



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

CITY OF SANTEE
REGULAR MEETING AGENDA
Santee City Council

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

MEETING INFORMATION

Wednesday, March 8, 2023
6:30 p.m.
Council Chambers | Building 2
10601 Magnolia Ave • Santee, CA 92071

TO WATCH LIVE:

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

IN-PERSON ATTENDANCE

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

LIVE PUBLIC COMMENT

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

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



The City Council also sits as the Community Development Commission Successor Agency and the Santee Public Financing Authority. Any actions taken by these agencies are separate from the actions taken by City Council. For questions regarding this agenda, please contact the City Clerk's Office at (619) 258-4100 x114

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

LEGISLATIVE INVOCATION: Lakeside Christian Church – Marshall Masser

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; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (City Clerk – Ortiz)**
- (2) **Approval of Payment of Demands; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Finance – Jennings)**
- (3) **Adoption of a Resolution Awarding the Construction Contract for the Community Development Block Grant (“CDBG”) Pedestrian Ramp Improvements (CIP 2023-07) Project and Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act (“CEQA”) per State CEQA Guidelines Section 15301. (Engineering – Schmitz)**
- (4) **Adoption of a Resolution Accepting the Citywide Slurry Seal and Roadway Maintenance Program 2022 (CIP 2022-02) Project as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz)**
- (5) **Approval of the Issuance of a Purchase Order Change Order to Border Tire, Increasing the FY 22/23 Purchase Order Amount to \$40,000 for Additional As-Needed Vehicle Tires; Finding the Acton is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Fire – Matsushita)**
- (6) **Claim Against the City by Ruben Ordunto; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Human Resources – Rankin)**



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.

NEW BUSINESS:

- (7) Report of Community Oriented Policing Committee on Diversity, Equity and Inclusion Program; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (City Manager – Best)**

Recommendation:

1. Receive report; and
2. Adopt proposed Santee Core Community Values Statement; and
3. Provide direction to staff; and
4. Direct the City Manager to address and implement next steps for continuing these efforts.

- (8) Resolution Authorizing the City Manager to Execute the First Amendment to the Professional Services Agreement with M.W. Steele Group, Inc. for the Arts and Entertainment District Overlay Expansion Project and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Planning and Building – Coyne)**

Recommendation:

Adopt the Resolution authorizing the City Manager to execute the First Amendment to the Professional Services Agreement with M.W. Steele Group, Inc.

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:

(9) Conference with Legal Counsel—Existing Litigation

(Gov. Code §54956.9(d)(1))

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

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

ADJOURNMENT:



**BOARDS, COMMISSIONS & COMMITTEES
MARCH & APRIL MEETINGS**

Mar	02	SPARC	Cancelled	Council Chamber
Mar	08	Council Meeting		Council Chamber
Mar	13	Community Oriented Policing Committee		Council Chamber
Mar	16	SMHFPC		Council Chamber
Mar	22	Council Meeting		Council Chamber
Apr	06	SPARC		Council Chamber
Apr	10	Community Oriented Policing Committee		Council Chamber
Apr	12	Council Meeting		Council Chamber
Apr	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 March 8, 2023

ITEM TITLE APPROVAL OF READING BY TITLE ONLY AND WAIVER OF READING IN FULL OF ORDINANCES AND RESOLUTIONS ON THE AGENDA; FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

DIRECTOR/DEPARTMENT Annette Ortiz, CMC, City Clerk

SUMMARY

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

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

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

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

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

ATTACHMENT

None



MEETING DATE March 8, 2023

ITEM TITLE APPROVAL OF PAYMENT OF DEMANDS; FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

DIRECTOR/DEPARTMENT ^{ba} Heather Jennings, Finance ^{EB}

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 ^{MSB}

Approve the Payment of Demands as presented.

ATTACHMENT

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

Payment of Demands
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
02/10/23	Accounts Payable	\$ 15,547.64
02/15/23	Accounts Payable	120,674.40
02/15/23	Accounts Payable	30,258.34
02/15/23	Accounts Payable	181,181.25
02/15/23	Accounts Payable	62,702.74
02/22/23	Accounts Payable	1,830,828.94
02/23/23	Payroll	402,630.44
02/23/23	Accounts Payable	20,766.41
02/24/23	Retiree Health	37,052.18
02/27/23	Accounts Payable	<u>114,137.95</u>
	TOTAL	<u><u>\$2,815,780.29</u></u>

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



 for Heather Jennings, Director of Finance

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1238	2/10/2023	10482 TRISTAR RISK MANAGEMENT	117370		WORKERS COMP LOSSES; JAN 23	15,547.64
Total :						15,547.64
1 Vouchers for bank code : ubgen						Bank total : 15,547.64
1 Vouchers in this report						Total vouchers : 15,547.64

Prepared by: J. Smith
Date: 2-16-23
Approved by: [Signature]
Date: 2/16/23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2233	2/15/2023	10353 PERS	02 23 03		RETIREMENT PAYMENT	120,674.40
Total :						120,674.40

