PLANNING

OUR LEADERSHIP

Mark Steele, FAIA, AICP | President (Principal-In-Charge)

M.W. Steele Group is led by Mark Steele, FAIA, AICP. Mark Steele, founder of M.W. Steele Group, is nationally recognized as a visionary and a community leader. In his role as role as past chair of the San Diego Planning Commission, Mark initiated and guided the San Diego General Plan update, "City of Villages". Mark also developed the vision and urban plan for the Fresno General Plan update focused on creating "Complete Neighborhoods". Mark's career in architecture and planning has always had a focus on building community. Mark has played a key role as the chair of the Barrio Logan Community Planning Group for the last few years, where he has successfully represented a diverse community with unique socioeconomic issues and development patterns (see page 23 for Mark's qualifications).

Elizabeth Ocampo Vivero | Director of Planning & Urban Design (Project Manager)

Elizabeth's experience in land use planning and urban design includes working on all stages of the update process of multiple community plans, such as Old Town San Diego, Midway-Pacific Highway, North Park and Clairemont Mesa, with a special focus on visioning, land use, urban design, and active transportation. Elizabeth has worked on the implementation of the City of San Diego's General Plan and multiple community plans, as the assigned planner for North Park, Barrio Logan, San Ysidro, and College Area. Elizabeth was the project manager of active transportation planning grants such as the San Ysidro Wayfinding Signs and Mission Boulevard Public Spaces and Active Transportation (see page 24 and 51 for Elizabeth's qualifications).

M.W. STEELE GROUP

ARCHITECTURE | PLANNING

M.W. Steele Group is a Planning and Architecture firm founded in 1983, located in San Diego California. Our team is characterized by developing a deep understanding of each community they work with, which results in projects that truly create a vision for them.

M.W. Steele Group will serve as the principal consultant and will lead the team of consultants included below, and serve as the point of contact between the Santee and the rest of the disciplines. Our team will coordinate, provide direction, review, and incorporate the results from the series of analysis performed into the final deliverables.

M.W. Steele's work will represent 28% of the project's proposed fees.



McCullough Landscape Architecture will collaborate with M.W. Steele Group in the visioning process of the Art and Entertainment District, and support in the corresponding amendments to the Town Center Specific Plan. Their mindful practice merges context with creative passion.

M.W. Steele Group and McCullough Landscape Architecture have partnered successfully in multiple projects, with the common goal of creates spaces for people to enjoy and thrive.

Recently, both teams have completed concept development for the City of Oceanside in relation to their Civic Center Public Library Courtyard, to enhance as a multi-use space with capabilities for community events. Our teams ability to creatively design spaces for civic and cultural uses is also shown in our collaborative work in City of La Quinta Museum.

McCullough's work will represent 9% of the project proposed fees.



HELIX Environmental Planning will conduct the Environmental Impact Report and Technical Analyses in relation to the Art and Entertainment District Overlay Zone and corresponding Specific Plan and General Plan amendments.

HELIX prepared a Supplemental Initial Study Environmental Checklist Form for the City of Santee in relation to the Town Center Specific Plan Area Art and Entertainment Overlay District, and their knowledge of the project is invaluable for this project.

M.W. Steele Group and HELIX Planning have worked together on projects over the years. Our teams are currently working together on the Rams Hill Specific Plan Amendment, a project within the County of San Diego unincorporated community of Borrego Springs.

Helix Environmental Planning's work will represent 55% of the project proposed fees.

Our team reflects the breadth of our experience, and we have carefully selected professionals who represent a well-rounded approach to the project, and a compelling vision for Santee's Art and Entertainment District.

M.W. Steele Group holds years of experience managing interdisciplinary teams of consultants as part of our planning and architecture practice. We have a holistic approach to planning, and we understand that while each discipline provides a different skill set and technical knowledge, a project will only be successful when interdisciplinary coordination occurs all along the process.

We pride ourselves on providing hands-on and focused attention to each project we work on and we look forward to working closely with the City of Santee.



Graphic Solutions will be providing sign planning and design for Santee's Arts & Entertainment District, developing an iconic family of signs that differentiates the district while tying into existing brand standard elements.

Graphic Solutions' design has positively impacted multiple districts within the San Diego region, for example they have planned and designed the iconic downtown El Cajon Gateway arch sign centennial logo and banner program; City of San Diego's El Cajon Boulevard iconic gateway sign, the City of Chula Vista's Third Avenue Village comprehensive signage program, and the wayfinding signage within the Uptown San Diego, including the Hillcrest District.

Graphic Solutions' sign design also complements one of M.W. Steele Group's signature projects, San Diego's NTC Liberty Station.

Graphic Solutions' work will represent 4% of the project proposed fees.



Intersecting Metrics is a San Diego based engineering firm led by Stephen Cook, who has provided transportation engineering and public facilities financing analysis services within the San Diego Region since 2001. Intersecting Metrics will draft the Transportation section of the proposed project Environmental Impact Report, as well as provide an impact analysis under the transportation section of the EIR to be prepared by HELIX Environmental Planning.

Over the last year, Stephen has been the primary author or oversaw the preparation of over a dozen SB-743 compliant Transportation Impact Studies.

Amongst multiple projects that Stephen Cook has assisted M.W. Steele Group with, the El Cajon Transit Village Specific Plan is the most recently completed effort, which was adopted in 2018.

Intersecting Metrics will perform tasks that will represent 4% of the project proposed fees.



Philosophy

McCullough Landscape Architecture is a group of curious dreamers influencing space by a mindful practice that merges context and creative passion with grit, soul and style. We believe each landscape unveils a unique narrative that embodies creativity, diversity, discovery and conservation. We serve our users with designs rooted in empathy, community and the human spirit engaged in nature.

Approach

For over 20 years, the firm has maintained close partnerships with clients, thereby providing innovative solutions to their needs. In addition, under the leadership of David McCullough, ASLA, time schedules are scrutinized, and work plans developed according to client requirements to assure delivery of projects on time. In the course of developing the concept for original landscape designs and to visually communicate ideas to project stakeholders, McCullough Landscape Architecture uses, but is not limited to, manual and computer designed devices, bubble diagrams, sketches, perspectives, renderings, computer rendered animations, and graphics.

History

David McCullough formed McCullough Landscape Architecture as a sole proprietorship in 1999 while working for another San Diego firm. After partner, Catherine joined the business in 2001, and became Chief Executive Officer and President in 2002, the firm became a woman-owned corporation and Small Business Enterprise (SBE) by the State of California DGS. The firm also is a Small Local Business Enterprise (SLBE) by the City of San Diego.

Experience and staff

With a total of 12 staff, including one licensed landscape architect, seven landscape designers, and appropriate administrative support in two offices - Northern and Southern California; the firm has a wealth of experience in multiple project delivery methods including design-build and multi-prime; in civic/government, facility, education, hospitality, entertainment, parks and open spaces, commercial, mixed-use, retail, and LEED project types.

Leed®

McCullough Landscape Architecture maintains environmental integrity while creating positive, innovative, and appealing landscapes that address function for the end-user. Several projects have obtained certification of LEED Silver or better.

SOUTHERN CALIFORNIA

703 16th Street, Suite 100 / San Diego, CA 92101

NORTHERN CALIFORNIA

41041 Trimboli Way / Fremont, CA 94538

P619.296.3150/F619.501.7725

McCulloughLA.com

Firm Leadership



Catherine McCullough, CPSM President / CEO / CMO Catherine@mcculloughla.com 619.296.3150 x101



DAVID McCullough, ASLA, PLA #4048 Principal Landscape Architect David@mcculloughla.com 619.296.3150 x102





















Staff of 8 Landscape Designers

Principal-in-Charge



HELIX Environmental Planning, Inc. (HELIX) is an employee-owned, environmental consulting firm established in 1991 and with offices in San Diego, Orange, Riverside, Los Angeles, Sacramento, and Placer counties. With local staff of 140 (200 companywide), the firm has extensive experience helping clients across California comply with local, state, and federal environmental laws and regulations; analyze and conduct impact assessment for natural and cultural resources; and navigate the complex world of regulatory compliance.

HELIX's services include the preparation of environmental documentation for California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliance; technical studies and analyses for biological and cultural resources, air quality/greenhouse gas (GHG), and noise; landscape architecture; regulatory permitting; mitigation monitoring and compliance; and native habitat restoration design, construction, and maintenance.

HELIX serves clients across public and private sectors including community planning, water resources, transportation, private development, energy, utilities, communications, federal, military, education, healthcare, parks and open space, agriculture, airports, mining and reclamation, and landfills/solid waste. HELIX's most relevant experience with the City of Santee includes environmental services and documentation for the City's Art and Entertainment Overlay District, Santee Town Center, Santee Trolley Square, and Mast Park, as well as private development projects.

The key personnel and support staff assigned to this project, including the Project Manager, Principal Planner, and primary environmental planner all have experience working on multiple projects within the Overlay District Area, as shown below. For additional details about HELIX's team refer to page 30.



Yara Fisher, AICP | Environmental Project Manager

Ms. Fisher is a Principal Planner with 23 years of experience providing community planning and CEQA-related services to public and private clients throughout Southern California. Relevant experience includes:

- · City of Santee Trolley Square Commercial Center EIR
- · City of Santee Trolley Square Revised EIR
- · Midway and Old Town Community Plan Updates EIRs
- County of San Diego North Edgemoor Initial Environmental Study



Tim Belzman | Principal Planner

Mr. Belzman is a Principal Planner with 21 years of experience managing environmental compliance programs in accordance with CEQA/NEPA. Relevant experience includes:

- Santee Arts and Entertainment District Overlay in the Town Center Specific Plan Area Supplemental Environmental Checklist
- · Santee Town Center Community Park, Aquatic/Gymnastic Center MND
- Santee Town Center Master Plan IS/MND



Graphic Solutions Ltd. is a versatile full-service graphic design firm, established in 1970, specializing in sign planning and design, branding and preparation of construction and bid documents.

With 50 years' experience in sign planning and design, we have developed efficient and successful techniques for building consensus among diverse stakeholder interests to create wayfinding programs and design solutions which are unique, recognizable and authentic.

Recognized as innovators in the field of branding and sign-planning, our team creates comprehensive sign programs for a diverse clientele of public agencies and institutions, including more than seventy cities and downtowns throughout the Southwest.

An important part of our team's mission is to assure sustainable materials and methods are utilized throughout the design, fabrication, and installation process. In conjunction with our sign planning services, we provide complete guidelines packages for master-planned wayfinding sign programs.

"Recognized as innovators in the field of graphic design and signplanning, we aim to set the highest standard of quality for our clients".





Graphic Design & Branding



Wayfinding Strategy & Analysis



Signage Master Planning



Consensus Building



Construction Documents & Specs



Construction Administration





Stephen Cook
Principal and Owner
Steve@Intersectingmetrics.com
(619) 994-5814

Intersecting Metrics is a San Diego based engineering firm that was started by Stephen Cook in 2021. Intersecting Metrics brings a data-focused approach to both Transportation Planning and Engineering as well as Public Facilities Financing. Intersecting Metrics provides a variety of mobility-related services including multi-modal planning, transportation impact analysis, operations analysis, peer review, and project management. Intersecting Metrics also provides services relating to Public Facilities Financing including fee program development, Nexus Studies, and fee program evaluations.

Stephen Cook has provided Mobility and Facility Financing services within the San Diego region since 2001. Over this time, Stephen has overseen or led the development of dozens of Transportation Impact Studies, Mobility Planning Studies and Traffic Operation Studies. Stephen has also provided on-call traffic engineering services for several jurisdictions within the region, including peer review, policy development, and project management.

Additionally, Stephen as assisted several jurisdictions with the implementation of their Public Facilities Financing Programs including Developer Impact Fee Programs, Assessment Districts, and In-Lieu Fee Programs. Stephen has also developed several pro-formas to assess the feasibility and cost benefit of the facilities. Through this experience Stephen has developed an extensive understanding of the Mitigation Fee Act and the other legal requirements associated with fee programs.

Stephen has overseen or led the development of dozens of Transportation Impact Studies as well as a wide variety of Mobility and Facility Financing Projects including:

- · Midway Pacific Highway Community Plan Update (Mobility Element)
- Old Town San Diego Community Plan Update (Mobility Element)
- Clairemont Community Plan Update (Mobility Element)
- Port Master Plan Update (Mobility Element)
- Morena Corridor Specific Plan
- Mission Boulevard Public Spaces and Active Transportation Plan
- Alpine Community Plan Update (Transportation Impact Study)
- I-5 North Coast Corridor Project (Traffic Operations)
- City of San Diego Developer Impact Fee Program
- · City of San Diego Active Transportation In-Lieu Fee Program
- Solana Beach Transportation Impact Fee Program
- County of San Diego Impact Fee Program
- · La Mesa Village Parking In-Lieu Program
- · La Mesa Village Parking In-Lieu Program

This page is intentionally left blank.



Staff Qualifications & Experience

M.W. Steele Group (Principal Consultant)

Mc Cullough Landscape Architecture

Helix Environmental

Graphic Solutions

35 Intersecting Metrics

M.W. STEELE GROUP ARCHITECTURE | PLANNING



Elizabeth Ocampo Vivero
Director of Planning & Urban Design

Elizabeth would work as the project manager to be assigned to lead the City of Santee Art and Entertainment District Overlay and associated amendments project.

Her experience in land use, urban design, project management, development review process, and community outreach will successfully result in a cohesive project.



Mark's role as Principal-In-Charge will provide the project with quality oversight and assertive direction based on his expertise.

Mark Steele, FAIA, AICP President (Principal-In-Charge)



Steve's role as Design Principal brings his creativity and more than 30 years of experience of turning great ideas into reality.

Gaelle's role as Senior Urban Planner allows for goals and objectives to be translated into

design concepts and

urban

outstanding

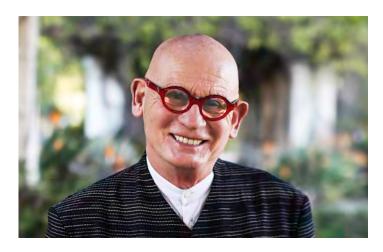
Steve Miles, LEED AP
Design Principal



graphics.

Gaelle Brasseur Senior Urban Planner

Mark Steele, FAIA, AICP | President



Mark Steele, founder of M.W. Steele Group, is nationally recognized as a visionary and a community leader. Mark has contributed consistently to the community through his personal involvement with a wide range of issues as well as his ability to communicate technical and conceptual information as the basis for gaining community consensus. He is visible within the San Diego region as a proponent of responsible growth and design, and has helped to redefine the role of the architect within the development process. Mark and the firm have developed a reputation for providing innovative design skills while navigating complex political and public process and bringing people together.

While establishing M.W. Steele Group, Mark has earned the highest measure of respect for his ability to help clients strategically position both new construction and redevelopment projects to increase their value and their overall performance and viability. He brings in-depth understanding of zoning, design guidelines, and the complexities of public and private partnerships to our work. Mark offers a comprehensive and innovative approach to design, combining critical analysis of issues with architecture and urban planning.

Education

<u>The New School of Architecture</u> | Honorary Master of Architecture

The University of Kentucky | Bachelor of Architecture

Registration

Registered Architect, State of California | License No. 10097 Certified Planner | AICP #006934

Selected Relevant Experience

Solana 101 | Solana Beach, CA | Mixed-Use Office/ Retail/ Residential

<u>Liberty Station/San Diego Naval Training Center</u> | San Diego, CA | Re-Use Plan, Specific Plan and Design Guidelines for the former Naval Training Center

<u>Jai Restaurant Renovation</u> | University of California, San Diego | Tenant improvement for a 4,700 sf restaurant within the Theatre District on the campus of the University of California San Diego.

Rams Hill Master Site Plan | Borrego Springs, CA | Redevelopment and expansion of the existing Golf Resort Community toward an integrated Desert Community. Site Area: 3,000 acres - 2,000 dwelling units, hotel SPA, commercial retail and services

<u>USD Master Plan</u> | San Diego, CA | Master Site Plan and Architectural Guideline for the University of San Diego Campus including the expansion of the academic program, residential accommodation, sports facilities and utilities.

La Quinta Library | La Quinta, CA | 20,000 SF new library in the La Quinta Civic Center

Selected Professional Affiliations

American Institute of Architects-National | Fellow

American Institute of Architects-California Council |
Chairman 1999 Monterey Design Conference; Past President
California Architectural Foundation

American Institute of Architects-San Diego Chapter | Past President

<u>Urban Land Institute</u> 2009 Smart Growth Awards, Recipient: 2006 Smart Growth Visionary award

San Diego Planning Commission | Past Chairman and Member

La Jolla Town Council | Past President

Mayor's Design Advisory Committee | Founder

Mayor's Convention Center Task Force | Member

Lambda Alpha International | Past president

Barrio Logan Planning Group | Chair

Elizabeth Ocampo Vivero

Director of Planning & Urban Design



Elizabeth Ocampo Vivero is a passionate urban planner with experience in community planning, land use, and urban design. Elizabeth holds a Bachelor of Science degree in Architecture from Universidad Autonoma de Baja California, and a Master of City Planning degree from San Diego State University, San Diego, California.

Elizabeth's interest in urban planning originated from a desire to support a built environment that is context-sensitive to its surroundings and the people who live and work in them. Elizabeth is the Director of Planning and Urban Design at M.W. Steele Group, a local planning and architecture firm based in Barrio Logan. In her present role at M.W. Steele Group she leads the planning practice of the firm, and manages a series of projects, including a multi-family redevelopment project, and a specific plan amendment in San Diego.

Prior to joining M.W. Steele Group, Elizabeth worked as a Senior Planner for the City of San Diego Planning Department. During her seven years at the City, she was the planner to various communities, including North Park, Barrio Logan, San Ysidro, College Area, City Heights, and Otay Mesa - Nestor. Elizabeth has participated in multiple phases of the community plan update process, and she contributed to the adoption of award-winning community plans, including Old Town San Diego, Midway - Pacific Highway, and North Park. While at the City of San Diego, she also managed active transportation planning grant-funded planning efforts, such as the San Ysidro Wayfinding Signs project, and the Mission Boulevard Public Spaces and Active Transportation plan.

Education

<u>Universidad Autonoma de Baja California</u> | Bachelor of Science in Architecture | Summa Cum Laude, Honorable Mention

<u>San Diego State University</u> | Master of City Planning | Outstanding Student Award

Selected Professional Affiliations

American Planning Association | Member

American Institute of Architects | International Associate

Member

Volunteering

San Diego American Planning Association (SDAPA) | Board Member | Awards Chair | Diversity, Equity, and Inclusion Subcommittee

<u>Citizens Coordinate for Century 3 (C-3)</u> | *Director* | *Chair of C-3's Bi-National Border Knowledge Action Network (KAN)*

Selected Relevant Experience

Rams Hill Specific Plan | Borrego Springs, CA | Redevelopment and expansion of the existing Golf Resort Community toward an integrated Desert Community. Site area: 3,000 acres - 2,000 dwelling units, hotel spa, commercial retail and services

Mariners' Cove Redevelopment | San Diego, CA | Infill redevelopment project in the Ocean Beach Community. The project proposes the demolition of the existing 500 residential apartments and associated amenities on the 31.005-acres site, and the construction of 772 apartment units and residential amenities.

Clairemont Community Plan Update | San Diego, CA | Planning services provided to the City of San Diego Planning Department for the preparation of the public review draft of the Clairemont Community Plan Update. The plan provides a vision and policy guidance for future development of the community for the next 30 years.

Selected Relevant Experience

*Duties performed during Elizabeth's employment at the City of San Diego between 2012 and 2019

Midway - Pacific Highway Community Plan | 2019 Merit Award - Comprehensive Plan, Large Jurisdiction, American Planning Association, San Diego Chapter | 2019 Outstanding Planning Document, California Association of Environmental Professionals | Collaborated in developing vision, policies and discussion sections for the elements of the community plan.

North Park Community Plan | 2017 Outstanding Planning Document, Association of Environmental Professionals, San Diego | 2018 Merit Award – Comprehensive Plan, Large Jurisdiction, American Planning Association, San Diego Chapter | Collaborated on drafting the outline, content, policies & sections of the plan, with a focus in Urban Design.

Mission Boulevard Public Spaces and Active Transportation | City of San Diego | 2021 Merit Award - Mobility Planning, American Planning Association, San Diego Chapter | Project manager of a SANDAG Smart Growth Incentives Program grant, to develop a planning study to improve multi-modal mobility and identify opportunities for additional public spaces in the Pacific Beach community.

San Ysidro Wayfinding Signs | City of San Diego | 2019
Advancing Diversity and Social Change Award, American
Planning Association, San Diego Chapter | Project manager
of a SANDAG Smart Growth Incentives Program grant, to
construct and install wayfinding signs in the San Ysidro
Community to implement the community plan's vision for
enhanced pedestrian and bicycle activity, and access to transit.

Clairemont Online Community Engagement Tool | City of San Diego | 2019 Smart and Sustainable Communities, Customer Service Award, City of San Diego, Smart and Sustainable Communities Branch | Led the Online Community Engagement tool which showcased potential re-development options for different focus areas of the community.

Old Town San Diego Community Plan | 2019 Merit Award - Urban Design, American Planning Association, San Diego Chapter | Collaborated in developing vision, policies and discussion sections. Led the draft of the Urban Design Element, which provides guidance for development to be consistent with Old Town San Diego's historic architectural styles.

References:

DEREK ULLIAN, Vice President Aimco (310) 948-0325|derek.ullian@aimco.com Project: Mariners' Cove Redevelopment Project

TAIT GALLOWAY, Program Manager City of San Diego Planning Department (619) 533-4550|tgalloway@sandiego.gov

Projects:

- Midway Pacific Highway Community Plan Update, Old Town San Diego Community Plan Update, and Clairemont Online Community Engagement Tool
- Elizabeth Ocampo Vivero's tasks related to the community plan updates (in her role as a planner at the City of San Diego).