1 Vouchers for bank code : ubgen

Bank total : 120,674.40

1 Vouchers in this report

Total vouchers : 120,674.40

Prepared by: J. Smith
Date: 2-15-23
Approved by: E. Bulth
Date: 2-15-23

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132741	2/15/2023	10001 US BANK	001095		PARKING	84.00
			01.19.2023_CURTIS		CPRS MEMBERSHIP	108.72
			01.19.2023_FOSTER		CPRS MEMBERSHIP	101.64
			01022023		JANUARY SQUARE MARKETING	55.00
			01102023		CHIEFS' PLANNING MEETING	60.96
			01172023		LEAGUE OF CA CITIES TRANSPOR	21.95
			01202023		LEAGUE OF CA CITIES TRANSPOR	24.99
			0180341		FD BADGE	236.18
			0269650		ANNUAL MEMBERSHIP DUES	110.00
			0272319210595 CREDIT		AIRFARE CREDIT CAPPO 2023 COI	-358.00
			0340		FACILITIES - WORK GLOVES	2.69
			084412/013384		FACILITIES - SUPPLIES & MATERIA	5.39
			09478		MATERIALS & SUPPLIES	195.79
			1001126.007		CA FIRE MECHANICS ACADEMY	1,470.00
			101440941		BUILDING SUPPLIES	334.03
			10404		MEETING SUPPLIES	36.97
			10483394		MEETING DUES	70.00
			10486963		FIRST FRIDAY BREAKFAST 1/6/202	35.00
			105900		VEHICLE REPAIR PARTS	46.41
			111-0411637-7886655		OFFICE SUPPLIES	36.50
			111-0636047-3149832		OFFICE SUPPLIES - FINANCE	19.76
			111-0689402-2123416		OFFICE SUPPLIES	24.76
			111-0877235-7655456		STATION EQUIPMENT	119.54
			111-0897439-2721035		OFFICE SUPPLIES	96.96
			111-0897439-2721035B		CR-OFFICE SUPPLIES RETRND	-96.96
			111-1251530-3636217		FITNESS EQUIPMENT	193.28
			111-1394339-6319466		OFFICE SUPPLIES	36.62
			111-1454396-1239422		SPECIAL EVENTS - FIDO FEST SUF	40.90
			111-1661860-4804246		MATERIALS & SUPPLIES	282.52
			111-1661860-48042462		MATERIALS & SUPPLIES: BADGE F	33.26
			111-1661860-4804246R		MATERIALS & SUPPLIES REFUND	-198.26
			111-2307874-1442657		OFFICE SUPPLIES	56.58
			111-2307874-1442657A		CR-OFFICE SUPPLIES RETURNND	-13.49
			111-2307874-1442657B		CR-OFFICE SUPPLIES RETURNND	-43.09
			111-2634407-6613065		WELLNESS PROGRAM SUPPLIES	151.57
			111-2736846-0587411		TABLET COMMAND ACCESSORIES	161.47

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132741	2/15/2023	10001 US BANK	(Continued)			
			111-4669287-7437848		OFFICE SUPPLIES	30.60
			111-6152009-9373040		OFFICE SUPPLIES - FINANCE	11.84
			111-6197574-2634626		APPLIANCE REPAIR PART	17.01
			111-7627214-5273812		OFFICE SUPPLIES	26.35
			111-9092950-0109016		MATERIALS & SUPPLIES	28.76
			112-1348155-4919452R		MATERIALS & SUPPLIES REFUND	-15.52
			112-1817646-9979417		EQUIPMENT SUPPLIES	386.60
			112-3511814-2273860R		MATERIALS & SUPPLIES REFUND	-168.07
			112-3893630-2709822		WELLNESS PROGRAM SUPPLIES	1,483.30
			112-4067660-8003404A		TABLET COMMAND ACCESSORIES	7.48
			112-4067660-8003404B		TABLET COMMAND ACCESSORIES	13.09
			112-4570051-1523453		WEARING APPAREL	17.21
			112-8954478-56610		OFFICE SUPPLIES - BLDG 5	35.55
			112-9843660-2545841		EQUIPMENT SUPPLIES	26.81
			113-2335713-4297814		DEPARTMENT SUPPLIES	45.40
			113-3568939-1252219		CODE SUPPLIES	6.45
			113-3627302-3225031		DEPARTMENT SUPPLIES	19.38
			113-4586370-1767456		DEPARTMENT SUPPLIES	38.77
			113-5133285-2210648		MATERIALS & SUPPLIES	96.71
			113-5133285-2210648		CREDIT	-38.56
			113-5809731-8444226		DEPARTMENT SUPPLIES	53.70
			114-1666453-3471441		SHOP SUPPLIES	65.87
			114-2090300-8917836		VEHICLE SUPPLIES	19.69
			114-5450615-2974603		VEHICLE SUPPLIES	45.29
			114-5625970-0938650		OFFICE SUPPLIES - FINANCE	30.43
			114-8251548-8462649		EQUIPMENT SUPPLIES	108.77
			114-8257072-2747415		OFFICE SUPPLIES	16.94
			114-9463168-3903439		MATERIALS & SUPPLIES	238.04
			115705		EVENT FLYER PAPER	92.41
			11674071		2023 EMPLOYMENT POSTER	359.98
			1208928803		ONLINE MEETING SOFTWARE	129.35
			1208931479		ONLINE MEETING SOFTWARE	129.35
			1208934748		ONLINE MEETING SOFTWARE	30.00
			1219		HOSE FOR EVENTS	13.99
			12500023		PARKING FOR ED ROUNDTABLE 2I	1.25
			131211		PROFESSIONAL DEVELOPMENT	165.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132741	2/15/2023	10001 US BANK	(Continued)			
			131335		PROFESSIONAL DEVELOPMENT	140.00
			131335		PROFESSIONAL DEVELOPMENT	140.00
			1348D2B75B823E2327		CONFERENCE REGISTRATION	585.00
			1406		VEHICLE REPAIR PARTS	70.36
			16682		EXAM MATERIALS	84.00
			1888-6		MATERIALS & SUPPLIES	424.19
			2000107-12802958		SPECIAL EVENT - HOLIDAY LIGHTI	75.41
			205050		CHIEFS' PLANNING MEETING	121.30
			22803932 012223		MATERIALS & SUPPLIES	51.18
			22803932 122522		MATERIALS & SUPPLIES	65.14
			24785		FOUNTAIN MAINT SUPPLIES	1,264.75
			25		SPARC BREAKFAST	97.90
			273383N3		CLEARINGHOUSE MEMBERSHIP	25.00
			27VTEX		LEAGUE OF CA CITIES AIRFARE	427.96
			300001751		CITY CLERK ASSOCIATION OF CAL	200.00
			300002447		ANNUAL MEMBERSHIP	75.00
			300011033		CSMFO MEMBERSHIP JENNINGS	125.00
			3019		PUB ED SUPPLIES	77.33
			3038		SPECIAL EVENTS - BANNERS	68.87
			34043		SENIOR PROGRAM SUPPLIES	58.68
			37032		SPECIAL EVENT TABLE CLOTHS	559.90
			403 8 59 304		STATION SUPPLIES	930.66
			40418		DDS OFFICE REMODEL	125.29
			40419		MATERIALS & SUPPLIES	60.81
			43222		MATERIALS & SUPPLIES	84.99
			43230		MATERIALS & SUPPLIES	71.43
			437574		MEMBERSHIP DUES - CONFERENC	1,715.00
			44655		MATERIALS & SUPPLIES	129.26
			45797		DDS OFFICE REMODEL	146.85
			45805		MATERIALS & SUPPLIES	22.46
			4714		TEEN CENTER SUPPLIES	21.44
			48087		SUPPLIES FOR COUNCIL RETREA	23.66
			4LIUC8-A		ICSC CONFERENCE 2023	49.48
			4LIUC8-B		ICSC CONFERENCE	195.71
			51641		FOUNTAIN MAINTENANCE SUPPLII	67.17
			53405		MATERIALS & SUPPLIES	40.95