MARLON PANGILINAN, Senior Planner City of San Diego Planning Department (619) 235-5293 | mpangilinan@sandiego.gov Project:

- Clairemont Mesa Community Plan Update | M.W. Steele has provided consultant services to the City of San Diego since 2018 | M.W. Steele is currently working on the public review draft of the document alongside staff
- Elizabeth Ocampo Vivero's tasks related to the Clairemont Online Engagement Tool, and as part of the Land Use & Urban Design Community Workshop (in her role as a planner at the City of San Diego)

Steve Miles, LEED AP | Design Principal



Steve leads and oversees many of M.W. Steele Group's most complex and challenging projects. With more than 30 years in practice, he has experience in a wide range of project types from large scale mixed-use urban to small intimate boutiques. Throughout this experience he has developed an understanding of the challenges involved in all phases of project development. As a Design Principal in the office, Steve provides design leadership throughout the evolution our work from initial concept design through construction.

With a primary focus on the creative process, he has developed an insightful and meaningful approach to architecture throughout his career. He plays an active role in the generation and testing of design alternatives inspired by client goals with a sensitivity to the context and the community at large. In a firm committed to a collaborative effort, Steve's communication skills and hands on approach lead to exciting and successful built solutions.

As a LEED Accredited Professional, Steve has an interest in working towards energy conservation and environmentally friendly building materials and construction methods.

Selected Relevant Experience

<u>La Quinta Library</u> | La Quinta, CA | 20,000 SF new library in the La Quinta Civic Center

Melvin Garb Hillel Center SDSU | San Diego, CA | Student center for Jewish life at San Diego State University

<u>Glickman Hillel Center UCSD</u> | San Diego, CA | The Center will serve as the new Center for Jewish Life for UC San Diego students.

Coronado Library Expansion | Coronado, California | 15,500 SF major expansion and renovation of existing spaces including the renovation and reuse of the original historic library building.

Solana 101 | Solana Beach, CA | Mixed-Use Office/ Retail/ Residential

1Mission | San Diego, CA | Mixed-use commercial, retail (5,300 SF) and 61-market-rate residential condo project that included historic preservation of an existing building.

<u>California Western School of Law</u> | San Diego, CA | 4 story 49,000 SF library building in urban campus setting of downtown San Diego.

<u>UCSD Faculty Club</u> | San Diego, CA | 15,000 SF new conference center and dining expansion.

<u>625 Broadway</u> | San Diego, CA | Remodel of a 1920's historic building that includes: the occupancy change from office to residential apartments

Selected Professional Affiliations

American Institute of Architects | Associate Member

US Green Building Council | LEED Accredited Professional

New School of Architecture and Design | Guest Juror

Education

Washington State University | Bachelor of Science in Architecture and Bachelor of Architecture

Gaelle Brasseur | Senior Urban Planner



Gaelle is a French Architect and Urban Planner whose creativity and sensitivity as a designer can be seen in her past 20 years of experience. She has led large urban planning and transportation projects in Europe, Asia, Africa and Middle East for renowned French firms AREP and EGIS Group.

Just prior to coming to the United States, she had the opportunity to be a part of the creation of the new Business Line "My City by EGIS" and led a cross-functional team (urban and landscape designers, transport and mobility engineers, sociologists and programming experts) toward delivering innovative, sustainable and integrated solutions for new city planning, neighborhood revitalization, and Transit Oriented Districts in Europe and worldwide.

Inspired by her cosmopolitan and versatile experiences, she forms an integral part of M.W. Steele Group's Planning Team and contributes to our perpetual desire to challenge ourselves, our designs and our way of doing things.

Selected Relevant Experience

Rams Hill Community Plan Update | Borrego Springs, CA | Redevelopment and expansion of the existing Golf Resort Community toward an integrated Desert Community. Site Area: 3,000 acres - 1,570 dwelling units, hotel SPA, commercial retail and services. Detailed design for the golf clubhouse and 54 golf cottages.

Mission Valley Community Plan Update | San Diego, CA | Part of the consultant team, we led the urban design visioning and concepts for key districts and development opportunity sites in the community. We identified placemaking opportunities around mobility nodes and hubs, shopping centres redevelopment and the San Diego River Corridor revitalization. SDAPA Award - 2020 Comprehensive Plan (large jurisdiction).

Mariner's Cove CDP | San Diego, CA | Design, phasing and coastal development permit for the redevelopment and densification of the existing gated community and its recreational facilities – 35 acres, 750 units.

<u>USD Master Site Plan</u> | San Diego, CA | Master Site Plan and Architectural Guideline for the University of San Diego Campus including the expansion of the academic program, residential accommodation, sports facilities and utilities.

City of El Cajon Transit-Supportive Land Use and Mobility
Plan | El Cajon, CA | Urban Design for a 260-acre Specific
Plan situated around the El Cajon Transit Center. Also
assisted with developing portions of the community outreach
program and transit-oriented feasibility study.

Education

<u>Lyon National School of Architecture (ENSAL)</u> | Master's Degree in Architecture

INSA Lyon - National Institute of Applied Sciences | Master's Degree in Civil Engineering and Urban Planning





Years of Experience

Industry Experience: 29 years Years with McCullough: 22 years

Education

B.S. Landscape Architecture California Polytechnic State University, San Luis Obispo

Certifications

Professional Landscape Architect California, #4048

Small Business Enterprise (SBE) State of California DGS

David McCullough, ASLA, PLA

Principal-in-Charge/Principal Landscape Architect

David McCullough formed McCullough Landscape Architecture (MLA) as a sole proprietorship in 1999 while working for another San Diego firm. After partner, Catherine joined the business in 2001 and became Chief Executive Officer and President in 2002; the firm became a woman-owned corporation and Small Business Enterprise (SBE) by the State of California DGS.

As Principal Landscape Architect, David oversees all aspects of the design and production of firm projects. He serves as head designer on most projects and maintains quality control on all work completed. Previous projects have earned recognition in several national publications. David's project involvement includes senior project management, design development, quality control, client meetings and presentations, and document development.

Benefits

- Firm Principal Landscape Architect and chief designer with a cutting-edge, creative approach
- Extensive experience in arts & entertainment, hospitality, and design for the end-user
- · Oversees all projects with clear artistic vision and high-quality control standards
- Flexibility and consistency in meeting fast-track project schedule requirements and sustainable design requirements
- Strong technical skills related to LEED® design, Green technology, planting design, landscape layout, irrigation, and creating construction drawings

Professional Affiliations

American Institute of Architects (AIA) | Affiliate Member, Voting Member, Urban Design Council

American Society of Landscape Architects (ASLA), San Diego Chapter Past President, Member

Beautiful PB Community Improvement District | Co-founder

Building Industry Association (BIA) San Diego Member, Urban Design Council

City of La Mesa | Design Review Board, Past Chair

City of San Diego | Historical Resource Board Chair, Code Monitoring Team, Voting Member

San Diego Architectural Foundation (SDAF) | Current Vice President





Yara Fisher, AICP | Environmental Project Manager

Ms. Fisher is a Principal Planner with 23 years of experience providing community planning and CEQA-related services to public and private clients throughout Southern California. Ms. Fisher is an expert at leading teams preparing Program EIRs for a variety of community planning projects, including general plans, community plans, zoning ordinances, as well as specific and master plans. Ms. Fisher has also prepared more than 100 tiered environmental documents in her career, including consistency evaluations per CEQA Sections 15162 and 15183, addenda, and supplemental EIRs. Relevant experience includes:

- · City of Santee Trolley Square Commercial Center EIR
- · City of Santee Trolley Square Revised EIR
- · County of San Diego North Edgemoor Initial Environmental Study
- Midway and Old Town Community Plan Updates EIRs
- San Marcos General Plan, Zoning Ordinance, and EIR



Tim Belzman | Principal Planner

Mr. Belzman is a Principal Planner with 21 years of experience managing environmental compliance programs in accordance with CEQA/NEPA for private development, transportation, and planning documents such as community and specific plans. He has completed environmental review numerous long-range planning, public infrastructure, and land development projects throughout Southern California. Mr. Belzman's professional experience includes the management and preparation of EIRs, ISs, MNDs, NDs, Addenda, and Notice of Exemptions under CEQA. Relevant experience includes:

- Santee Arts and Entertainment District Overlay in the Town Center Specific Plan Area Supplemental Environmental Checklist
- Santee Town Center Community Park, Aquatic/Gymnastic Center MND
- Santee Town Center Master Plan IS/MND
- · Santee Park Master Plan IS/ND
- · Santee Mission Trails Collection (Santee 50 Subsequent IS/MND)





Beth Ehsan | Senior Biology Project Manager

Ms. Ehsan is a Senior Biology Project Manager with 16 years of professional experience preparing environmental documents in accordance with CEQA. She manages the biological review and permitting of private and public projects, from due diligence through construction. Ms. Ehsan has prepared many IS/MNDs, CEQA Section 15162 and 15183 Findings, and assisted with the preparation of many EIRs. In preparing these documents, she has developed a wealth of experience in finding creative, workable solutions for a broad range of environmental impacts. In addition, she is well-versed in biological resources, habitat conservation planning, and resource management. Relevant experience includes:

- Grantville Trolley Station Project
- Urban Greening Program for Encanto, Emerald Hills, and Radio Canyons Trail and Habitat Enhancement
- Otay Crossings Commerce Park EIR
- University and Innovation District EIR



Victor Ortiz | Air Quality, GHG/Climate Change Specialist

Mr. Ortiz is an Air Quality/GHG Specialist with 15 years of experience in environmental documentation and analysis consistent with CEQA and NEPA. He has prepared and reviewed numerous air quality/GHG impact assessments that document air pollutant emissions and concentrations related to various public infrastructure and private development projects throughout San Diego County. He conducts air quality impact assessments, documenting pollutant emissions and concentrations. He has a thorough understanding of the National and California Ambient Air Quality Standards, as well as the rules and regulations adopted by the San Diego Air Pollution Control District. Mr. Ortiz is a California Air Resources Board (CARB)-certified GHG Lead Verifier and is well-versed with applicable computer modeling software, including CALINE-4, EMFAC2014, OFFROAD2011, CalEEMod, and AERMOD. Relevant experience includes:

- Santee Arts and Entertainment District Overlay in the Town Center Specific Plan Area Air Quality and GHG Technical Analysis
- · Santee Vision Systems Industrial Air Quality and GHG Reports
- · The Triangle Mixed-Use Specific Plan Project Air Quality and GHG Emissions Analyses
- North Torrey Pines Living and Learning Neighborhood EIR



Jason Runyan | Noise Specialist

Mr. Runyan is an Environmental Project Manager with 9 years of experience in the management and preparation of environmental documents in accordance with CEQA and NEPA. He has prepared Noise Technical Studies, Air Quality Technical Studies, GHG Technical Studies, EIRs, ISs, MNDs, Environmental Assessments, Visual Impact Assessments, Waste Management Plans, and Environmental Constraints Reports. Mr. Runyan's experience also includes air quality monitoring, habitat and creek restoration, solid waste analysis, recycling policy advising, GIS, storm water permitting, ambient noise monitoring, construction and traffic noise modeling, report writing, and legislative research. Relevant experience includes:

- North Torrey Pines Living and Learning Neighborhood EIR
- Voltaire Mixed-Use Project
- · South Grand Avenue Mixed-Use Development
- 4th Avenue Mixed-Use Environmental Consulting



Mary Robbins-Wade, RPA | Cultural Resources Lead

Ms. Robbins-Wade, RPA oversees HELIX's cultural resource management services in southern California. With over 35 years of experience, she manages archaeological and historic surveys and technical studies, and designs and implements research and mitigation programs. She has experience with a broad range of project types, including private developments and public infrastructure. She manages the preparation of cultural resources studies both as stand-alone reports and also in support of CEQA/NEPA compliance efforts. She has a strong working knowledge of local, state, and federal laws addressing the protection of cultural resources. Her Native American consultation experience includes coordinating Native American tribal consultations per Assembly Bill 52, as well as providing support for federal agency government-to-government consultations with federally recognized tribes pursuant to Section 106 of the National Historic Preservation Act (NHPA). Relevant experience includes:

- · University and Innovation District EIR
- San Diego County Women's Detention Facility
- Mast Park Project
- Santee Townhomes (Heaney Circle)





Simon Andrews | Project Manager

Simon Andrews has been a principal with Graphic Solutions since 1976. Simon's responsibilities include problem-solving, designing concepts, sign planning, and organizing and conducting stakeholder meetings and public workshops for developing consensus. He has directed numerous award-winning projects, and serves as principal-in-charge of most public agency projects. Simon and his firm have developed strategies for discovering those visual elements which are unique to a project, then interpreting them graphically so they communicate an appropriate identity and serve as an effective brand.

Selected Relevant Experience

- San Diego, CA-Liberty Station Sign Plan; project identity, gateways, wayfinding, design criteria for tenant signage.
- Newport Beach, CA Balboa Village Gateway and Wayfinding Sign Program
- Bell Gardens, CA Branding, Gateways, District-Based Wayfinding Sign
- · Cathedral City, CA Comprehensive Citywide Gateways and Wayfinding Program
- Chula Vista, CA Third Avenue Downtown Branding and Wayfinding Program
- Escondido, CA Maple Street Plaza Branding, Gateway Signage and Wayfinding Program
- San Ysidro Community Plan, City of San Diego, CA in association with RRM, Comprehensive Wayfinding Program.
- · San Marcos, CA Comprehensive Gateways and multi-modal, District-Based Wayfinding Program
- Vista, CA Citywide District-Based Wayfinding Program
- · La Mesa, CA Citywide Branding and Comprehensive Wayfinding program
- Coronado, CA Comprehensive Multi-Modal Wayfinding Program, Gateway Signage
- · El Cajon, CA Downtown Branding and Gateway Signage, Street Banner Program
- · San Diego, CA-Uptown District rebranding and wayfinding program
- · San Diego, CA Old Town Branding, Gateway Signage and Wayfinding Program
- Half Moon Bay, CA City and Downtown Entry and Wayfinding Signage Programs
- El Monte, CA Branding, Gateways and Wayfinding and Sign Program
- Huntington Beach, CA Branding, City Entry Signage, Downtown Wayfinding Program
- Morgan Hill, CA Downtown and Citywide Wayfinding Programs
- Merced, CA Branding and Wayfinding Sign Program
- Torrance, CA Branding for Entry Monuments, Wayfinding Signage Program
- San Clemente, CA Branding, Entry Monument and Wayfinding Sign Program
- City of Costa Mesa, CA Comprehensive Wayfinding Signage Program
- Laguna Beach, CA Comprehensive Wayfinding Program



Artemisa Zuazo | Lead Designer

Artemisa is an essential part of the Graphic Solutions design team, combining experience in graphic design and architecture, to provide a comprehensive, multidisciplinary approach to environmental graphic design. She has a unique gift for conceptualizing the application of color to architectural spaces.

Her contributions to the design team include creating design concepts, sensitive and appropriate to their environments. Artemisa specializes, in design and development of wayfinding programs, project management, and construction administration. Prior to joining the Graphic Solutions Team, Artemisa was on the staff of Neo Arquitectura, an architectural firm in Tijuana B.C. México.

Selected Relevant Experience

- Coronado, CA Citywide Wayfinding, Design Development, Construction Documents and Construction Administration
- Chula Vista, CA Citywide Wayfinding, Design Development, Construction Documents and Construction Administration
- San Clemente, CA Citywide Wayfinding, Design Development, Construction Documents and Construction Administration
- San Diego Community College District, San Diego, CA District-wide Sign Plan and Comprehensive Sign Guidelines for current and future campus development. Includes entry, wayfinding, building and room identification, specialty and donor signage and code required signage. Also includes logo design
- Miramar College, San Diego, CA Campus Wayfinding, Entry Identification, Electronic Message, Building Identification, Vehicular and Pedestrian Wayfinding, Design Development, Construction Documents and Construction Administration
- San Diego City College, San Diego, CA Campus and Building Wayfinding, Design Development, Construction Documents and Construction Administration. Business and Humanities Quad - Signage Concepts, Design Intent Drawings, Construction Specifications and Construction Administration for interior and exterior signage and Sign Program review
- Southwestern Community College, Chula Vista, CA District Sign Plan and Comprehensive Signage Guidelines. Includes entry, wayfinding, building and room identification signage
- San Ysidro Community Plan Update, City of San Diego, CA Signage Elements, Community Branding and Wayfinding, Stakeholder and Community Meetings, Concept Design





Jordan Turkomani | Designer

Jordan is a recent addition to the Graphic Solutions design team. Informed by her multidisciplinary background combining experience in architecture, interior design, and graphic design, Jordan takes a holistic and inventive approach to her work. Drawing from a wide range of creative influences, she specializes in concept design and also provides support for subsequent project phases.

Selected Relevant Experience

- Cuesta College, San Luis Obispo, CA Design Development for interior and exterior signage. Includes building, entry, room, and parking identification; vehicular and pedestrian wayfinding
- San Diego, CA-San Diego Humane Society, Concept Design for interior donor signage
- Sequoia Elementary School, San Diego, CA-Concept Design for campus. Includes building and room identification, decorative murals
- Innovation Middle School, San Diego, CA- Construction Administration
- City of Walnut, CA-Construction Documents
- City Heights, San Diego, CA- Construction Documents



Tony Westly | Designer

Tony is an architectural designer from Baton Rouge, LA, who is passionate about creating standout designs using organic shapes and free forms. He is recognized in his field as an effective team lead who is capable of delivering excellent results through determination and a deeply ingrained work ethic. Tony looks forward to applying his expertise and creativity to upcoming projects for Graphic Solutions.

Selected Relevant Experience

- San Diego Citywide Wayfinding, San Diego, CA Design Development, Construction Documents and Construction Administration
- Downtown San Diego Cycle Track, San Diego, CA Design Development, Construction Documents and Construction Administration





Education BS, Civil Engineering

Licenses/Registrations

Professional Engineer (Traffic), CA

Years of Experience

17

Stephen Cook | Principal and Owner

Stephen Cook has provided Mobility and Facility Financing services within the San Diego region since 2001. Over this time, Stephen has overseen or led the development of dozens of Transportation Impact Studies, Mobility Planning Studies and Traffic Operation Studies. Stephen has also provided on-call traffic engineering services for several jurisdictions within the region, including peer review, policy development, and project management.

Additionally, Stephen as assisted several jurisdictions with the implementation of their Public Facilities Financing Programs including Developer Impact Fee Programs, Assessment Districts, and In-Lieu Fee Programs. Stephen has also developed several pro-formas to assess the feasibility and cost benefit of the facilities. Through this experience Stephen has developed an extensive understanding of the Mitigation Fee Act and the other legal requirements associated with fee programs.

Selected Relevant Experience

Stephen has overseen or led the development of dozens of Transportation Impact Studies as well as a wide variety of Mobility and Facility Financing Projects including:

Mobility

- · Midway Pacific Highway Community Plan Update (Mobility Element)
- · Old Town San Diego Community Plan Update (Mobility Element)
- Clairemont Community Plan Update (Mobility Element)
- Port Master Plan Update (Mobility Element)
- Morena Corridor Specific Plan
- Mission Boulevard Public Spaces and Active Transportation Plan
- · Alpine Community Plan Update (Transportation Impact Study)
- I-5 North Coast Corridor Project (Traffic Operations)

Public Facilities Financing

- City of San Diego Developer Impact Fee Program
- City of San Diego Active Transportation In-Lieu Fee Program
- Solana Beach Transportation Impact Fee Program
- County of San Diego Impact Fee Program
- · La Mesa Village Parking In-Lieu Program



Similar Engagements

M.W. Steele Group (Principal Consultant)

Mc Cullough Landscape Architecture

Helix Environmental

Graphic Solutions

Intersecting Metrics

Brush Creek Cultural Corridor

Kansas City, MO

Reference:

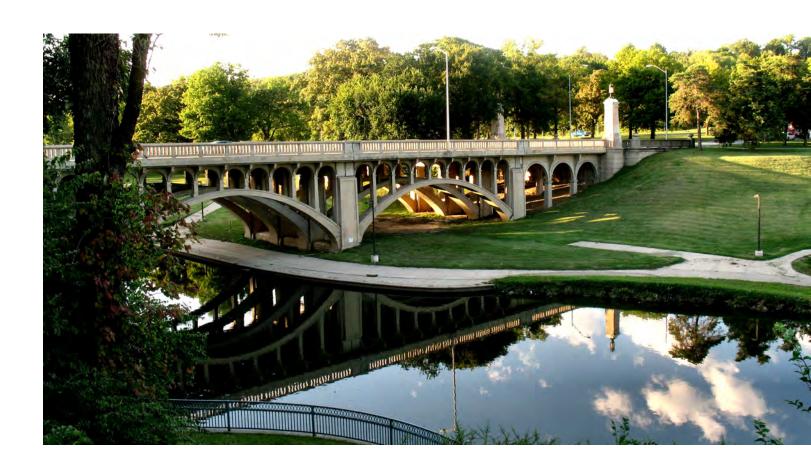
Rafael Garcia, AIA, NCARB Creative Director, Garcia Architecture rgarcia@garciaarchitecture.net 913.284.1985

M.W. Steele Group developed a Master Plan for Brush Creek in Kansas City, Missouri. The planning effort for this exciting public project originally focused on controlling the annual flooding of Brush Creek, and was later expanded to include the creation of a cultural park linking two of Kansas City's most prominent cultural institutions. As the plan developed, water was incorporated into various design elements including ponds, lakes, and waterfalls. Public art projects were also incorporated into the waterfront. The Master Plan also included the development of a set of details to guide the design of walks, plazas, benches, water features, bridges, and other features.

As part of this effort, M.W. Steele Group led a series of community and focus group meetings which resulted in the creation of a set of goals, objectives, and program for Brush Creek. After extensive circulation and a period of public input, the plan was developed in further detail and reviewed by the City and the Community before being finalized into the Brush Creek Cultural Corridor Master Plan which now guides the redevelopment of Brush Creek. The inclusive planning process resulted in wide support for the plan and approval of its final version by all groups as proposed.



M.W. STEELE GROUP ARCHITECTURE | PLANNING







Page 39 of 83

Solana 101 (Sandbox)

Solana Beach, CA

Reference:

Brad Termini Zephyr Partners brad@zephyrpartners.com 858.705.0242

Based on sound concepts of community compatibility, sustainability and environmental conservation, Solana 101 has been designed as a one and two-story mixed use project organized around substantial public open space. Restaurants, retail, offices and apartments all are located on the east-west open space plaza that also serves as a public way from Hwy 101 through the project to Sierra Avenue. This plaza serves also to separate the uses into discreet building forms, each with their own architectural expression that gives a sense of being developed over time. The single level retail and food and beverage structures that front 101 form an inviting pedestrian scale while achieving the objectives of the Highway 101 Corridor Specific Plan. Simple building forms and a rich material pallet of natural and industrial materials will fit the project into the eclectic fabric of Solana Beach. The project is currently under construction.



M.W. STEELE GROUP ARCHITECTURE | PLANNING





NTC Liberty Station

San Diego, CA

Reference:

Marcela Escobar-Eck Principal, Atlantis Group (619) 523-1930

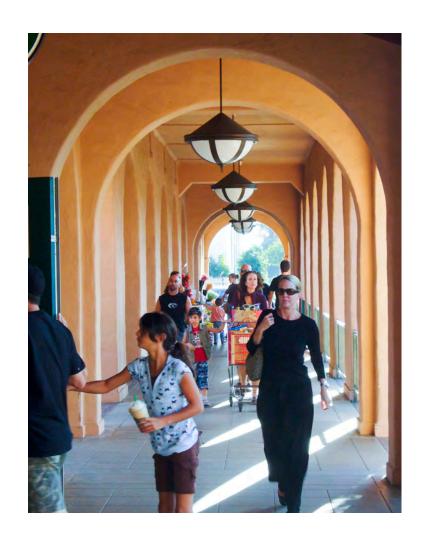
M.W. Steele worked on the San Diego Naval Training Center (NTC - Liberty Station) Re-Use Plan. The Master Plan re-imagined the public spaces connecting the former Naval Training Center buildings to create a sense of place, pride, and support a mix of residential civic, retail, art-related, and office uses.

Working with a Re-Use Planning Committee and City of San Diego staff, M.W. Steele Group developed a Specific Plan, a Reuse Plan, and Urban Design Guidelines for the adaptive re-use of the Naval Training Center, also known as Liberty Station.

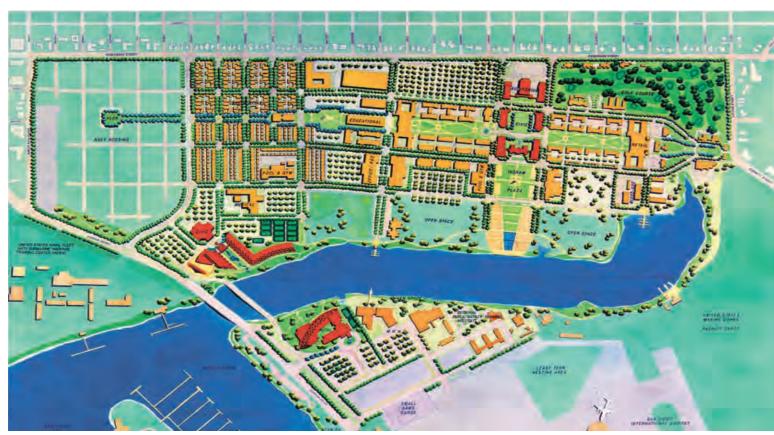
The Plan balanced preservation and adaptive re-use of existing historic structures, with an increase in density and a combination of retail, residential, office, educational and recreational uses. Urban Design Guidelines were developed to direct the redevelopment and ensure new construction met the intent of the overall vision.

A fundamental success of the plan has been the emergence of popular retail establishments focused around active open space courtyards, sidewalk cafes and greenways. The most recent is the addition of Liberty Public Market, with over 20,000 square feet of vendor, restaurant and exhibition space.









Page 43 of 83

San Diego Public Market

San Diego, CA

Reference:

Dale Steele San Diego Public Market Founder dale@mwsteele.com 858.459.2434

The San Diego Public Market, designed to feature the best of local farmers, artisan food producers, craftsmen and chefs within a sprawling two-plus acre site, and located near established San Diego neighborhoods, Harbor Drive, the Convention Center and Petco Park, made it easily accessible to residents and visitors.

Deliberate, intentional creation of a tenant mix focused on locally owned and operated independent businesses - versus franchised outlets - would create a distinctive shopping experience attracting loyal, discriminating shoppers.

One of San Diego Public Market's missions was to increase educated consumers via classes, cooking demonstrations, outreach to nearby schools and market events that appeal to both adults and children.

Another goal was to provide increased employment opportunities to residents of surrounding areas and to incubate new businesses that will themselves create jobs and keep money in the local economy. Farmers, business owners, job seekers, and shoppers and their children would all benefit from a thriving public market.



M.W. STEELE GROUP ARCHITECTURE | PLANNING









Page 45 of 83

Paseo Artist Village

Vista, CA

Reference:

Mary Jane Jagodzinski, Senior Vice President, Community HousingWorks. 619-282-6647 x8710

Located between two of the Paseo Santa Fe corridor roundabouts the Paseo Artist Village will provide a place for low-income artists to live, sharing their ideas, workspaces and public gallery. The City of Vista has been supporting the arts and artists for some time and Community Housing Works selected the MW Steele Group to design this important addition to the arts scene and life in this active community. In addition to the workshop and art gallery, Paseo Artist Village includes an events courtyard that will feature and exciting sculptural piece. The first floor of both buildings was inspired by industrial warehouse/garage spaces with large storefronts that provide ample natural lighting.

Paseo Artist Village will include 60 income restricted apartments (artist preference) ranging from 1-3 bedroom options. Amenities for the development will include resident space, a leasing office, computer lab, community room with kitchen, laundromat, patio and tot lot. There will be additional space dedicated towards retail. The Paseo Artist Village will feature Community HousingWorks' nationally recognized resident services, including an after-school program, financial fitness education and VALOR scholarships.



M.W. STEELE GROUP ARCHITECTURE | PLANNING







Page 47 of 83

La Quinta Museum

La Quinta, CA

Reference:

Thomas Hartung
Building and Safety Director
City of La Quinta
t.hartung@la-quinta.org
760.777.7012

The La Quinta Museum, located near La Quinta's Old Town, features artifacts and specimens from La Quinta's history. The museum underwent a \$2.5m expansion which reopened in May 2008. M.W. Steele Group provided architecture services that included design through construction administration.

The original museum consisted of a 1920's era 1-story, 953 sf Spanish style structure. This structure connects to the new La Quinta Museum through a private landscaped courtyard with custom tile and paving patterns.

The new Museum structure compliments the existing structure with its Spanish design. It features heavy timber trusses, a rotunda, a courtyard fountain, and balconies overlooking the courtyard and adjacent park. Additional details include meeting spaces, presentation rooms, archive areas, classrooms, museum store, and display areas. It also included refurbished stain-glass windows from the Desert Club, a resort popular in the 1940's and 1950's, and other preserved artifacts such as wrought iron gates and decorative light fixtures.



M.W. STEELE GROUP ARCHITECTURE | PLANNING









Page 49 of 83

Midway - Pacific Highway Community Plan

San Diego, CA

Prior to joining M.W. Steele Group, Elizabeth Ocampo Vivero, who would be the Project Manager of this project, worked as a Senior Planner for City of San Diego Planning Department. The project below highlights Elizabeth's work performed as a planner of the City of San Diego Planning Department.

2019 |

Comprehensive Plan Merit Award, American Planning Association, San Diego Chapter

Outstanding Planning Document, California Association of Environmental Professionals



The Midway - Pacific Highway Community Plan provides vision for a series of neighborhoods with different character and mix of uses. As part of the plan update, the development potential was analyzed and illustrated. The plan was adopted by the City of San Diego City Council in 2018.

Elizabeth Ocampo Vivero collaborated as a team member of the Midway - Pacific Highway Community Plan Update. She collaborated in developing vision, policies and discussion sections for the elements of the community plan. Particularly, the plan's Land Use Villages and Districts, Urban Design and Recreation elements. She collaborated in developing an urban design and mobility vision that maintains a Bay-to-Bay connection, in the form of bicycle and pedestrian paths that would replace a canal concept included in the previous version of the plan.

Elizabeth developed, in collaboration with the City of San Diego's consultant team (AECOM), land use and urban design concepts for community plan village areas, including site planning, circulation concepts, density and intensity estimates. Coordinated with consultant team the graphic representation of the community plan vision for the community village areas.

Elizabeth performed build-out analysis for multiple sites, in collaboration with the City of San Diego's consultant team (AECOM), based on assumptions of allowable building height and Floor Area Ratio to calculate feasible residential land use densities and commercial use intensities.





Old Town San Diego Community Plan

San Diego, CA

Prior to joining M.W. Steele Group, Elizabeth Ocampo Vivero, who would be the Project Manager of this project, worked as a Senior Planner for City of San Diego Planning Department. The project below highlights Elizabeth's work performed as a planner of the City of San Diego Planning Department.

2019 | Urban Design Merit Award, American Planning Association, San Diego Chapter

The Old Town San Diego Community Plan strikes a balance between preserving the historical character of the community, strengthening its streetscape, and providing detailed guidance for future development.

Elizabeth Ocampo Vivero collaborated as a team member of the Old Town San Diego Community Plan Update. Elizabeth collaborated in developing vision, policies and discussion sections for the elements of the community plan. Particularly the Urban Design, Land Use, Conservation, and Recreation Elements.







Elizabeth drafted the Urban Design Element, by incorporating the intent and content of the Old San Diego Architectural Design Guidelines and Criteria, formerly a standalone document. Incorporated appropriate graphics and applicable examples to illustrate the architectural styles characteristic to the historic periods of the community (except signage section and landscaping tables).

Elizabeth updated to the Old Town San Diego Planned District Ordinance (PDO). Re-organized the PDO and drafted new sections to reduce duplicate or contradicting regulations and to implement the vision of the 2018 plan.

As part of the PDO update, its content was organized in a similar structure to that of the citywide zones for ease of review and implementation, by establishing zones, allowed uses and development regulations that replace the subdistricts sections previously included. Elizabeth presented the community plan Urban Design Element and Planned District Ordinance to Planning Commission and Smart Growth and Land Use Committee.

North Park Community Plan

San Diego, CA

Prior to joining M.W. Steele Group, Elizabeth Ocampo Vivero, who would be the Project Manager of this project, worked as a Senior Planner for City of San Diego Planning Department. The project below highlights Elizabeth's work performed as a planner of the City of San Diego Planning Department.

2017

Outstanding Planning Document, Association of Environmental Professionals, San Diego

2018

Outstanding Planning Document, American Planning Association, San Diego Chapter

Elizabeth Ocampo Vivero collaborated as a team member of the North Park Community Plan Update. The The plan was adopted by the City of San Diego City Council in 2016. Elizabeth collaborated on drafting the content, discussion and policies of the Urban Design element by addressing the community's input received to strengthen the chapter's framework. Organized policies included in previous draft and drafted new policies as applicable.

Elizabeth's role included drafting the Urban Design Framework, based on previous drafts that were not cohesively addressing urban design. Coordinated with other disciplines and community members, to address sensitivity to the elements shown on each map (i.e. historic districts, natural features, potential gateways, among others) resulting in consensus and support for the final draft.



Centers, Corridos, and Neighborhoods Map



Urban Design Framework Map

Elizabeth drafted development transition standards based on community input, including the section's discussion, policies and CAD graphics, to illustrate the development transition standard applicable to different intensity and adjacency conditions.

As part of the Community Plan Update process, Elizabeth designed the community plan document template in InDesign, including its style and organization. Worked on creating the document's supporting tables and figures. Coordinated with others to compile the plan's content and ensure consistency.

In 2017, Elizabeth processed a zoning correction after the plan's adoption. Brought a re-zone of several acres of land to adoption by City Council, to accomplish consistency between zoning and land uses along the community's major transit corridors. Additionally, she prepared package for de minimis submittal to Coastal Commission.

Clairemont Community Plan

San Diego, CA

Prior to joining M.W. Steele Group, Elizabeth Ocampo Vivero, who would be the Project Manager of this project, worked as a Senior Planner for City of San Diego Planning Department. The project below highlights Elizabeth's work performed as a planner of the City of San Diego Planning Department.

2019 | Smart and Sustainable Communities Customer Award, City of San Diego

Elizabeth Ocampo Vivero collaborated as a team member of the Clairemont Community Plan Update. Elizabeth led the Online Community Engagement Tool effort up to its launch to the public (between March 2018 and January 2019). Managed the website developer (City Explained, Inc.) to refine the website's interface to the user, including weekly phone calls and continuously providing mock-ups to indicate a preferred layout, content and functions of the website.

Elizabeth collaborated on the refinement of the land use scenarios to be presented through the Online Community Engagement Tool, including performing a review of the land use designation proposed for each subarea based on underlying zoning, redevelopment potential, height limit, and transit access.



Land Use Options Selection



Selection Summary & Selection





Objectives & Focus Area Selection

Elizabeth coordinated with the consultant team (M.W. Steele Group) on the preparation of the renderings to represent each of the land use scenario for the identified subareas, by identifying different land uses and types of development to be represented on each site.

She procured, managed, formatted and inputted the content to be displayed on the Online Engagement Tool. Designed InDesign templates to display the renderings in multiple layouts through the Online Engagement Tool. Provided QA/QC coordination the website developer (vendor) to ensure the content's proper display and functioning.

Elizabeth collaborated on the land use community workshop planning and facilitation. Designed a template for all the boards to be displayed at the workshop, which reflected the content and format of the Online Engagement Tool. Designed, published and advertised the community workshop invitation. Attended the workshop as a team member to explain the land use options available one focus area to workshop attendees, addressing land use, urban design and mobility.

Arts District Master Plan

San Diego State University, San Diego, CA

References:

Robert Schulz, Associate Vice President of Real Estate, Planning & Development San Diego State University 619.594.6017 rschulz@sdsu.edu

John Frane, Design Principal HGA 310.557.7600 jfrane@hga.com

San Diego State University has dedicated a portion of the campus to studies in the various branches of the arts. This approximate seven-acre area is currently the home of several theaters (one primary), the music program, photography, fine and commercial arts. However, currently this cluster of arts programs on the campus is not identifiable as a special place. The intent was to unify and brand the area as an "Arts District" that could become a recognizable hub for art students and creatives for the campus and the surrounding community.







OUTDOOR EDUCATIONAL, PERFORMING ARTS, AND SOCIAL SPACES

- CENTRAL PLAZA WITH GUEST AMENITIES AND PRIMARY GATHERING SPACE
- PLAZA PERFORMANCE
- SEATING
- OUTDOOR SPACE INTEGRATED WITH THE BLACK BOX
- AZTEC MESA EXTERIOR FLEX SPACE
- OUTDOOR DANCE STUDIO TERRACE SCUPLTURE GARDEN ON ENS HILLSIDE
- ART & DESIGN EXHIBITION SPACE EXHIBITION TERRACE LINKAGE TO SCRIPPS GARDEN

- 9. SCREENING AREA AND PERFORMANCE SEATING
 10. PERFORMANCE SEATING FACING ENSIFIELD

ENHANCED ARTS DISTRICT IDENTITY & CAMPUS COHESION

- DISTRICT NODE ALONG
 CAMPANILE
 DISTRICT GATEWAY
- LIGHT INFRASTRUCTURE
 EXPERIMENTAL THEATRE ENTRANCE
- 15. ART & DESIGN PATHWAY
 16. BRANDED SIGNAGE
 17. BRANDED WAYFINDING IN ENS
- TO DANCE STUDIOS

 18. RENOVATED ENS COURTYARD
- 19. OPEN FACADES AND CIRCULATION TO MUSIC PROGRAM

The primary goal of the "Arts District" was to activate the area, placing the arts on display and creating an inviting draw for other campus users, the community, and the passersby. This goal in conjunction with a desire to maintain campus continuity was the challenge. McCullough's recommendation to activate the area while maintaining campus continuity was to utilize the typical campus vernacular but open the buildings up, where possible, to the surrounding campus and exterior spaces. The intent was to create transparencies that would encourage spectator interest. In addition, McCullough encouraged exhibition areas around the peripheral of the district, each with the necessary infrastructure set in place to allow for user creativity as well as the ability of these exhibition spaces to change and evolve over time.

Midway Village+ Sports Arena Redevelopment

City of San Diego, San Diego, CA

Reference:

David Malmuth, President
David Malmuth Development, LLC
619.823.3290
david@davidmalmuthdevelopment.com

Linking San Diego's Mission Bay and San Diego Bay is the Midway district, a primarily commercial and industrial area that is considered a more blighted area of the city. The Pechanga Arena, formerly known as the Sports Arena, sits on 48 acres of prime land in this central Midway district. Home to several sports teams, the facility hosts 125 events each year, including musical entertainers, the circus, and mixed martial arts, among others. Built in 1966, the Pechanga Arena has been a fixture of San Diego's sports and entertainment scene for more than 50 years. Although a popular venue, the Pechanga Arena is in need of a revitalization that will breathe new life in to the arena and the community.

Recognizing the value open spaces bring to urban settings, BRIDGE Housing (affordable housing developer) and Toll Brothers (market-rate housing developer) along with their project partners, including McCullough Landscape Architecture, envisioned a new set of uses to redevelop the property. Rather than focusing on policy objectives and regulations, the team approached the land by engaging its opportunities—the uniqueness of the site and its place within the broader community. A vision emerged by imagining the possibilities – the plan for that vision is Midway Village+.







Midway Village+ is a new way of planning, a new way of growing, a new way of living. It will create a diverse and inclusive community with affordable homes and walkable amenities, and it will transform one of San Diego's least attractive areas into a vibrant, new pedestrian village, anchored by affordable homes, sports and entertainment venues, park space, and more. The centerpiece of Midway Village+ is a new 12-acre central park surrounded by a variety of homes, businesses, walking and biking paths, and a creek to name a few. More than half the homes are affordable or built for middle-income families. The Midway Village+ Team's plan for redevelopment also includes a new arena, a new music hall, soccer venues, plans for San Diego's first binational school, and more.

Midway Village+ will stand amongst San Diego's greatest neighborhoods, promoting health and wellness, sparking economic growth throughout the Midway District, and carving a new path for our city. Midway Village+ is a place for all of us.

Zizhu Purple Bay

Shanghai, China

Reference:

Jeff Causey, Project Executive Gafcon 858.875.0010 jcausey@gafcon.com

In 2016, Gafcon gave McCullough the unique opportunity to join the team of visionaries leading the master planning and development for a 3,200-acre, waterfront urban center in Shanghai, China. Yehudi "Gaf" Gaffen, Gafcon's CEO, said it best when he shared, "This is a legacy project at a tremendous scale. We are essentially building a new city from the ground up."

Phase one of the Zizhu Purple Bay Development is an 800-acre mixed-use community surrounding a lake, known as Purple Lake, with yacht homes, condos, a nature and education center, an aquarium, and a botanical garden. The meticulous design embraces the natural waterfront along the Huangpu River at the edge of the property and features a man-made canal that passes through the site, a retail center, a waterfront park, and a nature walk leading to the water's edge.







The second phase involved enhancing amenities and features and will provide a business, tech, and education district; housing for the business workforce; hotels; a health center; senior housing; an equestrian center; a library tower; a winter sports facility; a mobility system; a nature-interpretive park; an aquarium; an arboretum; and artist community with sculpture gardens, exhibition spaces, workshops, and more.

For the third phase, Gafcon retained McCullough to study gardens that will surround a new luxury hotel for Zizhu. The hotel is the Orchid Lake Luxury Resort Hotel, which will reside on the east end of Purple Lake. Named Purple Garden, the gardens, spanning nearly 100 acres, will consist of a series of spaces that will encapsulate the hotel at Purple Lake's edge.



Arts & Entertainment District Overlay

HELIX prepared a Supplemental Initial Study Environmental Checklist Form for the City of Santee's Town Center Specific Plan Area Art and Entertainment Overlay District, Theater, and Hotel in accordance with CEQA. The project is comprised of three components located within the Town Center Specific Plan (TCSP) area in the central portion of the City of Santee and includes the establishment of an Art and Entertainment Overlay District (overlay district), the development of a movie theater, and the development of a hotel. The CEQA document was tiered from three previously approved EIRs, including the TCSP EIR, TCSP Amendment Master EIR, and Santee Trolley Square Commercial Center EIR.

The overlay district is a specialized defined area that would further enhance and guide development within the TCSP area. The proposed movie theater would be constructed on an undeveloped 6.7-acre parcel. The proposed hotel would be located on an approximately 1.6-acre site that is currently developed with a surface parking lot. The document provided project-level review of the proposed theater and hotel components of the project. The project required a series of approvals and discretionary actions including but not limited to Development Review Permit; Federal Aviation Administration concurrence for airspace encroachment; and revisions and/or amendments to the General Plan and Specific Plans to include a new district, allow for flexible site design, and increase the allowable commercial building height from 35 feet to 55 feet. HELIX also prepared a Mitigation Monitoring and Reporting Program, as well as air quality and greenhouse gas emissions technical analysis to support the CEQA document. HELIX worked very closely with the City staff and their legal counsel throughout the environmental review process. Work was performed for the City of Santee.