Voucher List
CITY OF SANTEE

Bank code : ubqen


Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132741	2/15/2023	10001 US BANK	(Continued)			
			53677		STATION EQUIPMENT	791.24
			5492		SIGNAGE	26.94
			549536		FITNESS PROGRAM MEMBERSHIP	49.50
			5499		SIGNAGE	26.94
			5527993901		LEAGUE OF CA CITIES	749.46
			55309		MATERIALS & SUPPLIES	31.22
			5785715		PROFESSIONAL DEVELOPMENT	165.00
			586642		PICKLEBALL COURT IMPROVEMEN	612.70
			6110381		PROFESSIONAL DEVELOPMENT	165.00
			6125840		CANON PRINTER PAPER SET	113.02
			64565		DEPARTMENT SUPPLIES	204.71
			64CCA6C		SUBSCRIPTIONS/MEMBERSHIP	105.00
			666325		CHIEFS' PLANNING MEETING	45.00
			68651		MATERIALS & SUPPLIES	13.87
			7001599		SUBSCRIPTIONS/MEMBERSHIP	105.00
			7383		COFFEE FOR STAFF RETREAT	45.23
			783848		LEAGUE OF CA CITIES NORCAL	625.00
			783863		LEAGUE OF CA CITIES SOCIAL	625.00
			81522		MEETING SUPPLIES	11.82
			8199403		CHIEFS' PLANNING MEETING	36.78
			83192		GRAFFITI ABATEMENT	157.57
			8389300Y		ANNUAL MEMBERSHIP DUES	1,552.50
			85134		SUPPLIES FOR THE COUNCIL & S1	195.43
			8588		FIDO FEST - DOG PAINT	108.98
			8674		OFFICE SUPPLIES - FINANCE	117.60
			8705017		COUNCIL MEETING SUPPLIES	21.38
			89972		OFFICE SUPPLIES	21.41
			90760		CONFERENCE REGISTRATION	515.00
			90772		CONFERENCE REGISTRATION	565.00
			90777		CONFERENCE REGISTRATION	515.00
			9572201		USB REPLACEMENT CORD FOR PH	15.02
			9616306002440188		SPROUTS WELLNESS PROGRAM :	188.35
			96349		PROFESSIONAL DEVELOPMENT	60.00
			B3E7FB70		INTERNATIONAL INSTITUTE OF ML	225.00
			CV3018658		SPECIAL EVENTS - EVENT PROMC	617.27
			DEH2007-HUPFP-208335		FY22/23 HAZMAT PERMIT-OPS CE	973.00


Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132741	2/15/2023	10001 US BANK	(Continued)			
			I309406		STATION EQUIPMENT REPAIR	1,006.25
			INV000030605		MATERIALS & SUPPLIES	323.04
			INV753256		IPAD RENTAL HOLIDAY LIGHTING	131.44
			SD016795		NAMETAGS	38.79
			VRC121-24842168		ERGONOMIC OFFICEUPGRADES	916.94
			WPR9031889		FOUNTAIN SUPPLIES	319.95
			Y9P9L2		CONFERENCE REGISTRATION	1,590.00
					Total :	30,258.34
					Bank total :	30,258.34
					Total vouchers :	30,258.34

1 Vouchers for bank code : ubgen

1 Vouchers in this report

Prepared by: 
Date: 2-16-23

Approved by: 
Date: 2/15/23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1240	2/15/2023	10401 US BANK TRUST	2213596		CFD 2017 DEBT SERVICE SEMI AN	181,181.25
Total :						181,181.25
1 Vouchers for bank code : ubgen						Bank total : 181,181.25
1 Vouchers in this report						Total vouchers : 181,181.25

Prepared by: J. Smith
Date: 2-21-23
Approved by: E. Bullock
Date: 2-21-23

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132742	2/15/2023	14440 AED BRANDS LLC	128637	53761	POWERHEART G5 AED	3,221.73
Total :						3,221.73
132743	2/15/2023	10516 AWARDS BY NAVAJO	0123248	53864	NAMETAGS	23.71
Total :						23.71
132744	2/15/2023	10299 CARQUEST AUTO PARTS	11102-577975	53869	VEHICLE REPAIR PARTS	246.69
Total :						246.69
132745	2/15/2023	10031 CDW GOVERNMENT LLC	GG08522 GH52601	54199 54198	COMPUTER EQUIPMENT PRINTER, INK	594.60 3,598.24
Total :						4,192.84
132746	2/15/2023	10032 CINTAS CORPORATION #694	4144454700 4144608629	53959 53959	MISC. SHOP RENTAL SERVICE STATION SUPPLIES	65.10 46.80
Total :						111.90
132747	2/15/2023	10333 COX COMMUNICATIONS	094486701; FEB23		CITY HALL GROUP BILL	3,411.95
Total :						3,411.95
132748	2/15/2023	10856 E-W TRUCK & EQUIPMENT CO INC	67219 67220	53878 53878	OPACITY TESTING OPACITY TESTING	102.60 102.60
Total :						205.20
132749	2/15/2023	11196 HD SUPPLY FACILITIES	9210778326	53945	STATION SUPPLIES	223.69
Total :						223.69
132750	2/15/2023	10144 HDL COREN & CONE	SIN024982	53961	FY 22/23 PROP TAX AUDIT & INFO :	4,750.00
Total :						4,750.00
132751	2/15/2023	10204 LIFE ASSIST INC	1286484 1286825	53891 53891	EMS SUPPLIES EMS SUPPLIES	52.04 527.52
Total :						579.56
132752	2/15/2023	10308 O'REILLY AUTO PARTS	2968-133541	53896	VEHICLE SUPPLIES	7.32
Total :						7.32