Reference:

Melanie Kush Director Development Services Department City of Santee 619-258-4100 MKush@CityofSanteeCa.gov

Kearny Mesa Community Plan

HELIX prepared a Program EIR for the City of San Diego's Kearny Mesa Community Plan Update, which is a comprehensive update to the Kearny Mesa Community Plan to guide the growth and development of Kearny Mesa. Compact and pedestrian-friendly infill development in new mixed-use village areas is a key component of the proposed Community Plan Update. The Community Plan Update provides the framework to maintain Kearny Mesa as one of the region's major employment centers while establishing higher density housing near transit and employment uses. In support of the Program EIR, HELIX prepared technical studies addressing air quality, GHG emissions, biology, archaeological resources, and noise. HELIX also oversaw completion of other technical studies being prepared by subconsultant team members addressing historic resources, paleontology, geology, hazardous materials, water quality, and water and sewer infrastructure. The technical studies provided baseline conditions to help inform the Community Plan Update, as well as evaluated environmental impacts of the Community Plan Update at buildout. In addition to preparing environmental documents, HELIX participated in the EIR scoping meeting. Work was performed for the City of San Diego.

Reference:

Lisa Lind Senior Planner Planning Department City of San Diego 619-236-6531 Ilind@sandiego.gov

Alvarado Specific Plan

HELIX prepared a Program EIR and technical studies addressing air quality, GHG emissions, and visual resources for a Specific Plan that includes a master development plan for a phased transit-oriented development and associated public improvements in the City of La Mesa. The proposed Alvarado Specific Plan is a comprehensive planning document that provides the framework to guide project development within the Specific Plan area and contains site-specific development regulations that further implement the City's General Plan. The Specific Plan area encompasses an approximately 12-acre site along the south side of Alvarado Road generally between 70th Street on the west and Guava Avenue on the east in the western portion of the City. Alvarado Creek also bisects the Specific Plan area.

The project would include four development parcels that would be constructed in two phases. Phase 1 includes the parcels (Parcels 1-3) west of the intersection of Alvarado Creek and Alvarado Road. Phase 2 includes the parcel (Parcel 4) east of the intersection of the Creek and Alvarado Road. Each parcel would be developed with a multi-family residential building with ground-floor commercial uses. The project would also include improvements to the Alvarado Creek channel within the project site, improvements to Alvarado Road, relocation of utilities, and pedestrian connection to the 70th Street Trolley Station. In addition to preparing environmental documents, HELIX participated in the EIR scoping meeting and participated in monthly development team meetings. Work performed for the City of La Mesa.

Reference:

Kerry Kusiak
Director of Community
Development
City of La Mesa
619-667-1187
kkusiak@ci.la-mesa.ca.us

Clairemont Community Plan

HELIX is currently preparing a Program EIR for a comprehensive update to the City of San Diego's Clairemont Community Plan. The proposed community plan update establishes a vision with policies to guide the future growth and development within Clairemont. The plan would maintain single-family residential neighborhoods and protect the canyons within the community while establishing community and neighborhood villages within transit priority areas along with multi-modal improvements. In addition to the Program EIR, HELIX is preparing technical studies addressing air quality, GHG emissions, archaeological resources, and noise. HELIX is also overseeing completion of other technical studies being prepared by subconsultant team members addressing biology, geology, hazardous materials, water quality, and water and sewer infrastructure. HELIX also participated in the EIR scoping meeting.

Reference:

Marlon Pangilinan Senior Planner Planning Department City of San Diego 619-235-5293 mpangilinan@sandiego.gov

Downtown Branding & Wayfinding

Chula Vista, CA

Reference:

Ms. Luanne Hulsizer, Executive Director Third Avenue Village Association (619) 422-1982, ext 2 director@thirdavenuevillage.com

For this community's most prominent statement of intent to revitalize this important historic commercial district, Graphic Solutions designed the "Third Avenue Downtown" brand and classic overhead gateway sign, and accompanying wayfinding and directional signs, street furnishings, banners, and print materials from preliminary design concepts, through stakeholder meetings to build consensus. Graphic Solutions incorporated sustainable technologies and durable materials, and provided construction documents for competitive bidding, realistic cost estimating, and construction administration to oversee successful completion.





GRAPHIC SOLUTIONS

Maple Street Plaza

Escondido, CA

Reference:

Mr. Fred Luedtke City of Escondido 760-839-4036 fluedtke@ci.escondido.ca.us

Brilliant gold leaf letters, silhouette-lit at night, and design details reflecting the City's iconic Civic Center, welcome visitors to Escondido's lovely new Maple Street Plaza. This '2013 Pedestrian Place Making Award' winner promotes walkability, and creates a sense of place that redefines the downtown. As part of Schmidt Design Group's team, Graphic Solutions designed signage with stakeholder input, then Construction Documents through Construction Administration.







El Cajon Boulevard Gateway Sign

San Diego, CA

Reference:

Ms. Beryl Forman El Cajon Boulevard BIA (Business Improvement Association) (619) 283-3608 formanberyl@gmail.com

In its heyday during the 1950's, El Cajon Boulevard, within the City of San Diego, was a vibrant commercial corridor of drive-in restaurants and auto-dealers. By the 1980's, however, this corridor was deteriorating and illegal activities often took place at El Cajon Boulevard. Graphic Solutions proposed a new name and, working with stakeholders, designed a gateway sign incorporating turquoise and coral color finishes with neon illumination, and a type-face evoking 1950's optimism.

Today, 'The Boulevard' is cleaned up, vacancies are down and property values are up. The brand has become iconic and immediately recognizable throughout the region, winning local and national awards.





NTC Liberty Station

GRAPHIC SOLUTIONS

San Diego, CA

The Base Closure and Realignment Act of 1990 created an opportunity to transform the former San Diego Naval Training Center's 550 acres of rich history and incredible architecture into a thriving new community. NTC Liberty Station now includes residences for 350 families, over 125 acres of parks and open spaces, a boat channel, shopping, restaurants, hotels, schools and a 28 acre arts and culture district.

Graphic Solutions' sign plan successfully balances the economic requirements for effective signage with sensitivity for this historic landmark property. The comprehensive program includes project identity, gateways, wayfinding, design criteria for tenant signage and ongoing review.







Reference:

Marcela Escobar-Eck Principal, Atlantis Group (619) 523-1930





Reference:

Melissa Devine, AICP Senior Planner Community Development Department City of El Cajon (619) 441-1773 mdevine@cityofelcajon.us

Reference:

David W. Shepherd
Director of Entitlements
Lennar - San Diego Division
David.Shepherd@lennar.com
858-618-4942

Reference:

Lesley Nishihira, AICP Director, Planning Inishihi@portofsandiego.org 619-686-6469

El Cajon Transit District Specific Plan El Cajon, CA

While at a previous firm, Stephen Cook served as the Mobility Project Manager for the Transit District Specific Plan. The Specific Plan identifies land use and mobility changes surrounding the El Cajon Transit Center to improve multimodal access to transit, encourage smart growth development, and spur revitalization of the area through public and private investments. Stephen led development of mobility recommendations intended to improve multimodal connections to the station from the surrounding community and remove existing barriers, with a large focus on pedestrian and bicycle travel. Stephen also prepared a CEQA level analysis of Preferred Plan conditions for the supporting project EIR. The Transit District Specific Plan was adopted by City Council on May 8, 2018.

Carlton Oaks Country Club and Resort Transportation Impact Study Santee, CA

The Carlton Oaks Country Club and Resort project in Santee, CA will redevelop the existing Carlton Oaks Golf Course and implement a new resort hotel, country club and restaurant, as well as includes over 240 new residential units. Stephen Cook oversaw the preparation of the Transportation Impact Study for the project and is working with the EIR team on the preparation of the Public Draft of the EIR. The Carton Oaks County Club and Resort project was one of the first to conduct a Transportation Impact Study within the City of Santee under the new SB-743 guidelines.

San Diego Symphony Bayside Performance Park Enhancement San Diego, CA

The San Diego Symphony recently constructed a permanent outdoor performance and event venue in the Port's Embarcadero Marina Park South. The venue can accommodate up to 10,000 people for live concerts but can also be used for smaller gatherings of 100 people. When not occupied with events, the area can be used by the general public as an open space park. Stephen Cook was the project manager for the Transportation Impact Study, Parking Study, and the Transportation Demand Management Plan for the venue. The venue was opened to the public in August 2020.

Fox Point Farms Transportation Impact Study | Encinitas, CA

The Fox Point Farms project proposes to construct 250 dwelling units, a restaurant, farm stand and a nursery. The project will also host weekly community events such as a farmer's market, concerts, movies, and weddings. Stephen Cook was the project manager for the Transportation Impact Study (TIS) and Parking Study. The Fox Point Farms TIS was one of the first approved SB-743 compliant studies within the City of Encinitas. Fox Point Farms was approved by the City of Encinitas Planning Commission in December 2020 and is currently moving forward with construction.

Reference:

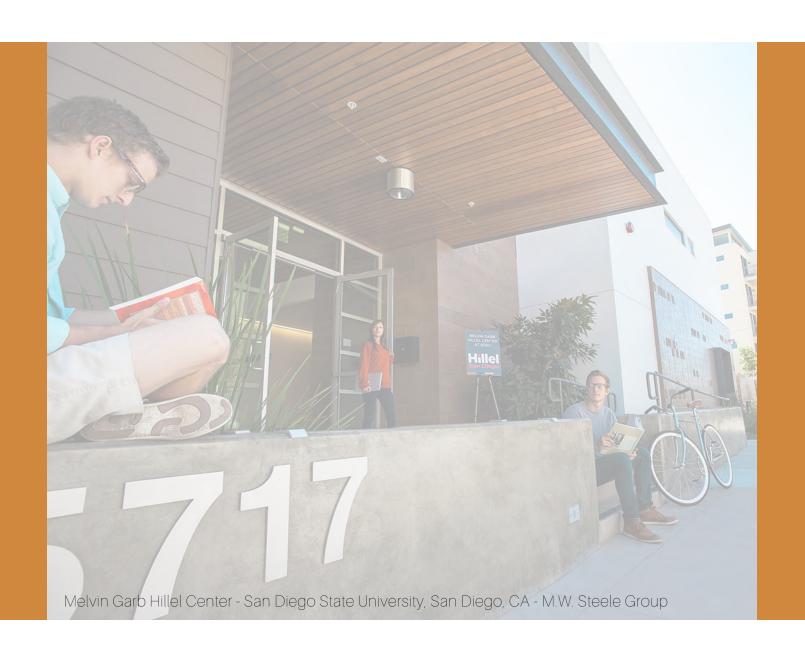
Brian P. Grover Managing Partner Nolen Communities, LLC bgrover@ nolencommunities.com 858-336-9337

City of El Cajon Housing Element Rezoning Program EIR | El Cajon, CA

In 2013, the City of El Cajon adopted an updated Housing Element, which planned how the City"s share of regional growth would be accommodated. While at a previous firm, Stephen Cook was responsible for analyzing, identifying, and developing mitigation strategies for all transportation related impacts associated with the buildout of the City of El Cajon's Housing Element Rezoning Program. Stephen developed a Transportation Impact Study that analyzed a significant portion of the major roadways and intersections within the City, under both Existing and Planned Buildout conditions. The findings from the Transportation Impact Study were integrated into The City of El Cajon Housing Element Rezoning Program EIR, which was certified by City Council on November 14, 2017.

Reference:

Melissa Devine, AICP Senior Planner Community Development Department City of El Cajon (619) 441-1773 mdevine@cityofelcajon.us



Project Approach

Visioning Together

Observations & Opportunities

Our Work Plan

Proposed Schedule (Part 1)

Proposed Schedule (Part 2)

Visioning Together

Even though we have not yet been engaged to work with the City of Santee to create a vision for the Art and Entertainment District, the key team members of our design team came together in a couple of brainstorming sessions. M.W. Steele Group and McCullough Landscape Architecture met at M.W. Steele Group's offices and familiarized ourselves with the site and explored some ideas.

Making it Real

The measure of any plan's success and value is how well it can be translated into reality. One such example is the NTC Base Re-use Plan and Precise Plan the Steele Group created for Liberty Station, one of San Diego's iconic arts and entertainment venues. Lessons Learned from this project experience and advice from experts in the field are always valuable in starting a project on a path to successful reality. Lessons learned at Liberty Station can be summed up in a few design principles:

- Testing alternative concepts during public engagement gains a supportive populace and provides a learning experience for the design team. Finding out what will engage the public in the arts and entertainment venues is the best way to develop guiding principles for success.
- Creating a bold, unique, and innovative concept providing a reason for people to spend the day. Being able to come for a children's event then stop in the galleries and wrap up your stay with a meal is the success of Liberty Station.
- Thoughtful mixed-use with families living on-site results in full time engagement and activity and a great place to live.
- Programming of family activities makes it "happen". These broaden appeal and are at the core of success. Facilitating uses such as instructional studios for children and adults could support that.
- An open space multi-use focused concept works best in our climate and provides the opportunity for a variety of activities and venues.







Imagine a Framework Plan Based on Open Space

A primary objective of our design work on the Santee Arts and Entertainment District will be to solidify a framework plan that connects the broad variety of uses contemplated in a way that draws people to the district time after time. By connecting all the arts and entertainment uses with residential and dining uses through this framework an excitement and energy will be created that also keeps people on site for extended periods. This is the key to the districts success we believe.

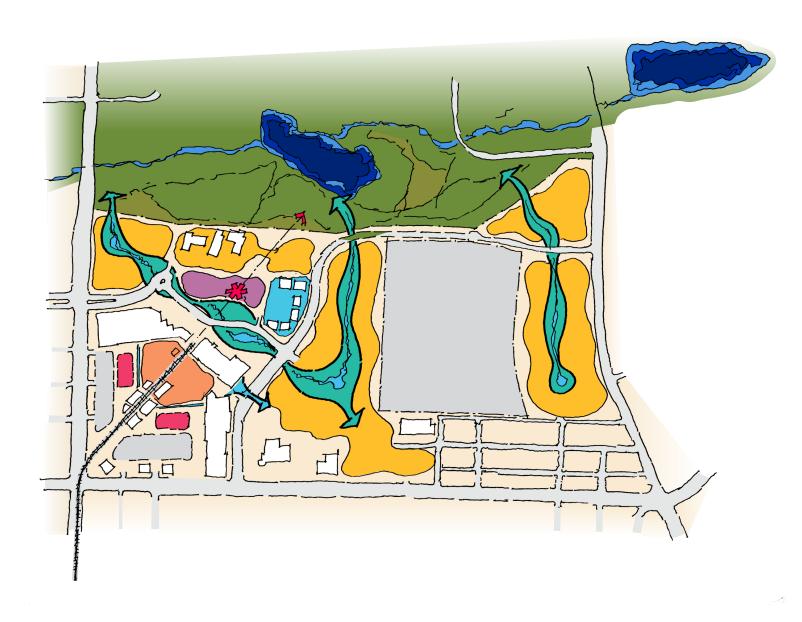
We learned at Liberty Station that the open space plan is such a framework element that not only connects all the uses, but also serves as an entertainment venue itself. One such open space framework option that might be considered is one that forms an open space spine through the Art and Entertainment District that also organically connects to the San Diego River Park. Imagine hiking the park, watching performers in the open space, dropping into a museum, painting some pottery, and stopping for ice cream. What a great day for any family. Now imagine living in the same living there as well.

Imagine a Town Square as the Focus of the Arts and Entertainment District

A singular focus is another way to create a place that organizes a district. Often a "Town Square" forms the symbolic and active center of a community. There is the beginning of a Town Square that exists at the Trolley Station. With the amphitheater as the focus and two sides of the square already in place, building the last two sides of the square would result in a new and exciting focus. "Taking back the parking" in this way will likely require the construction of a simple one level parking deck or two.

Observations & Opportunities

Out of our independent exploration, our team has assembled a series of initial guiding principles, observations and opportunities. We anticipate these will evolve and as the project progresses, and perhaps other principles will be uncovered as a result of public engagement and collaboration with City of Santee staff.



Our initial considerations are:

- Develop a framework plan that builds from and integrates with the San Diego River Park. The River Park is a regional network, and this principle connects the Art and Entertainment District to the region and will result in an iconic place for the community and beyond.
- Integrate all the elements of the plan using open space, always providing connectivity through pleasing
 pedestrian linkages. One of the techniques to achieve this is known as incorporating "compaction and
 continuity". Simply put, this concept is also known as "fine grain" development. Creating small scale places
 to gather, with site planning that supports the pedestrian experience and arranging uses to stimulate one's
 curiosity and interest so that walking is fun and rewarding.
- Develop a carefully considered mixed use plan that makes this not only a great place to visit, but also a great
 place to live. "Food makes it work". A food hall or collection of unique dining and food shopping venues
 always ends the day positively. Provide "everyday" uses as well to support residents and the community at
 large.
- Use bold design ideas, clear venues, and innovation as the result of the plan and its actuality. The goal of
 these ideas and concepts will be to create a place for families to "make a day of it". The introduction of civic
 uses, such as a public library branch, would help attract and maintain activity throughout the day, including
 users of all ages.
- Consider "taking back" areas utilized as parking spaces to create a more expansive or even useful public realm. Presently there is so much of the area devoted to parking, there are more creative ways to support the need but giving back some land to be used for Art and Entertainment or housing.

A technique we have employed with great success is to form and Advisory Board of representatives of various user and provider groups. Making it Real relies on input from both the public and those on whom rely on to provide the venues and activities. The key to success is to program these venues and activities in a manner that they all work together as a cohesive whole one everything is up and running. Along with your participation, we will recruit representatives from the arts, entertainment, food, and retail world to participate in panel discussions and project review meetings.

Potential members of the Santee Arts & Entertainment District Advisory Board:

- La Jolla Playhouse Christopher Ashley
- · Liberty Station Arts District Alan Ziter
- Art Committee for La Jolla Village Derrick Cartwright and Lynda Forsha
- Little Italy Association Marco Le Mandri
- San Diego Jazz Ventures Daniel Atkinson
- · Santee Chamber of Commerce Kristen Dare
- · SD River Park Foundation Rob Hutsel
- · SD Dance Theatre Terry Wilson
- California Restaurant Association Kristina Owenburg
- Shopping Center managers

In order for the Santee Art and Entertainment District to be successful a cohesive and clear path for its implementation needs to be defined, which will include carefully identifying a mix of uses with appropriate connections to help the district thrive, with the intent of creating multiple layers of activities that engage residents and visitors alike.

Task A: Visioning

An approximate of 32 hours of staff time are estimated for this task.

Creating a viable Arts and Entertainment District plan begins with the visioning process. Following the steps below, the design team will deliver an illustrated report that documents the process and final Framework Plan. This document will detail the vision that will guide the balance of the process. As part of the visioning process, our team will:

- Formulate and conduct visioning exercises including, but not limited to, data collection and analysis, workshops, public surveys, etc., as part of the development of the goals and plan.
- Based upon the visioning exercises, prepare photo simulations and maps that show the desirable goals. Additional amendments may be required to reinforce and supplement the District Overlay.

The tasks and subtasks related to the visioning process are laid out below and included in the proposed schedule.

A-1: Build the Foundation

- A-1.a Data collection and analysis
- A-1.b Meetings with staff: Kick-off meeting. Coordination regarding data collection.
- A-1.c Stakeholder meetings
- A-1.d Develop goals, objectives, and guiding principles
- A-1.e Plan and advertise Workshop #1
- A-1.f Meeting with staff to confirm approach. Staff's review and feedback.
- A-1.g Prepare content and materials for Workshop #1
- A-1.h Staff to review and approve content and materials for Workshop #1
- A-1.i Worskhop #1 Kick-off project, present goals and objectives, and guiding principles

A-3: Refine Concepts

- A-3.a Refine Concepts refine concepts presented on Workshop #2 and Online Survey
- A-3.b Plan and advertise Workshop #3
- A-3.c Staff's review of progress confirm direction
- A-3.d Prepare content and materials for Workshop #3
- A-3.e Staff to review and approve content and materials for Workshop #3
- A-3.f Stakeholder meetings
- A-3.g Workshop #3 Refined Concepts and Top Alternative(s)

A-2: Develop Initial Concepts

- A-2.a Develop Initial Concepts implementing goals, objectives, and guiding principles
- A-2.b Plan and advertise Workshop #2
- A-2.c Meeting with staff to confirm approach. Staff's review and feedback.
- A-2.d Prepare content and materials for Workshop #2
- A-2.e Prepare Online Survey
- A-2.f Staff to review and approve content and materials for Workshop #2 and Online Survey
- A-2.g Stakeholder meetings
- A-2.h Worskhop #2 Initial Concepts and Alternatives

A-4: Finalize Concepts

- A-4.a Finalize Concepts finalize concepts presented on Workshop #3
- A-4.b Plan and advertise Workshop #4
- A-4.c Prepare materials for Workshop #4 (Present final alternative and draft amendments)
- A-4.d Staff to review and approve content and materials for Workshop #4
- A-4.e Workshop #4 Open House (no further public input requested)

Task B: Amend Portions of the General Plan & Town Center Specific Plan

An approximate of 32 hours of staff time are estimated for this task.

To realize the vision agreed upon for the Arts and Entertainment District the guiding and controlling documents of the City of Santee including the General Plan and Town Center Specific Plan. Our uniquely experienced design team will deliver draft amendments for each for approval by the City Council. Development standards will also be included in the specific plan amendment to ensure that the result will reflect the goals of the vision.

As part of this task our team will:

- Amend goals, policies, and objectives of the General Plan and amend the goals and objectives of the
 Art and Entertainment District Overlay within the Town Center Specific Plan to promote a concentration
 of arts, cultural, and entertainment-oriented uses and to promote economic development on
 underutilized and vacant parcels.
- Amend the land use matrix and other provisions in Section 13.22.070, Art and Entertainment District
 Overlay, of the Santee Municipal Code to encourage new development and uses within the District
 Overlay such as mixed-use developments and provide standards for public outdoor spaces (plaza
 and pathways).
- Amend the City's zone district map to expand the geographic boundary of the District Overlay as determined by visioning exercises.

B-1: Develop Initial Draft Amendments

- B-1.a Initial draft General Plan amendments
- B-1.b Initial draft Specific Plan amendments
- B-1.c Initial draft amendments to the land use matrix and other provisions in Section 13.22.070
- B-1.d Initial draft amendment to the zone district map
- B-1.e Sessions with staff review/confirm approach

B-2: Refine Draft Amendments

- B-2.a Refine draft General Plan amendments
- B-2.b Refine draft Specific Plan amendments
- B-2.c Refine draft amendments to the land use matrix and other provisions in Section 13.22.070
- B-2.d Refine draft amendment to the zone district map
- B-2.e Sessions with staff review deliverables

B-3: Finalize Draft Amendments

- B-3.a Finalize draft General Plan amendments
- B-3.b Finalize draft Specific Plan amendments
- B-3.c Finalize draft amendments to the land use matrix and other provisions in Section 13.22.070
- B-3.d Finalize draft amendment to the zone district map
- B-3.e Sessions with staff review deliverables

Task C: Iconic Sign Design & Standards

An approximate of 10 hours of staff time are estimated for this task.

The visual elements of any district are key to its success. Signs are a major visual element. Besides providing information, they identify the district and set its tone or theme. Graphic Solutions and the design team will deliver a comprehensive sign plan that will include the design, placement, size and materials of all sign and information elements such as the kiosks. A draft sign ordinance amendment will be included in this document.

As part of this task our team will:

- Prepare sign design standards for off-site/on-site signs, develop special thematic signage throughout the District Overlay, and provide examples of iconic signs. Incorporate the city logo, color palette, and city branding concepts in the design where applicable.
- Prepare a kiosk program for information on Town Center events including art and entertainment activities.
- Provide photo simulations and maps for signage standards.
- Amend the sign design criteria in the Town Center Specific Plan and amend the sign regulations in Section 13.22.070 of the Santee Municipal Code.

C-1: Identify Sign Types, Sizes, & Typical Locations

- C-1.a Provide conceptual plan identifying proposed sign types, sizes and typical locations.
- C-1.b Coordination with staff to confirm approach

C-2: Create Preliminary Signage Concept Designs

- C-2.a Create preliminary a sketch pack of concept designs for off-site and on-site signs.
- C-2.b Coordination with staff to confirm approach

C-3: Finalize Package of Signage Concept Designs

- C-3.a Adjust preferred concept designs per client comments and incorporate in photo composite.
- C-3.b Forward final deliverables to staff for final review and final approval.

Task D: Environmental Impact Report

An approximate of 152 hours of staff time are estimated for this task. Further detail is provided in the Scope of Work for the EIR.

* A detailed Scope of Work for the Environmental Impact Report as provided by HELIX Environmental Planning is included in the Appendices of this document.

As part of this task our team will:

 Produce a Program Environmental Impact Report supported by required technical studies in compliance with the California Environmental Quality Act.

D-1: Environmental Technical Studies

D-1.a Technical Studies - Baseline Data for Planning

D-1.b Technical Studies - Final Analysis for EIR

D-2: Program EIR

D-2.a Project Scoping

D-2.b Screencheck Draft EIR

D-2.c Public Review Draft EIR

D-3: Final EIR

D-3.a Responses to Comments and Final EIR

D-3.b Findings; Mitigation, Monitoring and Reporting Program; and Statement of Overriding Considerations

D-4: Environmental Team Project Management & Meetings

D-4.a Environmental Team Project Management

D-4.b Environmental Team Meetings and Hearings

- Kick-off Meeting
- Team Conference Calls (Approximately 6)
- Attend public hearings to support staff (3 hearings)

Task E: Assist in the Approval Process

An approximate of 24 hours of staff time are estimated for this task.

To "Make it Real" the vision, framework plan, development standards and regulations must be agreed to and approved by the City Council. This includes all amendments to the General Plan, Town Center Specific Plan and Sign Ordinance along with any pertinent supporting studies. Our design team will provide draft documents for approval as well as presentation materials to support all presentations. Our highly experienced team will also be present for all presentations. As part of this task our team will:

- Assist City staff in preparing the materials for presentation in a public hearing including all documents related to the program EIR, visioning exercises, general plan amendments, zoning ordinance amendments, rezoning ordinance amendments, and related resolutions.
- Attend and participate three City Council meetings.
- · Attend and participate in four public workshops.

E-1: Assist City Staff in Preparing Materials for Presentation at Public Hearings E-2: Attend and Participate in Three City Council Meetings

Task F: Overall Project Management Point of Contact with City Staff

An approximate of 48 hours of staff time are estimated for this task.

M.W. Steele Group will serve as the principal consultant and will lead the team of consultants included below, and serve as the point of contact between the Santee and the rest of the disciplines. Our team will coordinate, provide direction, review, and incorporate the results from the series of analysis performed into the final deliverables.

As part of this task our team will:

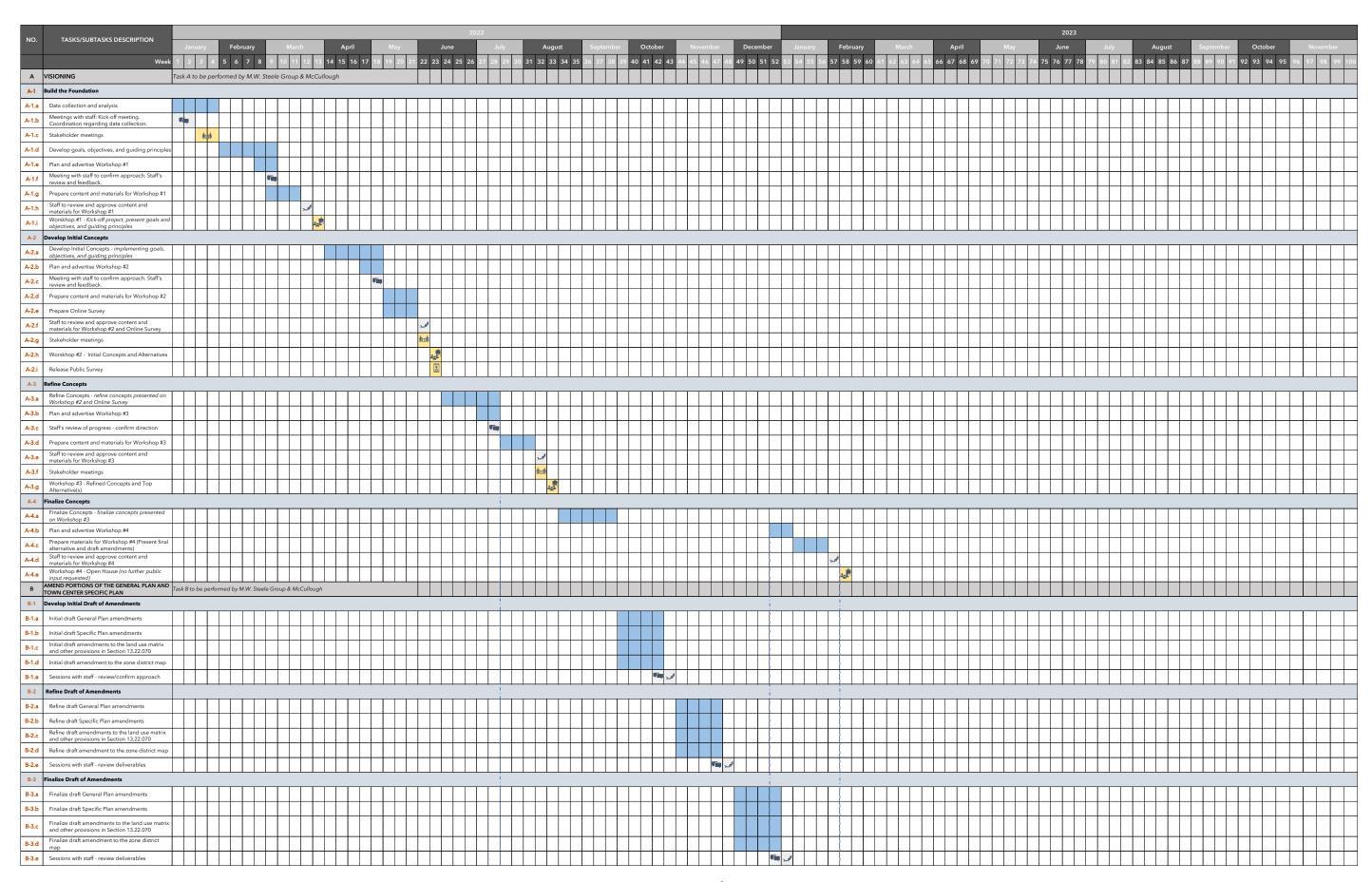
- Maintain ongoing communication with the consultant team to ensure that deliverables and milestones are met within schedule and budget.
- Collaboratively coordinate with the City of Santee to obtain their feedback on the multiple tasks developed as part of the project, as well as to obtain confirmation of the identified approach, and obtain approval on the produced deliverables.

F-1: Ongoing Coordination of Consultant Team

F-2 Ongoing Collaboration with City staff

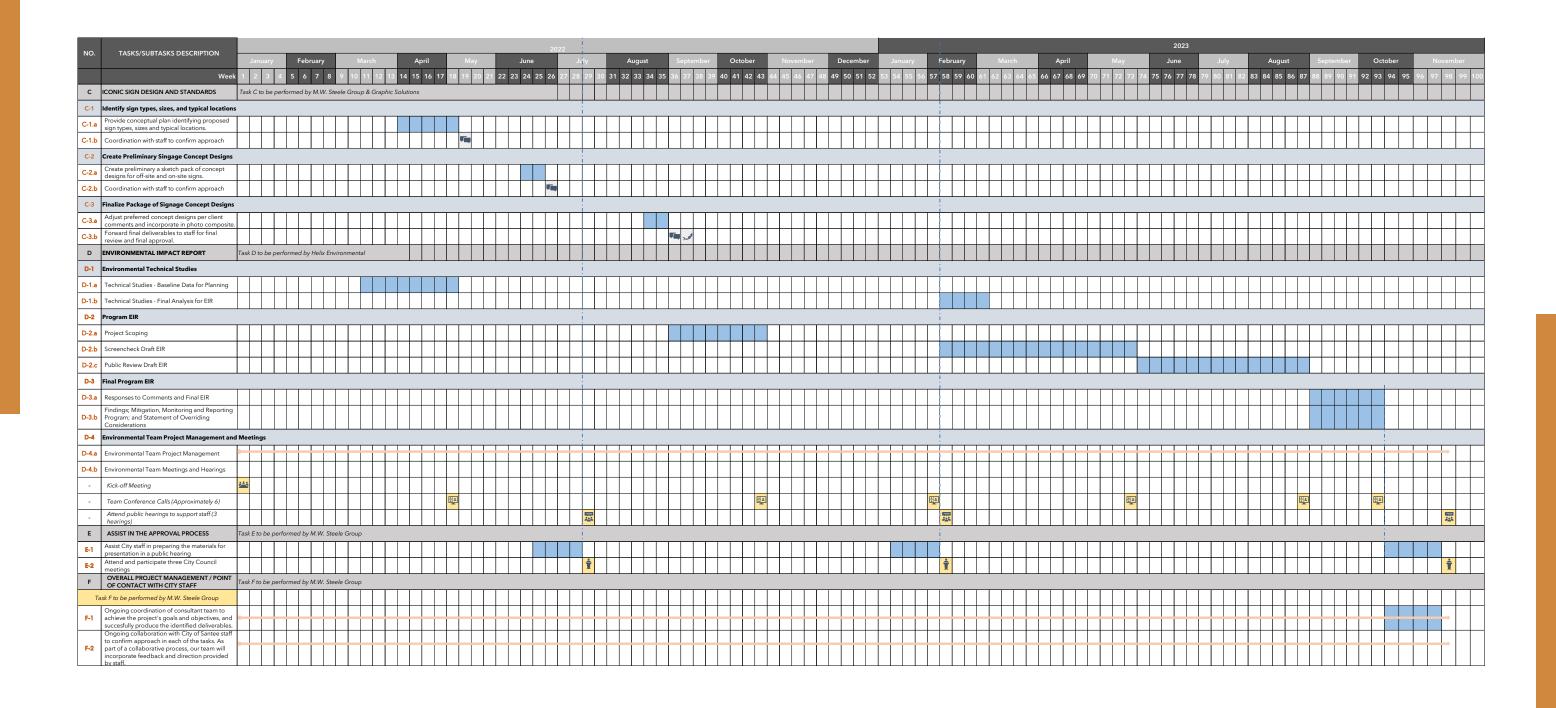
This page is intentionally left blank.

Proposed Schedule (Part 1)



This page is intentionally left blank.

Proposed Schedule (Part 2)



This page is intentionally left blank.

Appendix

A-1 HELIX Environmental Scope of Work



HELIX Environmental Planning, Inc.

7578 El Cajon Boulevard La Mesa, CA 91942 619.462.1515 tel 619.462.0552 fax www.helixepi.com



October 24, 2021

Elizabeth Ocampo Vivero | Director of Planning & Urban Design M.W. Steele Group 1805 Newton Avenue, Suite A San Diego, CA 92113 elizabeth@mwsteele.com | 760.613.6750

Subject: Letter Proposal to Provide Environmental Consulting Services for the Santee Art and Entertainment District Overlay Project

Dear Elizabeth:

HELIX Environmental Planning, Inc. (HELIX) is submitting this letter proposal to M.W. Steele Group (Client) to provide environmental consulting services for the Santee Art and Entertainment Overlay District Project (Project) located in the City of Santee (City), San Diego County (County), California.

ENVIRONMENTAL SCOPE OF SERVICES

Approach

We understand that for this type of community planning effort, a team of professionals with a high level of expertise in the full range of planning and environmental disciplines is essential. We also know how critical it is that all members of the project team are aware of, and responsive to, community and environmental concerns that need to be addressed throughout the work program. Therefore, our approach is based on strong and continuous collaboration between our planning and environmental experts at each stage of the process.

We know the City needs a team that it can trust to develop environmental documentation to support adoption of the Overlay District. To assist all stages of the community outreach, planning, and environmental review processes, work products must be comprehensive, technically accurate, and written in plain language. Just like the Overlay District regulations must be clear and easy to implement, the Program EIR must be developed in a way that helps streamline the review of future projects in the Art and Entertainment District Overlay area. Our environmental team brings unmatched experience preparing and tiering from Program-level EIRs for both public agencies and private developers throughout California. Our team will use this experience at each stage of the process - from helping to inform the standards and regulations within the Overlay District to minimize impacts, to crafting the final mitigation monitoring and reporting program to facilitate future project streamlining. This team knows what it takes to Make it Real.

TASK D-1. ENVIRONMENTAL TECHNICAL STUDIES

For each technical study listed below, our team will prepare one Screencheck Draft and one Public Review Draft. The two drafts of each study will be provided in Word and PDF. For other environmental topics not requiring formal technical studies, our team will gather data from existing sources, including information prepared for the visioning and planning efforts and from online databases and prior reports, incorporating the research directly into the EIR as described in Task D-1.1 below.

Task D-1. Air Quality

HELIX will prepare an air quality analysis that will focus on the criteria pollutants of greatest concern in the San Diego Air Basin (SDAB). The analysis will include a description of the existing conditions and the current air quality regulatory environment. Pollutants of concern within the District Overlay area, and their known health effects, will also be described. The existing state and federal ambient air quality standards, the SDAB's attainment status with regard to those standards, and applicable County of San Diego Air Pollution Control District (SDAPCD) Rules and Regulations and Attainment Plan will be summarized.

The impacts discussion will begin with a description of the methodology used to estimate criteria and air toxics emission impacts. Criteria and thresholds for determining the significance for air quality impacts, using the SDAPCD Air Quality Impact Analysis Trigger Levels, will be identified as a guide for the assessment of impacts.

The primary focus of the analysis will be on criteria pollutants generated by mobile sources associated with buildout under the proposed Project. Other sources to be considered will include stationary sources such as energy consumption. The analysis will assess potential criteria pollutant emissions, including emissions of ozone precursors (oxides of nitrogen [NO_X] and volatile organic compounds [VOCs]), carbon monoxide (CO), particulate matter 10 microns or less in diameter (PM₁₀), particulate matter 2.5 microns or less in diameter (PM_{2.5}), and oxides of sulfur (SO_X). Estimates will be based on traffic volumes projected in the traffic analysis prepared for the Project, as well as an estimate of the vehicle miles traveled (VMT). If a Traffic Impact Analysis is not prepared for the Project, vehicle emission estimates will be based on model default assumptions by land use type. To illustrate the potential short-term construction-related air quality impacts from development that could occur throughout the Overlay District area, a hypothetical project representing a typical development that could be constructed will be evaluated.

A qualitative evaluation of potential health risks and objectionable odors associated with the existing uses or proposed uses within the District Overlay area on sensitive receptors (i.e., residences, hospitals, schools, parks) will also be prepared.

The analysis will include identification of measures which could be included in subsequent development to reduce criteria pollutants. Consistency with goals, objectives, and/or policies associated with the City's General Plan will be evaluated. Lastly, HELIX will conduct a consistency analysis to determine if the proposed Project conforms to the Attainment Plan.



Biological Resources

HELIX will perform a general biological reconnaissance survey, conduct a California Natural Diversity Database search, and prepare a general biological resources letter report to be submitted to the City. This report will describe the survey methods employed, present the results of the fieldwork, assess the potential for additional sensitive resources to occur in the District Overlay area, identify regulatory issues related to the resources located within the area, estimate potential extent of resources, and recommend potential mitigation measures and requirements for impacts to those resources. To help inform the development of new standards, allowable land uses, design guidelines, and regulations within the Overlay District, HELIX will provide input on building design standards relative to potential bird strike and other lighting and adjacency issues as a result of proximity to sensitive biological resources. The general biological report will identify potential direct and indirect biological impacts that could occur with future development in the District Overlay area. Potentially significant impacts will be addressed with programmatic mitigation measures to be applied to future projects in the area. No focused surveys will be conducted, and a formal delineation will not be conducted.

Cultural Resources

HELIX will prepare a Cultural Resources Sensitivity Analysis Report to determine areas of cultural resources sensitivity within the District Overlay area and to provide programmatic recommendations for future studies that would be required for CEQA compliance. For the analysis, HELIX will review existing cultural resources information for the Project area to determine if significant cultural resources are located within areas of disturbance anticipated for future projects in the District Overlay area. This will entail obtaining a records search from the South Coastal Information Center at San Diego State University and a search of the Sacred Lands File from the Native American Heritage Commission (NAHC). The records search will also include a review of the National Register of Historic Places, the California Register of Historical Resources, and the list of California Historic Landmarks to ensure information pertaining to known, significant resources located within the Overlay District area is considered when assessing cultural resource sensitivity. The NAHC will provide a list of tribal contacts potentially knowledgeable about heritage resources that may be affected by development within the District Overlay area; HELIX will send a letter to each of these representatives to notify them of the cultural resources study being undertaken and to solicit any information they may have regarding the Native American sensitivity of the District Overlay area. HELIX assumes that the City will perform Assembly Bill (AB) 52 Tribal consultation and provide the results to HELIX for inclusion in the Cultural Resources Report; as such, support services for AB 52 consultation are not included in the proposed scope of services. Due to the programmatic nature of the document, no fieldwork is proposed as part of the scope; project-specific field surveys would be required when future projects are proposed and undertaken.

HELIX will prepare a draft technical report summarizing the record search methods and results, the geologic and soil conditions of the District Overlay area, the results of a review historic maps and aerial photographs of the District Overlay area, and Tribal outreach. The report will provide recommendations for the treatment of cultural resources located within the Overlay District area that cannot be avoided by future project redesign.



Greenhouse Gas Emissions

HELIX will prepare an analysis of potential GHG emissions related to implementation of the District Overlay. The analysis will provide an overview of: (1) existing GHG levels on a local, state, and federal level, (2) predicted emissions and impacts globally and within California, (3) the current regulatory environment, and (4) expected future actions of the state/California Air Resources Board in regulation of GHG emissions. A general approach to the analysis follows; however, given the evolving nature of analyzing GHG emissions, especially at the programmatic level, the ultimate approach and significance criteria used for the analysis will be determined in consultation with the City.

HELIX will use the citywide GHG inventory prepared as a part of the Sustainable Santee Plan (SSP) as a starting point and calculate the incremental contribution to the inventory that is anticipated to result for the update to the Overlay District. The project's additional GHG emissions will be calculated based on information, methodologies, and emission factors recommended by City staff, to be consistent with what was used for the SSP. GHG emissions will be calculated for three scenarios: Existing Conditions, Currently Adopted Land Use Designations, and Proposed Land Use Designations.

The analysis will discuss measures available to achieve further reductions in GHG emissions including proactive measures included in the City's General Plan and SSP. In addition, the analysis will identify other measures available, if they have not been covered in the SSP to further reduce GHG emissions. Such measures may include: (1) reduction of urban heat; (2) water and energy conservation strategies; (3) energy efficiency standards and green building incentives; (4) renewable energy programs and incentives; (5) public transportation, bicycle, and pedestrian infrastructure; (6) retrofit of existing buildings for increased energy efficiency; and/or (7) urban infill and diversity of land uses.

Noise

HELIX will prepare an Acoustical Analysis Report to address the potential noise impacts associated with the Project. The report will address the noise issues identified in Appendix G of the CEQA Guidelines. The analysis will identify the relevant laws, ordinances, and regulations that pertain to the generation of noise. HELIX will conduct a field inspection of the area, document and photograph surrounding developments and land features, identify existing noise sources, and measure the current ambient and traffic noise at five locations within the Overlay District area.