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132753	2/15/2023	10344 PADRE DAM MUNICIPAL WATER DIST	29700015; JAN23 90000366; JAN23		CONSTRUCTION METER GROUP BILL	305.35 15,460.43 Total : 15,765.78
132754	2/15/2023	12904 PAT DAVIS DESIGN GROUP, INC	7163	53956	GRAPHIC DESIGN PRODUCTION	1,725.00 Total : 1,725.00
132755	2/15/2023	12062 PURETEC INDUSTRIAL WATER	2046884	54000	DEJIONIZED WATER SERVICE	131.08 Total : 131.08
132756	2/15/2023	10097 ROMAINE ELECTRIC CORPORATION	12-058129	53980	VEHICLE SUPPLIES	241.69 Total : 241.69
132757	2/15/2023	10212 SANTEE SCHOOL DISTRICT	9338	53965	TEEN CENTER BUS TRANSPORTA1	195.12 Total : 195.12
132758	2/15/2023	10768 SANTEE SCHOOL DISTRICT	9337	53964	CHET HARRITT BALL FIELD LIGHTI	438.75 Total : 438.75
132759	2/15/2023	13171 SC COMMERCIAL, LLC	2308769-IN 2310679-IN	53902 53902	DELIVERED FUEL DELIVERED FUEL	225.93 700.79 Total : 926.72
132760	2/15/2023	14284 SDI PRESENCE LLC	11666	53800	SANTEE LMS PROCUREMENT	12,862.50 Total : 12,862.50
132761	2/15/2023	10217 STAPLES ADVANTAGE	3528402303 3528402310 3528402315 3528506665 3528506666 CR	53966 53982 53935 53966 53935	OFFICE SUPPLIES - CLERK'S OFFI OFFICE SUPPLIES FY 22/23 OFFICE SUPPLIES - FINAI OFFICE SUPPLIES - CLERK'S OFFI FY 22/23 OFFICE SUPPLIES - FINAI	89.41 151.08 80.90 317.74 -11.41 Total : 627.72
132762	2/15/2023	10741 TARGET SPECIALTY PRODUCTS	INVP501002651 INVP501004591	54169 54169	HERBICIDE PURCHASE HERBICIDE PURCHASE	4,512.15 4,512.15 Total : 9,024.30
132763	2/15/2023	10250 THE EAST COUNTY	126853	53967	CLERK OFFICE PUBLICATIONS	724.50

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132766	2/22/2023	13456 AGRICULTURAL PEST CONTROL	676682	53971	PEST CONTROL SERVICES	654.67
					Total :	654.67
132767	2/22/2023	10633 ALL STAR GLASS INC	WEC018552	53859	VEHICLE REPAIR	284.13
					Total :	284.13
132768	2/22/2023	11445 AMERICAN MESSAGING	L1072898XB		FD PAGER SERVICE	166.47
					Total :	166.47
132769	2/22/2023	14823 AMERICAN SCENTED MARKET	Ref000084991		LI Refund Cst #27978	46.00
					Total :	46.00
132770	2/22/2023	10412 AT&T	19395308		TELEPHONE	837.50
					Total :	837.50
132771	2/22/2023	14822 AULT, BRAD	Ref000084990		LI Refund Cst #27946	99.00
					Total :	99.00
132772	2/22/2023	14306 AZTEC LANDSCAPING, INC	J1400	53940	CUSTODIAL SERVICES - PARKS	4,523.69
					Total :	4,523.69
132773	2/22/2023	11513 BOND, ELLEN	03012023-263		MEADOWBROOK HARDSHIP PROC	117.86
					Total :	117.86
132774	2/22/2023	13292 BORDER RECAPPING LLC DBA BORDE	23-0030215-008	53865	TIRES	3,386.66
					Total :	3,386.66
132775	2/22/2023	14821 CALHOME LENDING	Ref000084989		CORRECTED LICENSE TYPE REFL	46.00
					Total :	46.00
132776	2/22/2023	10876 CANON SOLUTIONS AMERICA INC	4040608494 4040608495	53987 53987	SCANNER MAINTENANCE PLOTTER MAINTENANCE	117.11 79.95
					Total :	197.06
132777	2/22/2023	12665 CARROLL BUSINESS SUPPLY	985684-0	53870	OFFICE SUPPLIES	248.47
					Total :	248.47

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132778	2/22/2023	11402 CARROLL, JUDI	03012023-96		MEADOWBROOK HARDSHIP PROC	118.15
					Total :	118.15
132779	2/22/2023	10032 CINTAS CORPORATION #694	4145154060	53959	MISC. SHOP RENTAL	65.10
					Total :	65.10
132780	2/22/2023	14820 CLARK, KATHRYN	Ref000084988		LI Refund Cst #27901	46.00
					Total :	46.00
132781	2/22/2023	11409 CLAYTON, SYLVIA	03012023-340		MEADOWBROOK HARDSHIP PROC	123.64
					Total :	123.64
132782	2/22/2023	12153 CORODATA RECORDS	RS4870634	53973	RECORDS MANAGEMENT	664.38
					Total :	664.38
132783	2/22/2023	11862 CORODATA SHREDDING INC	DN1397147	53974	CORODATA SHREDDING	49.82
					Total :	49.82
132784	2/22/2023	10234 COUNTY OF SAN DIEGO	02462-1982-RI-2022	54058	GENERATOR AIR POLLUTION CON	580.00
					Total :	580.00
132785	2/22/2023	10358 COUNTY OF SAN DIEGO	23CTOFSAN07 23CTOFSASN07	54019 53941	SHERIFF RADIOS 800 MHZ ACCESS (FIRE/PS)	2,565.00 1,909.50
					Total :	4,474.50
132786	2/22/2023	10040 COUNTYWIDE MECHANICAL SYSTEMS	56418 56466	54162 54162	PLUMBING REPAIRS PLUMBING REPAIRS	372.56 643.54
					Total :	1,016.10
132787	2/22/2023	10333 COX COMMUNICATIONS	052335901; FEB23		8950 COTTONWOOD AVE	187.79
					Total :	187.79
132788	2/22/2023	10142 CSA SAN DIEGO COUNTY	811	54021	CDBG SUBRECIPIENT	4,441.78
					Total :	4,441.78
132789	2/22/2023	11168 CTE INC CLARK TELECOM AND	3227 3227R	53954	MAGNOLIA SIGNAL PROJECT RETENTION	48,060.00 -2,403.00

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132789	2/22/2023	11168	11168 CTE INC CLARK TELECOM AND	(Continued)		Total : 45,657.00
132790	2/22/2023	10046	D MAX ENGINEERING INC	7645	54080	STORMWATER INSPECTIONS & RE Total : 4,380.26
132791	2/22/2023	14347	DIAMOND EDUCATION	1058	53942	CONTINUING ED, QA, QI PRGRM Total : 1,850.00
132792	2/22/2023	12593	ELLISON WILSON ADVOCACY, LLC	2023-02-07	53976	GOVERNMENTAL ADVOCACY SER' Total : 1,500.00
132793	2/22/2023	10057	SAFEBUILT, LLC LOCKBOX #88135	12/2022 (December)		SHARE OF FEES Total : 62,823.40
132794	2/22/2023	10251	FEDERAL EXPRESS	8-042-42017		FEDEX SHIPPING CHARGES Total : 47.20
132795	2/22/2023	10724	FIREMASTER	0001037403	54047	INERGEN SYSTEM MAINT & REPAI Total : 325.00
132796	2/22/2023	14815	FIRESTONE BUIDING, INC.	RFD - 2000		REFUNDABLE DEPOSIT Total : 1,500.00
132797	2/22/2023	12638	GEORGE HILLS COMPANY, INC.	INV1024829	54012	ADMIN - LIABILITY CLAIMS Total : 1,416.66
132798	2/22/2023	11881	GOODEN, CHRIS	114-5805988-0533069		WEARING APPAREL Total : 200.00
132799	2/22/2023	14826	HANDS-ON MUSIC FOR FUN AND LEA	Ref000084998		LI Refund Cst #27600 Total : 46.00
132800	2/22/2023	10070	HAWTHORNE CAT MACHINERY	PS020058188	53883	VEHICLE REPAIR PART Total : 271.92
132801	2/22/2023	14810	HERNANDEZ, TIANA	Ref000084749		LI Refund Cst #18670 Total : 60.00
132802	2/22/2023	10256	HOME DEPOT CREDIT SERVICES	162576	53923	STATION SUPPLIES 14.62