On- and off-site noise will be estimated using available traffic information provided by the Optional Transportation Study (Task X.6) and the appropriate traffic noise model. If the Optional Transportation Study is not prepared, HELIX will apply traffic assumptions consistent with the Air Quality and GHG modeling. Traffic noise levels will be modeled for the roadway segments that would be most affected by project-added traffic noise, and that could affect on-site and off-site noise-sensitive land uses (such as residences). Compliance with the City Municipal Code will be addressed for future operational uses. Construction noise impacts to adjacent properties will be analyzed based on City standards.

The screencheck draft Acoustical Analysis Report will present the results of the noise impact evaluation and analysis, including the necessary project design features/mitigation measures necessary to achieve acceptable exterior noise impacts as designated by the City.



Transportation (Optional Task)

The Santee Town Center Trolley Station is located within the project area. Based on Section 15064.3(b)(1) of CEQA Guidelines, land development projects located within 1/2 mile of a major transit stop (Transit Priority Area) are assumed to have a less than significant VMT-related impact. Therefore, unless major roadway capacity expansion is proposed, the proposed project and future projects within the District Overlay are not expected to require detailed VMT impact analyses. As described below, this conclusion will be documented in the Transportation EIR section rather than a separate technical study.

However, if the City desires a Local Mobility Analysis to support the community outreach and planning process, as an optional task, Intersecting Metrics would perform a Local Transportation Assessment (LTA), in accordance with the San Diego Institute of Transportation Engineers (ITE) – Guidelines for Transportation Impact Studies in the San Diego Region – May 2019. The following items would be included within the LTA:

- Conduct intersection turning movement counts at up to 15 intersections.
- Conduct an intersection level of service (LOS) analysis at up to 15 intersections, under all analysis scenarios.
- Conduct a daily roadway segment analysis on up to 15 segments, under all analysis scenarios.
- Conduct a freeway ramp meter and queuing analysis at up to six freeway ramps, under all analysis scenarios.
- Conduct a freeway mainline analysis at up to eight freeway segments under all analysis scenarios.
- It is assumed that this will be a programmatic document; therefore, a near-term/project opening year scenario is not assumed. It is assumed that the following scenarios will be evaluated:
 - Existing
 - Horizon Year Base
 - o Horizon Year Plus Project
- It is assumed that the buildout traffic volumes from the City of Santee General Plan EIR will be
 used as the baseline Horizon Year volumes. Project-related volumes will be added to the
 General Plan volumes to derive the Horizon Year Plus Project volumes. No new transportation
 modeling is assumed for this effort.
- Document the existing multi-modal facilities within ½ mile of the project area.
- Identify existing gaps in the multi-modal network adjacent to the project area.
- Identify planned multi-modal facilities within ½ mile of the project area.

TASK D-2. DRAFT PROGRAM EIR



The following subtasks will be performed to support the Program EIR.

Task D-2.a Environmental Scoping

HELIX will prepare a Notice of Preparation NOP for the EIR consistent with the CEQA Guidelines. The NOP will describe the project and invite responsible agencies, trustee agencies, other interested parties, and members of the public to provide their comments regarding the scope and content of the EIR. Because we anticipate a complete Program-level EIR will be prepared, an Initial Study checklist will not be prepared.

The NOP will be provided electronically. HELIX will revise the NOP one time based on minor comments received from City staff. It is assumed that City staff will be responsible for coordination and publication of the NOP in the local newspaper and any distribution (i.e., via email and mail) to interested parties. HELIX will assist with uploading the documents to the CEQAnet Web Portal and posting with the County Clerk, with the expectation to be reimbursed for any required filing fees. Following the close of the 30-day public review period, HELIX will review the NOP comment letters and organize them for inclusion as an appendix of the EIR. The comments in the NOP will be addressed within the EIR, as directed by City staff. If any of the issues raised are beyond the scope of work described in this Scope of Work, HELIX will discuss with City staff how best to proceed and if necessary, a contract augment will be prepared. This scope of work assumes the City will coordinate and lead one scoping meeting. The HELIX Project Manager will attend the scoping meeting (either in-person or online).

Task D-2.b Screencheck Draft EIR

HELIX will prepare a Screencheck Draft EIR in accordance with CEQA and the procedures for implementation of CEQA set forth in the State CEQA Guidelines. The Screencheck Draft EIR will be submitted to City for review in electronic format (Word and PDF). The EIR will be a Program EIR and include the following key elements: Executive Summary; Introduction; Project Description; Environmental Setting; Environmental Impact Analysis; Other CEQA-Mandated Sections; and Alternatives. An internal quality assurance review will be conducted prior to submittal of the EIR to the City.

Executive Summary. The Executive Summary of the EIR will include all elements required in CEQA Guidelines Section 15123. The Executive Summary will provide a convenient overview of the Draft EIR. It will include a brief narrative describing the proposed project, a tabular summary of the potential significant project-specific and cumulative environmental impacts, and the mitigation measures available to reduce or avoid those impacts. The Executive Summary will also include a description of project alternatives and qualitative comparison of the impacts of each alternative with those of the project. Lastly, the Executive Summary will identify known areas of controversy (if any).

Introduction. The Introduction will describe the purpose, scope, and legislative authority for the EIR. It will describe the environmental review process, including prior environmental documents that may be relevant, including the Town Center Specific Plan EIR (1986), Santee Trolley Square Commercial Center Final EIR (2001), Town Center Specific Plan Amendment Master EIR (MEIR) (2006), and the Supplemental Environmental Checklist Form for the Art and Entertainment Overlay District prepared by HELIX (2019). It will also include an overview of the format and content of this EIR. Finally, the Introduction will include a description of the expected environmental review process for future projects within the Overlay District, including opportunities for streamlining.



<u>Project Description</u>. The Project Description will include a discussion of the project's location, background, and objectives; primary features, including background of the project and technical, economic, and environmental characteristics; specific aspects of the Overlay District, including land use and land use regulation changes, and proposed standards and design criteria that would reduce or eliminate potential environmental impacts. This section will also provide the project objectives, which will be developed in consultation with City staff. Accompanying the Project Description will be a list of responsible and trustee agencies and necessary discretionary actions, including permits, characterized by jurisdiction.

Environmental Setting. The Environmental Setting will briefly describe physical conditions as they exist in the project vicinity, with emphasis on conditions important to the analysis of impacts, especially any which are considered rare given the unique mix of surrounding urban uses and the San Diego River corridor. This section will also include applicable setting information from prior planning and environmental documents and other available resources. The environmental setting will also provide the scope of the cumulative analysis relative to anticipated growth projections and reasonably foreseeable projects for the City and region.

Environmental Impact Analysis. In accordance with Sections 15128 and 15143 of the State CEQA Guidelines, this chapter will contain a discussion of the possible environmental effects of the project for the specific issues that were identified through the scoping process. Each environmental resource category in the Draft EIR will be discussed separately and include the following: Introduction; Existing Conditions; Regulatory Framework; Project Impacts (including Methodology, Thresholds of Significance, Impact Analysis, and Mitigation Measures); and Cumulative Impacts.

For this scope of work, we expect this chapter of the EIR will address all of the environmental topics identified in Appendix G of the CEQA Guidelines, with the exception of Agricultural Resources and Mineral Resources. It is anticipated these environmental topics will be described later in the EIR as "Effects Found Not to be Significant in the Initial Study."

Aesthetics. This section of the EIR will address visual character and scenic resource impacts consistent with the thresholds contained in Appendix G of the CEQA Guidelines. The analysis will incorporate information presented in prior environmental documents and the view simulations prepared to support the visioning and planning process. This section will also address how existing and proposed regulations, guidelines, and standards for lighting, site design, and signs can be used to avoid or minimize potential aesthetics impacts.

Air Quality. This section will be based on the Air Quality Study prepared by HELIX in Task D-1.

Biological Resources. The discussion of biological resources impacts will be based on the Biological Resource Study prepared by HELIX in Task D-1. Specific attention will be paid to direct and indirect impacts to sensitive plant and animal species and how existing and proposed regulations for lighting, signage, and building placement and design can minimize impacts, including bird strike.

Cultural Resources. This section will be based on the Cultural Resource Study prepared by HELIX in Task D-1 and the AB 52 consultation to be performed by the City.



Energy. This section will describe the potential energy usage resulting from development consistent with the Overlay District. HELIX will use information from the Air Quality and GHG studies prepared by HELIX in Task D-1, as well as available information to prepare estimates of the energy consumed, including electrical energy demand, vehicular energy demand, and water and solid waste-related energy demand. This section will address whether the project may result in wasteful, inefficient, or unnecessary consumption of energy resources, in addition to consistency with applicable state and/or local plans for renewable energy or energy efficiency. Standards or regulations contained within the Overlay District intended to minimize energy usage will be highlighted.

Geology/Soils. This section of the EIR will address geologic and seismic-related impacts of the project consistent with thresholds contained in Appendix G of the CEQA Guidelines. The section will incorporate relevant information from prior environmental documents and existing online resources to address each of the thresholds.

GHG Emissions. This section will be based on the GHG Study prepared by HELIX in D-1.

Hazards. HELIX will evaluate whether the project will have the potential to result in a significant hazard to the public or the environment through the use or disposal of hazardous materials, or through the reasonably foreseeable upset or accident conditions involving the likely release of hazardous materials into the environment. HELIX will also assess whether future development would occur on a listed hazardous materials site or interfere with an adopted emergency response plan.

As part of the analysis, HELIX will describe applicable regulatory requirements and conduct record search reviews from the State Water Resources Control Board online GeoTracker and the Department of Toxic Substances Control EnviroStor database systems of sites that generate, store, treat, or dispose of hazardous materials or sites for which a hazardous release or incident has occurred. HELIX will also review Hazardous Material Management Plans or safety features that the City currently implements or proposes to implement to minimize risks from hazardous materials. The discussion of impacts related to hazards will also incorporate information contained in the prior environmental documents, where applicable.

Hydrology and Water Quality. The discussion will address hydrology and water quality impacts consistent with thresholds contained in Appendix G of the CEQA Guidelines. The section will describe the current environmental setting, including general surface water hydrology and water quality conditions, as derived from the readily available information in applicable resource and planning documents, including prior environmental documents. The current regulatory framework will be summarized, including applicable water quality standards and waste discharge requirements. General regulatory requirements and source control and treatment control Best Management Practices (BMPs) with the potential to reduce potential water quality impacts will be identified.

Land Use and Planning. This section of the EIR will evaluate the consistency of the project with regional and local planning policies and ordinances. The analysis will address the proposed Overlay District amendments and specifically analyze the potential environmental impacts of the proposed land use and regulatory changes. Consistency with existing and planned land uses in the surrounding community and the potential for the project to physically divide the community will also be discussed.

Noise. This section will be based on the Noise Study prepared by HELIX in Task D-1.



Paleontological Resources. This section of the EIR will describe the low paleontological resource sensitivity of the Overlay District area. This section will incorporate information from prior environmental documents to determine potential environmental impacts.

Population and Housing. This discussion will address the Population and Housing thresholds of Appendix G of the CEQA Guidelines, including whether the project will induce substantial unplanned growth or displace substantial numbers of people or housing.

Public Services. This section will address the public services and recreation thresholds contained in Appendix G of the CEQA Guidelines. This section will be developed in consultation with City departments and other agencies and incorporate information from prior environmental and planning documents.

Transportation. This section of the EIR will be developed in collaboration with Intersecting Metrics. Although a detailed VMT impact analysis is not expected to be required for the project, the reasons behind this conclusion will be documented within the Transportation section along with the other three suggested Transportation thresholds.

Tribal Cultural Resources. This section will be based on the Cultural Resource Study prepared by HELIX in Task D-1 and the AB 52 consultation to be performed by the City.

Utilities. Using the land use regulations and development capacity estimates provided by the planning team, this section will address the utility thresholds contained in Appendix G of the CEQA Guidelines, including water supply. This section will be developed in consultation with City departments and other agencies, including Padre Dam Municipal Water District (PDMWD). This section will incorporate information from prior environmental and planning documents, the results of consultation with City departments and other agencies, and the formal Water Supply Analysis to be completed by PDMWD pursuant to SB 610.

Wildfire. This section will address the wildfire thresholds contained in Appendix G of the CEQA Guidelines and will be based on information contained in prior environmental and planning documents.

Other CEQA-Mandated Sections

Effects Found Not to be Significant. The discussion of effects found not to be significant will include a brief statement indicating the reasons that various possible effects of project implementation were determined not to be significant and were therefore not discussed in detail in the EIR. The contents of this section will be determined based on preliminary analysis of the topics described as part of the IS/NOP and are expected to include Agricultural Resources and Mineral Resources.

Growth Inducement. HELIX will address the project's potential direct and indirect growth-inducing effects, as required by Section 15126.2(d) of the State CEQA Guidelines. The discussion of growth inducement will be based on the potential of the project to induce, either directly or indirectly, economic or population growth resulting in the need for construction of additional housing or infrastructure beyond that proposed within the project site that could adversely affect the surrounding environment.



Unavoidable Adverse Impacts and Significant Irreversible Environmental Changes Resulting from Project Implementation. In accordance with Section 15126.2(b) and (c) of the State CEQA Guidelines, this section will discuss those significant impacts that cannot be avoided and the significant irreversible changes that would result from implementation of the project.

Alternatives. This scope assumes the EIR will analyze the CEQA-required "no project"/existing Overlay District and up to two additional project alternatives. The Project alternatives are required to reduce at least one significant impact of the project and should therefore be determined once the anticipated nature and extent of the environmental impacts of the project are known. We anticipate working with the City and planning team to agree upon the appropriate alternatives to be addressed in the EIR. This section will describe each alternative, its ability to meet the identified project objectives, and the associated environmental impacts. As appropriate, alternatives considered but rejected will be discussed to fully inform the public and decision makers of the process that went into development of the proposed Overlay District, and the reasons that certain alternatives that may have been preferred by others were not carried forward.

References. The EIR will include lists of sourced references, organizations and persons consulted, and EIR preparers.

Task D-2.c Public Review Draft EIR

Upon receipt of City comments on the Screencheck Draft EIR, HELIX will prepare and submit a Pre-Print Public Review Draft in electronic format to the City to authorize finalizing the Public Review Draft EIR. It is assumed that the level of effort to produce the Pre-Print Public Review Draft EIR will be substantially less than the effort required for the Screencheck Draft EIR, and that the project description, technical studies, and assumptions upon which the analysis is based will not change during this time.

HELIX will coordinate closely with City staff to address any questions or concerns on the comments received on the Screencheck Draft EIR. It is assumed that only minor formatting changes would be needed between the Pre-Print and Public Review Drafts, and no substantive comments related to the technical analysis for any issue area would remain.

HELIX will provide the City with electronic versions (PDF and Word) and five bound copies of the EIR plus technical studies for use by City staff and placement at City Hall and the Santee Public Library. Further, this scope assumes that HELIX will prepare the Notice of Completion and Notice of Availability and upload the requisite forms, notices, and CEQA documentation to the CEQAnet Web Portal. HELIX will also file the notice with the County Clerk. This scope of work assumes that the City will pay the County Clerk filing fees, send any notices to adjacent property owners and interested residents, and arrange for publication of notices in the local newspaper.

TASK D-3. FINAL PROGRAM EIR

The following subtasks will be performed to support the Final EIR.

Task D-3.a Responses to Comments and Final EIR

HELIX will prepare and submit electronic versions of a Screencheck Final and Final EIR. The Final EIR will include a list of persons, organizations, and public agencies that commented on the Draft EIR, responses to comments on the Draft EIR, and any changes or additions of relevant information to the



Draft EIR. HELIX will coordinate with City staff to respond to comments received on the content of the Draft EIR during public review of the document. For a project of this scale, HELIX assumes a moderate number of comments to be generated (we have assumed no more than 8 comment letters and a total of up to 50 individual comments requiring a response by HELIX). The preparation of responses to up to 50 comments excludes those where no response related to environmental issues is required or comments that are duplicative. Any comments related directly to the Overlay District itself would be provided to City staff and the planning team for input on appropriate responses. The responses will be appended to the final document. If necessary, based on the comments received, corresponding revisions will be made to the body of the EIR in strikeout/underline format. It is assumed that revisions, if any, would be minor and would not require additional data collection, reanalysis of any environmental issue, or revisions to any technical reports.

HELIX will prepare the Notice of Determination. This scope assumes that the City will be responsible for any distribution of the Final EIR to decision-makers and commenting parties. HELIX will upload final documents to the CEQAnet Web Portal and post the Notice of Determination with the County Clerk. It is assumed that the CDFW filing fees and County Clerk fees will be paid by the City. No hard copies of any document will be provided.

Task D-3.b Findings; Mitigation, Monitoring and Reporting Program; and Statement of Overriding Considerations

HELIX will prepare draft Findings of Fact pursuant to the requirements of Section 15091(a) of the State CEQA Guidelines. The findings will include those environmental effects of the project that will be mitigated by measures incorporated into the project; those impacts that are within the jurisdiction of another agency; and those impacts for which legal, social, technological, or other considerations make the mitigation measures or project alternatives infeasible. HELIX will rely on City staff and planning team input for discussion of environmental infeasibility of a mitigation measure or project alternative. If significant unmitigated impacts are identified, HELIX will prepare the Statement of Overriding Considerations, pursuant to Section 15093 of the State CEQA Guidelines. It is anticipated that the City will provide information regarding the benefits of the proposed Overlay Zone to justify the Statement of Overriding Considerations.

The MMRP will identify each mitigation measure, the monitoring effort, the time frames for implementing the mitigation and verifying that the mitigation has been implemented, and the person/agency responsible for carrying out the mitigation and verification.

The draft Findings, Statement of Overriding Considerations, and MMRP will be submitted electronically to the City for review and revised once based on City comments. The MMRP will be included in a separate chapter in the Final EIR.

TASK D-4. ENVIRONMENTAL TEAM PROJECT MANAGEMENT AND MEETINGS

Task D-4.a Environmental Team Project Management

Management tasks will include conducting general team communications by phone and email, monitoring the budget, enforcing administrative record-keeping procedures, and managing the technical studies and EIR schedules. This also includes senior level quality assurance review of all deliverables.



Task D-4.b Environmental Team Meetings and Hearings

This scope of work assumes that the HELIX Project Manager will participate in project meetings with the City and project team (in-person or virtual), including one project kick-off meeting; two meetings to review City comments on draft deliverables; approximately 6 team conference calls; and 3 public hearings regarding the project. The environmental scoping meeting assumed in Task D-2.a is not repeated here.

Staff Time

Estimated amount of time City staff may expect to devote to this project, specified by task (i.e., data gathering, review, meetings, etc.).

Task	Estimated City Planning Staff Task Time
TASK D-1. ENVIRONMENTAL TECHNICAL	
STUDIES	
Technical Studies	Review of draft technical studies – 32 hours
TASK D-2. PROGRAM EIR	
D-2.a Project Scoping	Review of IS/NOP – 8 hours
	Prepare for and hold Scoping Meeting – 12 hours
	Coordinate notices and mailings – 4 hours
	Tribal consultation per AB 52 – 4 hours
D-2.b Screencheck Draft EIR	Review of Screencheck Draft EIR – 48 hours
D-2.c Public Review Draft EIR	Review of Pre-Print Public Review Draft EIR – 16 hours
	Coordinate postings and notices – 4 hours
TASK D-3. FINAL PROGRAM EIR	
D-3.a Responses to Comments and Final EIR	Review/coordination of RTCs/Final EIR – 20 hours
D-3.b Findings; Mitigation, Monitoring and	Review of Findings, MMRP, SOC – 8 hours
Reporting Program; and Statement of	
Overriding Considerations	
TASK D-4. ENVIRONMENTAL TEAM PROJECT	
MANAGEMENT AND MEETINGS	
D-4.a Environmental Team Project	
Management	
D-4.b Environmental Team Meetings and	
Hearings	

COST ESTIMATE

HELIX submits this cost estimate not to exceed \$221,900, which is provided below in a breakdown by task. All work shall be invoiced on a time-and-materials basis pursuant to Exhibit A, Schedule of Fees.



Task			
<u>Number</u>	<u>Task Name</u>		Cost
D-1	Technical Studies		
	Air Quality		\$12,400
	Biological Resources		\$21,200
	Cultural Resources		\$17,200
	GHG		\$14,800
	Noise		\$11,100
D-2	Draft EIR		
D-2.a	CEQA Scoping		\$2,500
D-2.b	Screencheck Draft EIR		\$\$60,000
D-2.c	Public Review Draft EIR		\$16,200
D-3	Final EIR		
D-3.a	RTCs + Final EIR		\$22,300
D-3.b	MMRP, SOC, Findings		\$8,000
D-4.a	EIR Project Management		\$24,600
D-4.b	EIR Meetings		\$ <u>11,600</u>
		TOTAL	\$221,900

CLOSING

This quote is good for 90 days from the date of this letter.

We look forward to working with you on this Project. If you have any questions concerning this Agreement, please contact Yara Fisher at yaraf@helixepi.com or me at (619) 462-1515 or andreab@helixepi.com.

Sincerely,

Andrea S. Bitterling Planning Division Manager

Enclosures: Exhibit A, Schedule of Fees



Sample Agreement

 $\label{eq:main_stress} \mbox{M.W. Steele Group does not identify any exceptions from the City of Santee's required agreement terms listed in Appendix B of the RFP.}$



M.W. STEELE
GROUP, INC.

1805 NEWTON AVENUE | SUITE A
SAN DIEGO | CA | 92113
TELEPHONE 619 230 0325
FACSIMILE 619 230 0335
WWW.mwsteele.com
ARCHITECTURE | PLANNING

PROFESSIONAL SERVICES ENGAGEMENT AGREEMENT

This agreement with the MW Steele Group, Inc. (MWSG) Architecture and Urban Design (California License Number C10097), sets forth the services to be provided and compensation for those services. This document may constitute the final agreement for engagement of services or may be an initial agreement to be followed by a more detailed contract.

Client name and address: City of Santee

10601 Magnolia Avenue – Building 3 Santee, California 92071-1222

Project name and address: Arts and Entertainment District Overlay

Town Center Santee, California

Description of project: Update portions of the City of Santee General Plan and

the Santee Town Center Specific Plan to activate the Town Center with the overall vision for the city to create a focal point and to promote economic development on

underutilized parcels and vacant parcels.

Description of services to be provided:

- Produce the appropriate Environmental Report
 - Visioning Package and Public Engagement
- Amend portions of the General Plan and Specific Plan and Municipal Code and Zone District Map.
- Provide Iconic Sign Examples and Standards
- Assist in the Approval Process

Consultants included in this agreement: Helix Environmental Planning

McCullough Landscape Architecture

Intersecting Metrics
Graphics Solutions

Total compensation for above services: To be included in separate envelope

Compensation for additional services: Per Prior Agreement

Exclusions to this agreement: Scope beyond that required by the Art and Entertainment

District Overlay RFP issued September 24, 2021

Specific conditions of agreement: Exhibits A, B and C

MW Steele Group project number: R2119

The scope of work is attached as Appendix 'A' and included herein by reference.

The terms of this agreement are attached as Appendix 'B' and included herein by reference.

M.W. STEELE GROUP, INC. ARCHITECTURE I DRBAN DESIGN

The schedule of fees is attached as Appendix 'C' and included herein by reference. The project schedule of services and tasks is attached as Appendix 'D' and is included herein by reference.

Signatures

Mark Steele, FAIA AICP | MW Steele Group, Inc.

City Manager, City of Santee, California

date

cc: File | Project

APPENDIX B

CITY REQUIREMENTS FOR AN AGREEMENT

1. Services

Consultant shall provide the City with the services described in the Scope of Services attached hereto as Exhibit 'A_' and hereby made a part of this Agreement; provided, however, that the contents of this Agreement shall supersede any provision in Exhibit 'A' that is inconsistent herewith

2. Compensation

- a. Subject to paragraphs 2(b) (d) below, City shall pay for the services provided by Consultant in accordance with the Schedule of Charges set forth in Exhibit 'C' attached hereto and hereby made a part of this Agreement; provided, however that the contents of this Agreement shall supersede any provision in Exhibit 'C' that is inconsistent herewith.
- b. In no event shall the total amount paid for services rendered by Consultant pursuant to this Agreement exceed the sum of \$_____. This Agreement is subject to and contingent on budgetary appropriations being approved by the City Council for each fiscal year during the term of this Agreement. If such appropriations are not approved, the Agreement will be immediately terminated without penalty to the City.
- c. Each month Consultant shall furnish City with an invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by categories, including labor, travel, materials, equipment, supplies, subconsultant charges and miscellaneous expenses. City shall independently review each invoice submitted to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in paragraph 2(d). In the event any charges or expenses are disputed, the invoice shall be returned to the Consultant for correction and resubmission.
- d. Except as to any charges for work performed or expenses incurred by Consultant which are disputed by City, City will use its best efforts to cause Consultant to be paid within thirty (30) days of receipt of Consultant's invoice; provided however, that untimely invoices may be subject to nonpayment if funding has not been appropriated or budgeted for payment of the invoice due to Consultant's untimely submission. Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in the work performed by Consultant.

3. Term of Agreement and Time of Performance

Consultant shall perform its services hereunder in a prompt and timely manner, and in accordance with the Activity Schedule shown in Exhibit 'D' attached hereto and made a part hereof; provided, however, that the contents of this Agreement shall supersede any provisions in Exhibit 'D' that is inconsistent herewith. Work shall commence upon authorization from the City. Unless a different date is set forth in the Activity Schedule, the term of this Agreement shall be for a period of one (1) year from the date of execution of this Agreement unless terminated sooner pursuant to the provisions of this Agreement or when the services are complete. Such term may be extended upon written agreement of both City and Consultant.

4. Additional Work

Consultant shall not be compensated for any services outside of the Scope of Services, except as provided in this paragraph. If changes in the work seem merited by Consultant or the City, a change in the scope of the work shall be processed by the City in the following manner: (1) a letter outlining the changes shall be forwarded to the City by Consultant with a statement of estimated changes in fee or time schedule, (2) an amendment to this Agreement shall be prepared by the City and executed by both parties before performance of such services or the City will not be required to pay for the changes in the scope of work. Such amendment shall not render ineffective or invalidate unaffected portions of this Agreement.

5. Maintenance of Records

Books, documents, papers, accounting records, and other evidence pertaining to work done and costs incurred pursuant to this Agreement shall be maintained by Consultant and made available for inspection, audit and copying by the City at all reasonable times during the term of this Agreement and for four (4) years from the date of final payment under the Agreement.

6. Ownership and Use of Work

All documents and materials prepared pursuant to this Agreement shall be considered the property of City, and will be turned over to City upon demand, but in any event upon completion of the work. City reserves the right to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data or other documents and materials prepared under this Agreement without the permission of Consultant. All documents and materials shall be delivered in a reproducible form. As used herein, "documents and materials" include, but are not limited to, any original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, and computer files prepared or developed pursuant to this Agreement.

7. Findings Confidential

Any reports, information, data or materials given to or prepared or assembled by Consultant under this Agreement are confidential and shall not be made available to any individual or organization by Consultant without prior written approval of City.

8. Conflict of Interest

Consultant hereby expressly covenants that no interest presently exists, nor shall any interest, direct or indirect, be acquired during the term of this Agreement that would conflict in any manner with the performance of services pursuant to this Agreement.

9. Delays in Performance

Neither the City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing party. For purposes of this Agreement, such circumstances include but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; pandemics; war; riots and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage or judicial restraint.

Should such circumstances occur, the non-performing party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement.

10. Compliance with Law

- a. Consultant shall comply with all applicable laws, ordinances, codes and regulations of the federal, state and local government. If Consultant's failure to comply with applicable laws, ordinances, codes and regulations results in a claim for damage or liability to City, Consultant shall be responsible for indemnifying and holding the City harmless as provided in this Agreement.
- b. Consultant shall assist the City, as requested, in obtaining and maintaining all permits, if any, required of Consultant by federal, state and local regulatory agencies.

11. Standard of Care

Consultant's services will be performed in accordance with generally accepted professional practices and principles and in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

12. Assignment and Subconsultants

Consultant shall not assign, delegate, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. A consent to one assignment shall not be deemed to be consent to any subsequent assignment. Nothing contained herein shall prevent Consultant from employing independent associates and subconsultants as Consultant may deem appropriate to assist in the performance of services hereunder.

13. Independent Consultant

Consultant is retained as an independent Consultant and is not an agent or employee of the City. No employee or agent of Consultant shall by this Agreement become an agent

or employee of the City. The work to be performed shall be in accordance with the work described in Exhibit 'A', subject to such directions and amendments from the City as herein provided. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Consultant enters into this Agreement as, and shall continue to be, an independent consultant. All services shall be performed only by Consultant and Consultant's employees, if applicable. Under no circumstances shall Consultant, or any of Consultant's employees, look to the City as his or her employer, or as a partner, agent or principal. Neither Consultant, nor any of Consultant's employees, shall be entitled to any benefits accorded to City employees, including without limitation worker's compensation, disability insurance, vacation or sick pay. Consultant shall be responsible for providing, at Consultant's expense, and in Consultant's name, unemployment, disability, worker's compensation and other insurance, as well as licenses and permits usual or necessary for conducting the services.

14. Integration

This Agreement represents the entire understanding of the City and Consultant as to those matters contained herein, and supersedes and cancels any prior oral or written understanding, promises or representations with respect to those matters covered hereunder. To the extent that any provision or clause contained in an attachment to this Agreement conflicts with a provision or clause in the Agreement, the provision or clause in this Agreement shall control. This Agreement may not be modified or altered except in writing signed by both parties hereto. This is an integrated Agreement.

15. Insurance

- a. Commercial General Liability
 - (i) The Consultant shall take out and maintain, during the performance of all work under this Agreement, in amounts not less than specified herein, Commercial General Liability Insurance, in a form and with insurance companies acceptable to the City.
 - (ii) Coverage for Commercial General Liability insurance shall be at least as broad as the following:
 - (1) Insurance Services Office Commercial General Liability coverage (Occurrence Form CG 0001)
 - (iii) Commercial General Liability Insurance must include coverage for the following:
 - (1) Bodily Injury (including death) and Property Damage
 - (2) Personal Injury/Advertising Injury
 - (3) Premises/Operations Liability
 - (4) Products/Completed Operations Liability

- (5) Aggregate Limits that Apply per Project
- (6) Explosion, Collapse and Underground (UCX) exclusion deleted
- (7) Contractual Liability with respect to this Contract
- (8) Broad Form Property Damage
- (9) Independent Consultants Coverage
- (10) Sexual Misconduct Coverage, with no applicable sublimit
- (iv) All such policies shall name the City of Santee, its City Council and each member thereof, its officers, employees, and agents as Additional Insureds under the policy.
- (v) The general liability program may utilize either deductibles or provide coverage excess of a self-insured retention, subject to written approval by the City. All deductibles and self-insured retentions must be declared to the City prior to commencing work under this Agreement.

b. Automobile Liability

- (i) At all times during the performance of the work under this Agreement the Consultant shall maintain Automobile Liability Insurance for bodily injury (including death) and property damage including coverage for owned, nonowned and hired vehicles, in a form and with insurance companies acceptable to the City.
- (ii) Coverage for automobile liability insurance shall be at least as broad as Insurance Services Office Form Number CA 0001 (ed. 6/92) covering automobile liability, Code 1 (any auto).
- (iii) The automobile liability program may utilize deductibles, but not a self-insured retention, subject to written approval by the City.

c. Workers' Compensation/Employer's Liability

- (i) At all times during the performance of the work under this Agreement the Consultant shall maintain Workers' Compensation in compliance with applicable statutory requirements and Employer's Liability Coverage in amounts indicated herein.
- (ii) Such insurance shall include an insurer's Waiver of Subrogation in favor of the City and will be in a form and with insurance companies acceptable to the City.
- (iii) If insurance is maintained, the workers' compensation and employer's liability program may utilize either deductibles or provide coverage excess of a self-insured retention, subject to written approval by the City.

(iv) Before beginning work, the Consultant shall furnish to the City satisfactory proof that he/she has taken out for the period covered by the work under this Agreement, full compensation insurance for all persons employed directly by him/her to carry out the work contemplated under this Agreement, all in accordance with the "Workers' Compensation and Insurance Act," Division IV of the Labor Code of the State of California and any acts amendatory thereof. Consultant shall require all subconsultants to obtain and maintain, for the period covered by the work under this Agreement, worker's compensation of the same type and limits as specified in this Section.

d. Professional Liability (Errors and Omissions)

(i) At all times during the performance of the work under this Agreement and for 60 months following the date of Project completion and acceptance by the City, the Consultant shall maintain Professional Liability insurance, in a form and with insurance companies acceptance to the City and in an amount indicated herein; provided, however, that if the work under this Agreement involves teaching, coaching, or childcare, Consultant shall provide Educators Legal Liability ("ELL") insurance in lieu of Professional Liability insurance

e. Pollution/Asbestos Legal Liability

- (i) At all times during the performance of the work under this Agreement and for sixty (60) months following the date of Project completion, the Consultant shall maintain Pollution Legal Liability insurance and/or Asbestos Legal Liability insurance and/or Errors and Omissions (if the Project involves environmental hazards) in an amount indicated herein.
- (ii) The Consultant, along with all employees, agents and subconsultants who have a reasonable probability of coming into contact with hazardous materials, shall be adequately trained to comply with and shall comply with all laws and regulations relating to the care and protection of the environment in the performance of the work performed by the Consultant or any portion thereof.

f. Cyber Liability

(i) At all times during the performance of the work under this Agreement and for sixty (60) months following the date of Project completion, the Consultant shall carry and maintain, at its own expense, including any Cityapproved deductibles or retentions, Cyber Liability insurance in an amount stated herein. The Cyber Liability policy must include security and privacy liability, media liability, business interruption and extra expense, and cyber extortion liability, as specified by the City. Such coverage is required if Consultant provides products and/or services related to information technology and electronic data processing (including hardware and software) to the City or as otherwise required by the City.

g. Minimum Policy Limits Required

(i) The following insurance limits are required for the Agreement:

Combined	Single	Limit
		

Commercial General Liability \$2,000,000 per occurrence/\$4,000,000

aggregate for bodily injury (including death),

personal injury and property damage

Automobile Liability \$1,000,000 per occurrence for bodily injury

(including death) and property damage

Employer's Liability \$1,000,000 per accident for bodily injury or

disease

Professional Liability / ELL \$1,000,000 per claim and aggregate (errors

and omissions)

Pollution/Asbestos Liability \$1,000,000 per occurrence or

claim/\$2,000,000 aggregate (if Project

involves environmental hazards)

Cyber Liability Insurance \$1,000,000 per occurrence/\$2,000,000

aggregate (if Project involves electronic data processing or development of hardware or

software)

If Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

h. Evidence of Insurance Required

(i) Prior to execution of the Agreement, the Consultant shall file with the City evidence of insurance from an insurer or insurers certifying to the coverage of all insurance required herein. Such evidence shall include original copies of the ISO CG 2010 (or insurer's equivalent) signed by the insurer's representative, Certificate of Insurance (most recent version of Acord 25 Form or equivalent), and Additional Insured Endorsement verifying compliance with the requirements. All evidence of insurance shall be signed by a properly authorized officer, agent or qualified representative of the insurer and shall certify the names of the insured, any additional primary insureds, where appropriate, the type and amount of the insurance, the location and operations to which the insurance applies, and the expiration date of such insurance.

i. Policy Provisions Required

- (i) The City of Santee, its City Council and each member thereof, its officers, employees, and agents shall be named as an additional insured on the Commercial General Liability policy, and, if the Project involves environmental hazards, on the Pollution/Asbestos Liability policy using form 2010 1185 or equivalent. Any subconsultant, subcontractor or similar entity performing work on the Project must add the City as an additional insured using CG form 20 38, or broader coverage. Blanket endorsements may be accepted at City's discretion. All policies shall contain or shall be endorsed to contain a provision that advanced written notice of any cancellation, including cancellation for non-payment of premium, shall be provided to the City. Statements that the carrier "will endeavor" and "that failure to mail such notice shall impose no obligation and liability upon the company, its agents or representatives," will not be acceptable on endorsements. At the City's sole discretion, the requirement to endorse policies to provide advanced written notice of cancellation to the City may be waived upon the Consultant's agreement that it shall provide the City with copies of any notices of cancellation immediately upon receipt.
- (ii) General Liability, Automobile Liability, and if required, Pollution Liability insurance policies shall contain a provision stating that the Consultant's policies are primary insurance and that the insurance of the City or any named additional insureds shall not be called upon to contribute to any loss.

j. Qualifying Insurers

(i) All policies required shall be issued by acceptable insurance companies, as determined by the City, which satisfy the following minimum requirements:

Insurance carriers shall be qualified to do business in California and maintain an agent for process within the State. Such insurance carrier shall have not less than an 'A' policyholder's rating and a financial rating of not less than "Class VII" according to the latest Best Key Rating Guide. Due to market fluctuations in the Workers Compensation sector, the City reserves the right and at its sole discretion to review and accept the Consultant's proposed Workers compensation insurance.

k. Additional Insurance Provisions

- (i) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.
- (ii) If at any time during the life of the Agreement, the Consultant fails to maintain in full force any insurance required by the Agreement documents the City may terminate the Agreement or may elect to withhold

- (iii) compensation in an amount sufficient to purchase insurance to replace any expired or insufficient coverage.
- (iv) The Consultant shall include all subconsultants as insureds under its policies or shall furnish separate certificates and endorsements for each subconsultant. All coverage for subconsultants shall be subject to all of the requirements stated herein.
- (v) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.
- (vi) Neither the City, nor its City Council, nor any member of thereof, nor any of the directors, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of the Contract.

16. Indemnification

To the fullest extent permitted by law, Consultant agrees to indemnify, defend (with independent counsel approved by the City) and hold harmless the City and its officers, employees and elected and appointed officials, and volunteers (each, an "Indemnified Party") from and against any and all liabilities (including without limitation all claims. losses, damages, penalties, fines, and judgments, associated investigation and administrative expenses, and defense costs, including but not limited to reasonable attorneys' fees, court costs and costs of alternative dispute resolution) regardless of nature or type, expressly including but not limited to those arising from bodily injury (including death) or property damage, arising out of or resulting from any act or omission to act of the Consultant, Consultant's agents, officers, employees, subconsultants, or independent consultants hired by Consultant under this Agreement. The Consultant's obligations apply regardless of whether or not a liability is caused or contributed to by the negligence (including passive negligence) or other act or omission of an Indemnified Party. The acceptance or approval of the Consultant's work by an Indemnified Party shall not relieve or reduce the Consultant's indemnification obligation. Consultant shall pay and satisfy any judgment, award or decree that may be rendered against the City, its officials, officers, agents, employees or representatives. The provisions of this Section shall survive completion of the work under this Agreement or the termination of this Agreement and are not limited by the provisions relating to insurance.

If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

17. Confidentiality

Consultant shall keep confidential all information, in whatever form, produced, prepared, observed or received by Consultant to the extent that such information is confidential by law or otherwise required by this Agreement.

18. Laws. Venue. and Attornevs' Fees

This Agreement shall be interpreted in accordance with the laws of the State of California. If any action is brought to interpret or enforce any term of this Agreement, the action shall be brought in a state or federal court situated in the County of San Diego, State of California. In the event of any such litigation between the parties, the prevailing party shall be entitled to recover all reasonable costs incurred, including reasonable attorney's fees, as determined by the court.

19. Termination or Abandonment

- a. City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Consultant. In the event such notice is given, Consultant shall cease immediately all work in progress.
- b. Consultant may terminate this Agreement at any time upon thirty (30) days written notice of termination to City.
- c. If either Consultant or City fails to perform any material obligation under this Agreement, then, in addition to any other remedies, City or Consultant may terminate this Agreement immediately upon written notice.
- d. Upon termination of this Agreement, all property belonging to City which is in Consultant's possession shall be returned to City. Consultant shall furnish City with a final invoice for work performed by Consultant. City shall have no obligation to pay Consultant for work performed after termination of this Agreement.

20. Organization

Consultant shall assign Elizabeth Ocampo-Vivero as Project Manager. The Project Manager shall not be removed from the Project or reassigned without the prior written consent of the City. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff assigned to perform the services required under this Agreement.

21. <u>Notice</u>

Any notice or instrument required to be given or delivered by this Agreement may be given or delivered by depositing the same in any United States Post Office, certified mail, return receipt requested, postage prepaid, addressed as shown below and shall be effective upon receipt thereof.

CITY: CONSULTANT: MW Steele Group

Name Attn: Mark W. Steele Title: Title: President

City of Santee 10601 Magnolia Avenue Santee, CA 92071 MW Steele Group 1805 Newton Ave San Diego, Ca 92113

22. Third Party Rights

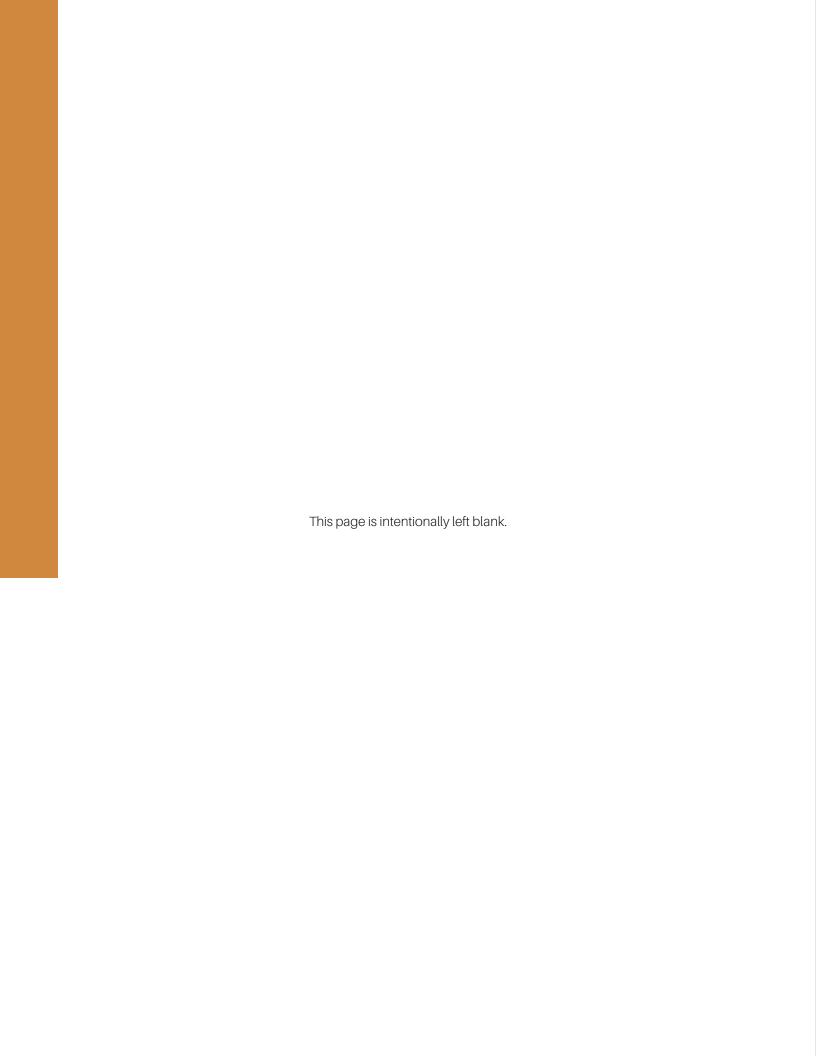
Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Consultant.