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132802	2/22/2023	10256	10256 HOME DEPOT CREDIT SERVICES (Continued)			Total : 14.62
132803	2/22/2023	14818	HOME GROWN ENERGY SOLUTIONS LLC Ref000084980		DUPLICATE APPLICATION REFUND	99.00
						Total : 99.00
132804	2/22/2023	14809	INTEGRITY FINANCIAL COACHING, TIMO Ref000084720		LI Refund Cst #27737	46.00
						Total : 46.00
132805	2/22/2023	14819	KAIS REFILLS LLC Ref000084981		APPLICATION ERROR REFUND	99.00
						Total : 99.00
132806	2/22/2023	10120	KEARNY PEARSON FORD 1845613	53886	VEHICLE REPAIR PARTS	69.60
						Total : 69.60
132807	2/22/2023	10430	LEAGUE OF CALIFORNIA CITIES 643559		ANNUAL MEMBERSHIP DUES	19,549.00
						Total : 19,549.00
132808	2/22/2023	13155	LIFETIME DOG TRAINING, LLC 4005		INSTRUCTOR PAYMENT	1,332.00
						Total : 1,332.00
132809	2/22/2023	11783	MINTO, JOHN 02132023 11738-214 11783-213		TRAVEL REIMBURSEMENT TRAVEL REIMBURSEMENT TRAVEL REIMBURSEMENT	24.89 206.00 191.50
						Total : 422.39
132810	2/22/2023	10083	MUNICIPAL EMERGENCY SERVICES IN1777431 IN1785419	54102 54075 54075	SAFETY APPAREL SAFETY APPAREL	1,896.06 2,257.87
						Total : 4,153.93
132811	2/22/2023	10085	NATIONAL SAFETY COMPLIANCE INC 92793		ANNUAL ADMINISTRATIVE FEE	150.00
						Total : 150.00
132812	2/22/2023	10308	O'REILLY AUTO PARTS 2968-133708 2968-135156	53896 53896	VEHICLE REPAIR PARTS VEHICLE SUPPLIES	9.47 66.15
						Total : 75.62
132813	2/22/2023	11373	OUTDOOR CREATIONS INC 9731	54138	MEMORIAL PICNIC TABLE	1,761.71

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132813	2/22/2023	11373 11373 OUTDOOR CREATIONS INC	(Continued)			Total : 1,761.71
132814	2/22/2023	10344 PADRE DAM MUNICIPAL WATER DIST	90000367; FEB23		GROUP BILL	12,245.62 Total : 12,245.62
132815	2/22/2023	14614 PARADIGM MECHANICAL CORP	5387 5397 5410 5411 5412 5413 5414 5415 5416 5419 5420 5421	53951 53951 53951 53951 53951 53951 53951 53951 53951 53951 53951 53951	HVAC MAINT & REPAIRS HVAC MAINT & REPAIRS HVAC MAINT & REPAIRS HVAC MAINT & REPAIRS HVAC MAINT & REPAIRS HVAC MAINT & REPAIRS HVAC MAINT & REPAIRS HVAC MAINT & REPAIRS HVAC MAINT & REPAIRS HVAC MAINT & REPAIRS HVAC MAINT & REPAIRS HVAC MAINT & REPAIRS	207.50 248.60 227.00 121.60 243.20 127.00 108.10 116.20 232.40 127.00 110.80 105.40 Total : 1,974.80
132816	2/22/2023	11442 PATTERSON, EDWARD	03012023-225		MEADOWBROOK HARDSHIP PROC	113.99 Total : 113.99
132817	2/22/2023	10161 PRIZM JANITORIAL SERVICES INC	34503	53931	CUSTODIAL SERVICES - OFFICES	4,588.24 Total : 4,588.24
132818	2/22/2023	10101 PROFESSIONAL MEDICAL SUPPLY	B022094 B022095 B022096	53958 53958 53958	OXYGEN CYLINDRS & REFILLS OXYGEN CYLINDRS & REFILLS OXYGEN CYLINDRS & REFILLS	109.50 262.50 93.00 Total : 465.00
132819	2/22/2023	10095 RASA	5686	54062	MAP CHECK - LAS LOMAS	345.00 Total : 345.00
132820	2/22/2023	10830 SAN DIEGO COMMUNITY COLLEGE	21076	54220	FIRE TRAINING REGISTRATION	4,784.00 Total : 4,784.00
132821	2/22/2023	10606 S.D. COUNTY SHERIFF'S DEPT.	1312023 SHERIFF DEC 2022	54097	CAL-ID PROGRAM LAW ENFORCEMENT DECEMBER :	5,035.00 1,378,707.39