23. Severability and Waiver

The unenforceability, invalidity or illegality of any provision(s) of this Agreement shall not render the other provisions unenforceable, invalid or illegal. Waiver by any party of any portion of this Agreement shall not constitute a waiver of any other portion thereof.

24. Non-discrimination

Consultant will comply with all applicable federal, state and local laws, ordinances, and regulations, including the Americans with Disabilities Act (ADA), California Fair Employment and Housing Act (FEHA) and Title VII of the Civil Rights Act of 1964. Consultant will not discriminate in any way, against any person, on the ground of race, color, national origin, religion, religious creed, age (over 40), sex and gender (including pregnancy, childbirth, breastfeeding or related medical conditions), sexual orientation, gender identity, gender expression, disability (mental and physical), medical condition, genetic information, marital status, or military and veteran status, in connection with services under this Agreement.



MEETING DATE

December 8, 2021

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AWARDING THE CONSTRUCTION CONTRACT FOR THE BRIDGE REPAIRS – MAGNOLIA AVE PROJECT (CIP 2013-01) TO TRUESDELL CORPORATION OF CALIFORNIA, INC., DETERMINING A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15301(c) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROPRIATING AND TRANSFERRING ADDITIONAL FUNDS

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 5 7 POR

SUMMARY

This item requests City Council award the construction contract for the Bridge Repairs - Magnolia Ave Project (CIP 2013-01) to Truesdell Corporation of California, Inc. in the amount of \$1,248,248.00. This project will provide maintenance of the Magnolia Avenue bridge including concrete bridge repairs and resurfacing of the bridge deck with a polyester overlay.

On October 27, 2021, the City Clerk publicly opened and examined four sealed bids. Upon review of the bid submitted by Truesdell Corporation of California, Inc., it was discovered that a notary document was omitted at the time of bid. The notary document has since been submitted to the City as requested. This bid irregularity does not affect the outcome of the bid and staff recommends that it be waived by the City as an immaterial deviation. Given this, Truesdell Corporation of California, Inc., is determined to be the lowest responsive and responsible bidder in the amount of \$1,248,248,00. During the bidding process, the City was notified by potential bidders that material costs have increased substantially and the project estimate of \$576,000.00 should be reviewed and revised to reflect the increased material costs. After the City was made aware of this, material costs were researched and the project estimate was revised to \$1,290,000.00. The bid submitted by Truesdell Corporation of California, Inc., is 3.2% lower than the revised Engineer's Estimate of \$1,290,000.00.

Staff also requests authorization for the Director of Development Services to approve change orders in a total amount not to exceed \$62,412.00 (5%) for unforeseen items and additional work.

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review by Section 15301(c) of the Guidelines to the California Environmental Quality Act (CEQA). This section provides an exemption for the maintenance of existing facilities.

FINANCIAL STATEMENT

This project is included in the adopted Capital Improvement Program budget as part of the Bridge Restorations Citywide project with a total budgeted amount of \$624,500.00 and is funded by State Gas Tax-RMRA ("RMRA") funds. An appropriation of projected available RMRA funds in the amount of \$213,228.00 and the transfer of \$553,185.00 in RMRA funds from the Pavement Repair and Rehabilitation and the Pavement Roadway Maintenance projects is required to fully fund this project. The funding transferred from the Pavement Repair and Rehabilitation and the Pavement Roadway Maintenance projects will be backfilled by additional TransNet revenue that has been identified. This additional TransNet revenue is primarily the result of savings realized in debt service costs from SANDAG's refinancing of the bonds underlying the City's TransNet borrowings with SANDAG in 2010 and 2014.



Design and Bidding \$ 49,253.00
Construction Contract 1,248,248.00
Construction Change Orders 62,412.00
Construction Engineering/Management 30,000.00
Project Closeout 1,000.00

Total Revised Project Cost

\$ 1,390,913.00

CITY ATTORNEY REVIEW

□ N/A ⊠ Completed

RECOMMENDATION Im, for MB

Adopt the Resolution:

- Waiving an immaterial deviation in the bid submitted by Truesdell Corporation of California, Inc. and awarding the construction contract for the Bridge Repairs - Magnolia Ave Project (CIP 2013-01) to Truesdell Corporation of California, Inc. in the total amount of \$1,248,248.00; and
- 2. Authorizing the City Manager, Director of Development Services or City Engineer to approve change orders in a total amount not to exceed \$62,412.00; and
- 3. Appropriating \$213,228.00 from State Gas Tax-RMRA funding; and
- 4. Transferring \$553,185.00 in State Gas Tax-RMRA funding from the Pavement Repair and Rehabilitation and the Pavement Roadway Maintenance projects; and
- 5. Approving a Categorical Exemption pursuant to Section 15301(c) of the California Environmental Quality Act.

ATTACHMENT

Resolution Bid Summary Chart Project Map



RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AWARDING THE CONSTRUCTION CONTRACT FOR THE BRIDGE REPAIRS – MAGNOLIA AVE PROJECT (CIP 2013-01) DETERMINING A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15301(c) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROPRIATING AND TRANSFERRING ADDITIONAL FUNDS

- **WHEREAS,** the City Clerk, on the 27th day of October, 2021 publicly opened and examined sealed bids for the Bridge Repairs Magnolia Ave Project, (CIP 2013-01) ("Project"); and
- **WHERAS,** the lowest received bid was submitted by Truesdell Corporation of California, Inc., in the amount of \$1,248,248.00; and
- WHERAS, the bid submitted by Truesdell Corporation omitted a notary acknowledgement, which is deviation, but because the bid and bid bond are valid, City staff recommends waiving this as an immaterial deviation; and
- **WHEREAS,** in accordance with Santee Municipal Code section 3.24.100 (E), staff has determined that the bid submitted by Truesdell Corporation of California, Inc. conforms in all material respects to the requirements set forth in the invitation for bids; and
- **WHEREAS,** Truesdell Corporation of California, Inc was found to be the lowest responsive and responsible bidder with a total bid amount of \$1,248,248.00; and
- **WHEREAS,** staff recommends awarding the construction contract to Truesdell Corporation of California, Inc. in the amount of \$1,248,248.00; and
- **WHEREAS,** \$624,500.00 is budgeted in the adopted Capital Improvement Program for the project in the Bridge Restorations Citywide project; and
- **WHEREAS**, an appropriation of \$213,228.00 of State Gas Tax-RMRA funds and the transfer of \$553,185.00 in State Gas Tax-RMRA funds from the Pavement Repair and Rehabilitation and the Pavement Roadway Maintenance projects are necessary to cover the additional cost of the project; and
- WHEREAS, the project is categorically exempt from environmental review by Section 15301(c) of the Guidelines to the California Environmental Quality Act; and
- **WHEREAS,** staff requests authorization for the City Manager, Director of Development Services or City Engineer to approve changes orders in a total amount not to exceed \$62,412.00 for unforeseen change orders and additional work.
- **NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee, California, as follows:
- <u>Section 1:</u> The Recitals provided above are true and correct and are hereby incorporated into this Resolution.

RESOLUT	TION NO.	
RESOLUI	ION NO.	

<u>Section 2:</u> The project is categorically exempt from environmental review under section 15301(d) if the Guidelines to the California Environmental Quality Act as repair of existing facilities.

<u>Section 3:</u> The omission of the notary acknowledgement is hereby waived as an immaterial deviation, and the construction contract for the Bridge Repairs – Magnolia Ave Project, (CIP 2013-01) is awarded to Truesdell Corporation of California, Inc. as the lowest responsive and responsible bidder in the amount of \$1,248,248.00 and the City Manager is authorized to execute the contract on behalf of the City.

<u>Section 4:</u> The City Manager, Director of Development Services or City Engineer is authorized to approve change orders in a total amount not to exceed \$62,412.00 for unforeseen items and additional work.

Section 5: An appropriation of State Gas Tax-RMRA funds in the amount of \$873,824.96 is approved.

<u>Section 6:</u> The transfer of \$553,185.00 in State Gas Tax-RMRA funds in the amount of \$553,185.00 from the Pavement Repair and Rehabilitation and the Pavement Roadway Maintenance projects is approved.

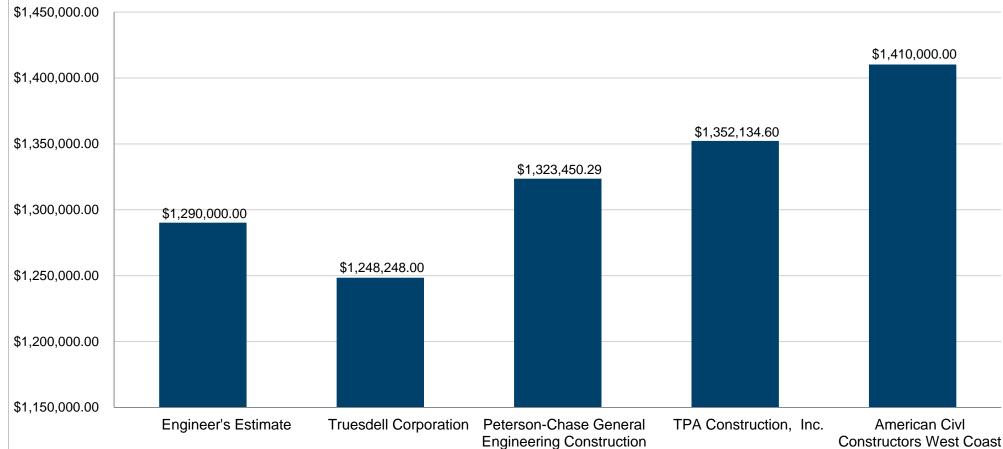
<u>Section 7:</u> The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Santee City Hall, 10601 Magnolia Avenue, Santee, CA 92071. The City Clerk is the custodian of record of proceedings.

Section 8: This Resolution shall take effect immediately upon its passage.

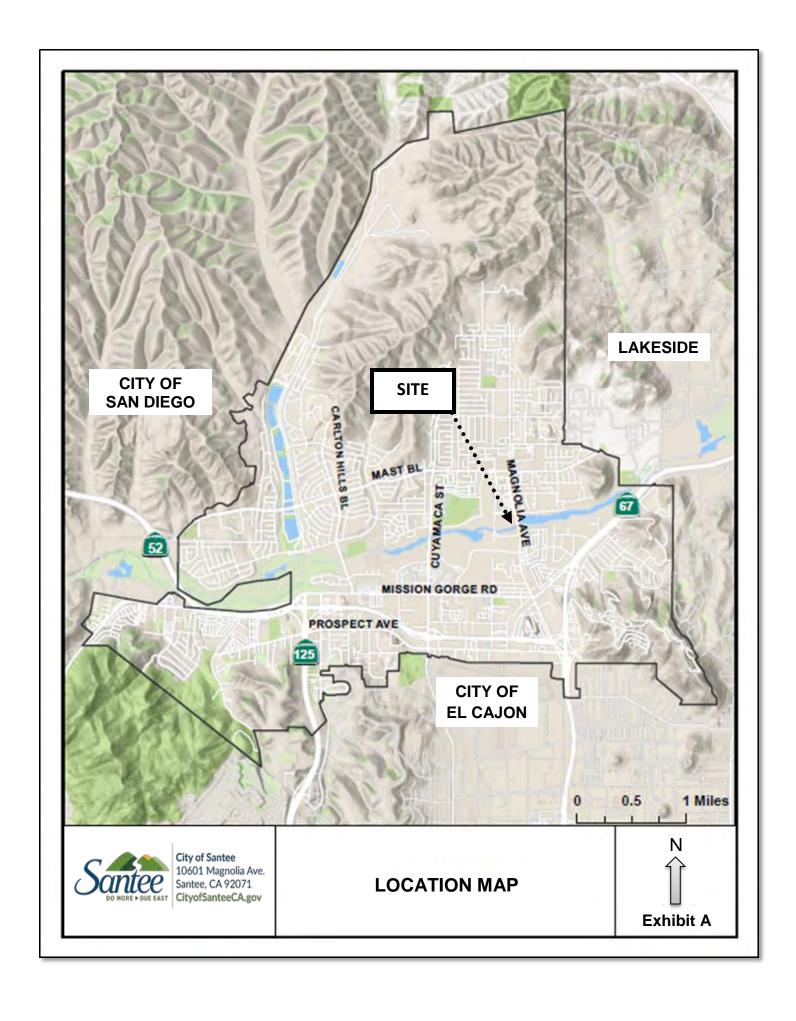
ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 8th day of December, 2021, by the following roll call vote to wit:

ATTEST:	JOHN W. MINTO, MAYOR
	APPROVED:
ABSENT:	
NOES:	
AYES:	









MEETING DATE

December 8, 2021

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AWARDING THE DESIGN-BUILD CONSTRUCTION CONTRACT TO IMPLEMENT THE TOWN CENTER COMMUNITY PARK WEST, FIELD 1 IMPROVEMENTS (CIP 2022-40) PROJECT TO 3-D ENTERPRISES, INC., DETERMINING A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15301 AND SECTION 15302 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TRANSFERRING AND APPROPRIATING FUNDS

DIRECTOR/DEPARTMENT

Melanie Kush, Director of Development Services

19

SUMMARY

This item requests City Council award the Design-Build construction contract to implement the Town Center Community Park West, Field 1 Improvements (CIP 2022-40) project. This project will replace the existing Field 1 ball field with two combination 10U/14U softball fields to meet the community's need for youth softball.

A request for proposals (RFP) for Design-Build services to implement the Town Center Community Park West, Field 1 Improvements was issued on September 27, 2021. Three proposals were received and reviewed by staff on the following criteria: 1) project experience, technical expertise and references; 2) project design and implementation methodology; 3) features, function, and lifecycle cost; 4) time required for completion; and 5) project cost. The highest ranking firm was 3-D Enterprises, Inc. with a total cost of \$1,666,000.00.

Based on the design-build proposal submitted by 3-D Enterprises, it is recommended that the City Council authorize the City Manager to execute an Agreement with 3-D Enterprises to implement the Town Center Community Park West, Field 1 Improvements (CIP 2022-40) project. Staff also requests authorization for the City Manager, Director of Development Services or City Engineer to approve change orders in a total amount not to exceed \$249,900.00 (15%) for additional design services, unforeseen items and additional work.

This project is included in the adopted Capital Improvement Program at the budgeted amount of \$860,000.00 funded by Park-in-Lieu funds. An additional \$1,175,900.00 in funding will be required to cover the revised project budget. During the RFP process, several additional items of work were identified in order to meet current State code requirements which include revising existing sports lighting poles to meet wind loading requirements, modifications to the recycled water irrigation system, and replacing the main electrical system switchgear to handle the added loads for the new field sports lighting. In addition, the cost of materials, labor and shipping have increased significantly due to impacts resulting from the economic recovery from COVID-19.



ENVIRONMENTAL REVIEW Pursuant to the California Environmental Quality Act (CEQA) guidelines, a Categorical Exemption is provided in Section 15301 "Existing Facilities" and Section 15302 "Repair or Reconstruction".

FINANCIAL STATEMENT IM

This project is included in the adopted Capital Improvement Program at the budgeted amount of \$860,000.00 funded by Park-in-Lieu funds. An additional \$1,175,900.00 in funding will be required to cover the revised project budget. Since all remaining available Park-in-Lieu funds have been allocated to the Community Center project, other funding source(s) will be required for this project. Staff is proposing to transfer \$750,000.00 in federal American Rescue Plan Act (ARPA) funding from the Lost Revenue Replacement category (\$500,000.00 from the Pavement Repair and Rehabilitation program and \$250,000.00 from the San Diego River Corridor Enhancements project) and appropriate \$425,900.00 from the General Fund reserve balance that was generated from additional revenues received and better than anticipated budgeted expenditure savings in the prior fiscal year. Staff expects to be able to identify replacement funding with the current fiscal year mid-year budget update for most if not all of the funds proposed to be transferred from the Pavement Repair and Rehabilitation program and San Diego River Corridor Enhancements project.

Construction Contract	\$ 1,666,000.00
Construction Change Orders	249,900.00
Construction Management, Administration and Environmental	100,000.00
Utility Fees	20,000.00
Total Project Budget	\$ 2,035,900.00

CITY ATTORNEY REVIEW □ N/A ☒ Completed

RECOMMENDATION Im, for MB

Adopt the Resolution:

- 1. Awarding the Design-Build construction contract to implement the Town Center Community Park West, Field 1 Improvements (CIP 2022-40) Project to 3-D Enterprises, Inc. for a total amount of \$1,666,000.00; and
- 2. Authorizing the City Manager, Director of Development Services or City Engineer to approve change orders in a total amount not to exceed \$249,900.00; and
- Approving a Categorical Exemption pursuant to Section 15301 "Existing Facilities" and Section 15302 "Replacement or Reconstruction" of the California Quality Environmental Quality Act.
- 4. Approving the transfer of American Rescue Plan Act funding from the Pavement Repair and Rehabilitation program (\$500,000.00) and the San Diego River Corridor project (\$250,000.00) and the appropriation of \$425,900.00 from the General Fund reserve balance in order to complete the project.

ATTACHMENTS

Proposal Summary Resolution





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

November 15, 2021

Proposal Ranking Summary

Project Name: Town Center Community Park West, Field 1 Upgrades, (CIP 2022-40)

RFP Due Date: November 5, 2021

Received Proposals:

3-D Enterprises, Inc
 GEM Industrial Electric, Inc.
 Byrom-Davey, Inc.
 1,666,000.00
 1,329,700.00
 1,988,561.00

Proposals were ranked by a 3 member panel of City staff based on meeting the requirements set forth in scope of work defined in the request for proposals dated September 27, 2021. This project is scheduled for award of contract on December 8, 2021 by the Santee City Council.

Any questions related to this project should be directed to Steven Miller, Senior Civil Engineer at (619) 258-4100 x 176 or smiller@cityofsanteeca.gov

Steven Miller, P.E. Senior Civil Engineer



RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AWARDING THE DESIGN-BUILD CONSTRUCTION CONTRACT TO IMPLEMENT THE TOWN CENTER COMMUNITY PARK WEST, FIELD 1 UPGRADES (CIP 2022-40) PROJECT TO 3-D ENTERPRISES, INC, DETERMINING A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15301 AND 15302 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TRANSFERRING AND APPROPRIATING FUNDS

- WHEREAS, the Town Center Community Park West Ball Fields site has an underutilized lighted ball field designed for youth major/adult ages use; and
- WHEREAS, to meet the community needs for youth softball, two combination 10U/14U age softball fields are needed at this facility in lieu of the youth major/ adult ages use field; and
- WHEREAS, a Design-Build request for proposals (RFP) was prepared by City staff implement the Town Center Community Park West, Field 1 Improvements (CIP 2022-40) ("Project") and was issued on September 27, 2021; and
- WHEREAS, the City Clerk, on November 5, 2021, received three sealed proposals for the Town Center Community Park West, Field 1 Improvements (CIP 2022-40); and
- **WHEREAS,** a selection panel comprised of three City staff members and ranked all three proposals; and
- **WHEREAS,** in accordance with Santee Municipal Code section 3.22.080, staff has evaluated the proposal submitted by 3-D Enterprises, Inc. conforms in all material respects to the requirements set forth in the request for proposals; and
- **WHEREAS,** 3-D Enterprises, Inc. was found to be a responsive and responsible bidder with their total bid amount of \$1,666,000.00; and
- **WHEREAS,** staff recommends awarding the Design-Build contract to 3-D Enterprises in the amount of \$1,666,000.00; and
- WHEREAS, the project is categorically exempt from environmental review by Section 15301 "Existing Facilities" and 15302 "Repair or Replacement" of the Guidelines to the California Environmental Quality Act; and
- **WHEREAS**, staff requests authorization for the City Manager, Director of Development Services, or City Engineer to approve change orders in a total amount not to exceed \$249,900.00 for unforeseen items and additional work.
- **NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, as follows:
- **SECTION 1:** The Recitals provided above are true and correct and are hereby incorporated into this Resolution.

RESOLUTION	NO.	
------------	-----	--

SECTION 2: The project is categorically exempt from environmental review by Section 15301 Existing Facilities and 15302 Repair or Replacement of the Guidelines to the California Environmental Quality Act, and the City Clerk is hereby authorized to file the Categorical Exemption with the San Diego County Clerk.

SECTION 3: The Design-Build contract to implement the Town Center Community Park West, Field 1 Improvements (CIP 2022-40) is awarded to 3-D Enterprises, Inc. in the amount of \$1,666,000.00, and the City Manager is authorized to execute the contract on behalf of the City.

SECTION 4: The City Manager, Director of Development Services or City Engineer is authorized to approve change orders in a total amount not to exceed \$249,000.00 for unforeseen items and additional work.

SECTION 5: The transfer of \$500,000.00 in federal American Rescue Plan Act funds from the Pavement Repair and Rehabilitation project and \$250,000.00 in federal American Rescue Plan Act funds from the San Diego River Corridor project is approved.

SECTION 6: The appropriation of \$425,900.00 from the General Fund reserve balance is approved.

SECTION 7: The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Santee City Hall, 10601 Magnolia Ave, Santee, CA 92071. The City Clerk is the custodian of the record of proceedings.

SECTION 8: This Resolution shall take effect immediately upon its passage.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 8th day of December, 2021 by the following roll call vote to wit:

AYES:			
NOES:			
ABSENT:			
		APPROVED:	
		JOHN W. MINTO, MAYOR	
ATTEST:			
ANNETTE ORTIZ	CMC CITY CLERK	.	