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
132821	2/22/2023	10606	10606 S.D. COUNTY SHERIFF'S DEPT.	(Continued)		Total : 1,383,742.39	
132822	2/22/2023	14415	SAN DIEGO FOOD SYSTEM ALLIANCE	4239	SB 1383 ASSISTANCE	1,650.00	
				4260	SB 1383 ASSISTANCE	1,300.00	
				4297	SB 1383 ASSISTANCE	950.00	
					Total :	3,900.00	
132823	2/22/2023	13171	SC COMMERCIAL, LLC	2313945-IN	53902	DELIVERED FUEL	875.72
				2316799-IN	53902	DELIVERED FUEL	148.09
					Total :	1,023.81	
132824	2/22/2023	14523	SCA OF CA, LLC	156374PS	53948	STREET SWEEPING SVCS	478.00
				156398PS	53948	STREET SWEEPING SVCS	28,220.15
					Total :	28,698.15	
132825	2/22/2023	10585	SHARP REES-STEALY MEDICAL	376245446	53903	DMV EXAM	114.00
				376533869	53903	PRE-PLACEMENT PHYSICAL	56.00
				376569098	53903	PRE-PLACEMENT PHYSICAL	292.00
				376569100	53903	PRE-PLACEMENT PHYSICAL	40.00
				376569104	53903	PRE-PLACEMENT PHYSICAL	42.00
				376569112	53903	PRE-PLACEMENT PHYSICAL	57.00
					Total :	601.00	
132826	2/22/2023	13162	SOCAL PPE	5190	54141	TURNOUT MAINTENANCE/REPAIR	3,058.50
				5191	54141	TURNOUT MAINTENANCE/REPAIR	2,286.25
				5195	54141	TURNOUT MAINTENANCE/REPAIR	2,977.25
				5196	54141	TURNOUT MAINTENANCE/REPAIR	3,674.76
					Total :	11,996.76	
132827	2/22/2023	10837	SOUTHWEST TRAFFIC SIGNAL	82328	54024	TRAFFIC SIGNAL SERVICE CALLS	2,342.15
				82329	54024	USA MARKOUTS	384.44
				82330	54024	TRAFFIC SIGNAL MAINTENANCE	4,234.62
				82331	54024	TRAFFIC SIGNAL SERVICE	6,130.78
					Total :	13,091.99	
132828	2/22/2023	14240	SPICER CONSULTING GROUP	1240	53572	ASSMNT ENGR & CFD SVC FY 21.2	2,656.25
					Total :	2,656.25	

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132829	2/22/2023	11403 ST. JOHN, LYNNE	03012023-78		MEADOWBROOK HARDSHIP PROC	118.37
					Total :	118.37
132830	2/22/2023	10217 STAPLES ADVANTAGE	3529082017	53981	OFFICE SUPPLIES - DDS	168.65
			3529082019	53982	OFFICE SUPPLIES	78.41
			3529082023	53936	STAPLES OFFICE SUPPLIES	38.40
			3529646721	53982	OFFICE SUPPLIES	18.16
					Total :	303.62
132831	2/22/2023	13019 STATEWIDE TRAFFIC SAFETY	01008082	54064	TRAFFIC SIGNS, MATERIALS & SUI	234.38
					Total :	234.38
132832	2/22/2023	10119 STEVEN SMITH LANDSCAPE INC	50628	53985	A 3 LANDSCAPE SERVICES	12,830.34
			51025	53985	A 3 LANDSCAPE SERVICES	12,208.54
			51044	53985	A 3 LANDSCAPE SERVICES	1,188.00
			51089	53985	A 3 LANDSCAPE SERVICES	198.08
			51188	53938	A 2 LANDSCAPE SERVICES	20,182.33
			51189	53985	A 3 LANDSCAPE SERVICES	12,830.34
			51200	53985	A 3 LANDSCAPE SERVICES	1,238.00
			51254	53937	A 1 LANDSCAPE SERVICES	10,920.00
			51255	53937	A1 LANDSCAPE SERVICES	9,360.00
			51256	53937	A1 LANDSCAPE SERVICES	792.32
			51257	53937	A 1 LANDSCAPE SERVICES	792.32
			51323	53937	A 1 LANDSCAPE SERVICES	54,517.92
			51324	53938	A 2 LANDSCAPE SERVICES	20,182.33
			51325	53985	A 3 LANDSCAPE SERVICES	12,208.54
					Total :	169,449.06
132833	2/22/2023	10250 THE EAST COUNTY	00126965		NOTICE OF PUBLIC HEARING - CD	185.50
					Total :	185.50
132834	2/22/2023	14813 THE PLAZAAT LANTERN CREST	Ref000084878		LI Refund Cst #27801	99.00
					Total :	99.00
132835	2/22/2023	13401 TRI POINTE HOMES IE-SD, INC	IP14001A		REFUNDABLE DEPOSIT	891.31
					Total :	891.31
132836	2/22/2023	10133 UNDERGROUND SERVICE ALERT	120230700	54013	DIG ALERT - MONTHLY TICKETS	108.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132836	2/22/2023	10133 UNDERGROUND SERVICE ALERT	(Continued) 22-2302786	54013	DIG ALERT SERVICES - STATE FEE	53.58
					Total :	161.58
132837	2/22/2023	10692 UNITED PARCEL SERVICE	000006150X043		SHIPPING	38.84
					Total :	38.84
132838	2/22/2023	12012 US TIRE SUPPLY	10818	53911	VEHICLE SUPPLIES	221.78
					Total :	221.78
132839	2/22/2023	11194 USAFACT INC	3013323		BACKGROUND CHECKS	86.76
					Total :	86.76
132840	2/22/2023	10475 VERIZON WIRELESS	9927405361		CELL PHONE SERVICE	1,257.50
					Total :	1,257.50
132841	2/22/2023	14816 WABER, JON & LAURA	BC22-02		REFUNDABLE DEPOSIT	1,001.80
					Total :	1,001.80
132842	2/22/2023	10136 WEST COAST ARBORISTS INC	195623 195720	53939 53939	URBAN FORESTRY MANAGEMENT URBAN FORESTRY MANAGEMENT	2,304.75 1,119.45
					Total :	3,424.20
132843	2/22/2023	14687 WEX BANK	87148066		FLEET CARD FUELING	12,075.04
					Total :	12,075.04
132844	2/22/2023	10331 HDS WHITE CAP CONST SUPPLY	10017471711	54052	TOOLS, MATERIALS & SUPPLIES	828.12
					Total :	828.12
79 Vouchers for bank code : ubgen						Bank total : 1,830,828.94
79 Vouchers in this report						Total vouchers : 1,830,828.94

Bank code : ubqen

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

Date: 2.22.23

Approved by: *[Signature]*

Date: 2/22/23

Payroll Processing Report
CITY OF SANTEE
2/2/2023 to 2/15/2023-2 Cycle b

EARNINGS SECTION				DEDUCTIONS SECTION				LEAVE SECTION					
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
					rhsabc	23,716.03	474.32						
					roth	34,693.67	5,384.43						
					sb-1		75.33						
					sb-3		48.36						
					sffa		2,526.04						
					sffapc		401.28						
					st1cs3	89,245.61	2,677.35	-2,677.35					
					st2cs3	13,821.75	414.65	-414.65					
					texlif		55.16						
					vaccpr		519.30						
					vaccpt		227.04						
					vcanpr		339.83						
					vcanpt		119.05						
					vgcprt		79.44						
					vision		508.47						
					voladd		62.40						
					voldis		234.94						
					vollif		221.76						
					vollpb			-217.99					
Grand Totals	14,724.75		620,131.85				217,501.41	68,785.95					

Gross:	620,131.85
Net:	402,630.44

<< No Errors / 14 Warnings >>

E Bull
2/21/23

JPE 2/15/23
Pay date 2/23/23

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132845	2/23/2023	12724 AMERICAN FIDELITY ASSURANCE	D560037		VOLUNTARY LIFE INS-AM FIDELITY	4,030.36
					Total :	4,030.36
132846	2/23/2023	12903 AMERICAN FIDELITY ASSURANCE CO	2216897C 2216898C		FLEXIBLE SPENDING ACCOUNT FLEXIBLE SPENDING ACCOUNT	2,671.36 2,315.11
					Total :	4,986.47
132847	2/23/2023	14793 CONTROLLING INS COST IN CA, SCHOO	2023-2		EMPLOYEE ASSISTANCE PROGRA	373.86
					Total :	373.86
132848	2/23/2023	12722 FIDELITY SECURITY LIFE	165637057		EYEMED - VOLUNTARY VISION	1,111.65
					Total :	1,111.65
132849	2/23/2023	10508 LIFE INSURANCE COMPANY OF	February 2023		LIFE/LTD INSURANCE	2,829.94
					Total :	2,829.94
132850	2/23/2023	14452 MEDICAL AIR SERVICES ASSC, MASA	1463856		MEDICAL AIR TRANSPORT SVCS	140.00
					Total :	140.00
132851	2/23/2023	14458 METROPOLITAN LIFE INSURANCE	76112337		VOLUNTARY LEGAL	210.00
					Total :	210.00
132852	2/23/2023	10784 NATIONAL UNION FIRE INSURANCE	Feburary 2023		VOLUNTARY AD&D	86.75
					Total :	86.75
132853	2/23/2023	10335 SAN DIEGO FIREFIGHTERS FEDERAL	February 2023		LONG TERM DISABILITY-SFFA	1,386.50
					Total :	1,386.50
132854	2/23/2023	10424 SANTEE FIREFIGHTERS	PPE 02/15/23		DUES/PEC/BENEVOLENT/BC EXP	3,053.95
					Total :	3,053.95
132855	2/23/2023	10776 STATE OF CALIFORNIA	PPE 02/15/23		WITHHOLDING ORDER	449.53
					Total :	449.53
132856	2/23/2023	10776 STATE OF CALIFORNIA	PPE 02/15/23		WITHHOLDING ORDER	225.23
					Total :	225.23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132857	2/23/2023	14467 TEXAS LIFE INSURANCE COMPANY	SM0FOU20230212001		VOLUNTARY INS RIDERS	110.35
					Total :	110.35
132858	2/23/2023	10001 US BANK	PPE 02/15/23		PARS RETIREMENT	1,019.98
					Total :	1,019.98
132859	2/23/2023	14600 WASHINGTON STATE SUPPORT	PPE 02/15/23		WITHHOLDING ORDER	751.84
					Total :	751.84
15 Vouchers for bank code : ubgen						Bank total : 20,766.41
15 Vouchers in this report						Total vouchers : 20,766.41 ✓

Prepared by: Juc M
Date: 2-23-23
Approved by: E Bull
Date: 2-23-23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
6196822	2/24/2023	14704 457 MISSIONSQUARE	PPE 02/15/23		ICMA - 457	32,974.38	
						Total :	32,974.38
6401701	2/24/2023	14705 RHS MISSIONSQUARE	PPE 02/15/23		RETIREE HSA	4,077.80	
						Total :	4,077.80
2 Vouchers for bank code : ubgen						Bank total :	37,052.18
2 Vouchers in this report						Total vouchers :	37,052.18

Prepared by: 
Date: 2-24-23
Approved by: 
Date: 2-28-23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
21630	2/27/2023	10956 FRANCHISE TAX BOARD	PPE 02/15/23		CA STATE TAX WITHHELD	28,578.26
					Total :	28,578.26
21644	2/27/2023	10955 DEPARTMENT OF THE TREASURY	PPE 02/15/23		FED WITHHOLD & MEDICARE	85,559.69
					Total :	85,559.69
2 Vouchers for bank code : ubgen						Bank total : 114,137.95
2 Vouchers in this report						Total vouchers : 114,137.95

Prepared by: Jus M
Date: 2-27-23
Approved by: E Bull
Date: 2-28-23

MEETING DATE March 8, 2023

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AWARDING THE CONSTRUCTION CONTRACT FOR THE CDBG PEDESTRIAN RAMP IMPROVEMENTS (CIP 2023-07) PROJECT AND DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) PER STATE CEQA GUIDELINES SECTION 15301.

DIRECTOR/DEPARTMENT

Carl Schmitz, City Engineer



SUMMARY

Staff recommends the City Council award the construction contract for the CDBG Pedestrian Ramp Improvements (CIP 2023-07) Project (“Project”) to Portillo Concrete, Inc. in the amount of \$299,400.00. This Project will install Americans with Disabilities Act (“ADA”) compliant pedestrian ramps at 40 locations across the City. These pedestrian ramp installations are part of a Citywide effort to improve accessibility in communities and to serve elderly and disabled people, which generally have been low- and moderate-income persons. The attached project map identifies the locations where a pedestrian ramp will be installed.

In compliance with the City’s purchasing ordinance, Santee Municipal Code Section 3.24.100, City staff administered a formal bid process on January 24, 2023. Then on February 16, 2023, the City Clerk publicly opened and examined seven sealed bids. Upon review of the submitted bids, the bid submitted by Portillo Concrete, Inc. was determined to be the lowest responsive and responsible bidder in the amount of \$299,400.00. The bid submitted by Portillo Concrete, Inc. is 20% lower than the Engineer’s construction estimate of \$360,000.00.

Staff also requests authorization for the City Manager, Director of Development Services or City Engineer to approve change orders in a total amount not to exceed \$74,850.00 (25% of the contract price) for unforeseen items and additional work associated with the Project. This will allow the City to complete additional installations in a single contract to provide cost savings for engineering design and construction administration.

ENVIRONMENTAL REVIEW

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

FINANCIAL STATEMENT *EB*

Funding for this project is provided by entitlement Community Development Block Grant (“CDBG funds”) from the United States Department of Housing and Urban Development (“HUD”).



Design and Bidding	\$ 20,702.00
Construction Contract	299,400.00
Construction Change Orders	74,850.00
Construction Engineering/Management	35,000.00
Project Closeout	5,000.00
 Total Anticipated Project Cost	 <u>\$ 434,952.00</u>

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Adopt the Resolution:

1. Awarding the construction contract for the CDBG Pedestrian Ramp Improvements (CIP 2023-07) Project to Portillo Concrete, Inc. for a total amount of \$299,400.00; and
2. Authorizing the City Manager to execute all necessary documents to execute the contract on behalf of the City; and
3. Authorizing the City Manager, Director of Development Services or City Engineer to approve change orders in a total amount not to exceed \$74,850.00; and
4. Determining this action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301(c), Existing Facilities, of the CEQA Guidelines.

ATTACHMENTS

Resolution
Bid Summary Chart
Project Map

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
AWARDING THE CONSTRUCTION CONTRACT FOR THE CDBG PEDESTRIAN RAMP
IMPROVEMENTS (CIP 2023-07) PROJECT AND DETERMINING THE PROJECT IS
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) PER STATE CEQA
GUIDELINES SECTION 15301**

WHEREAS, on January 24, 2023, City staff administered a formal bid process in compliance with Santee Municipal Code Section 3.24.100; and

WHEREAS, the City Clerk, on February 16, 2023, publicly opened and examined sealed bids for the CDBG Pedestrian Ramp Improvements (CIP 2023-07) Project (“Project”), which will install Americans with Disabilities Act (“ADA”) compliant pedestrian ramps at locations across the City; and

WHEREAS, the lowest received bid was submitted by Portillo Concrete, Inc. in the amount of \$299,400.00; and

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

WHEREAS, Portillo Concrete, Inc. was found to be the lowest responsive and responsible bidder with their total bid amount of \$299,400.00; and

WHEREAS, staff recommends awarding the construction contract to Portillo Concrete Inc. in the amount of \$299,400.00; 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 \$74,850.00 for unforeseen items and additional work associated with the Project.

WHEREAS, the project is categorically exempt from environmental review by Section 15301(c) of the State CEQA Guidelines; and

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

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

SECTION 2: The construction contract for the CDBG Pedestrian Ramp Improvements (CIP 2023-07) Project is awarded to Portillo Concrete, Inc. as the lowest responsive and responsible bidder in the amount of \$299,400.00, and the City Manager is authorized to execute all necessary documents to execute the contract on behalf of the City.

SECTION 3: The City Manager, Director of Development Services or City Engineer is authorized to approve change orders in an amount not to exceed \$74,850.00 for unforeseen

RESOLUTION NO. _____

items and additional work associated with the Project.

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

SECTION 5: 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 March, 2023 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

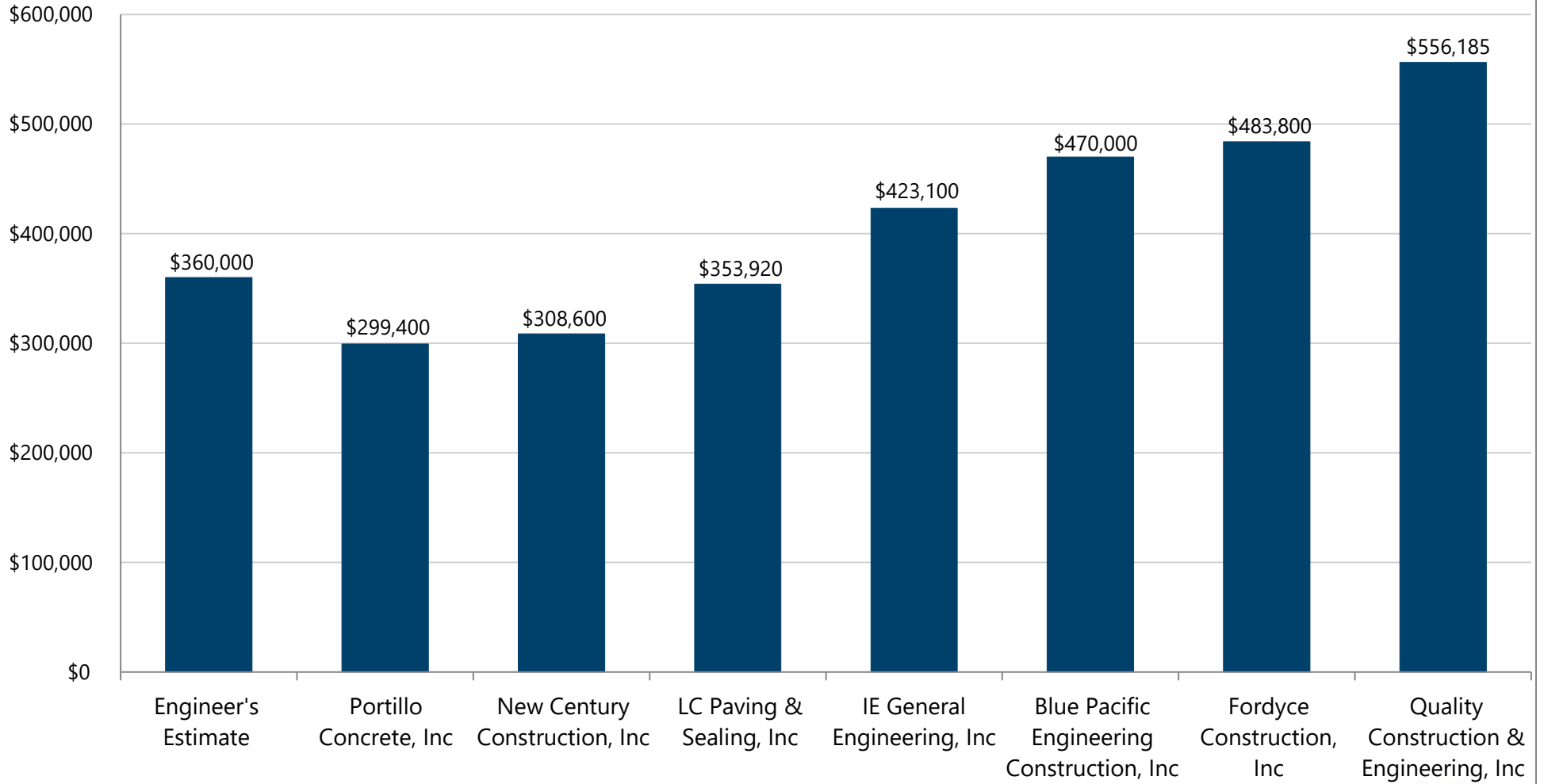
APPROVED:

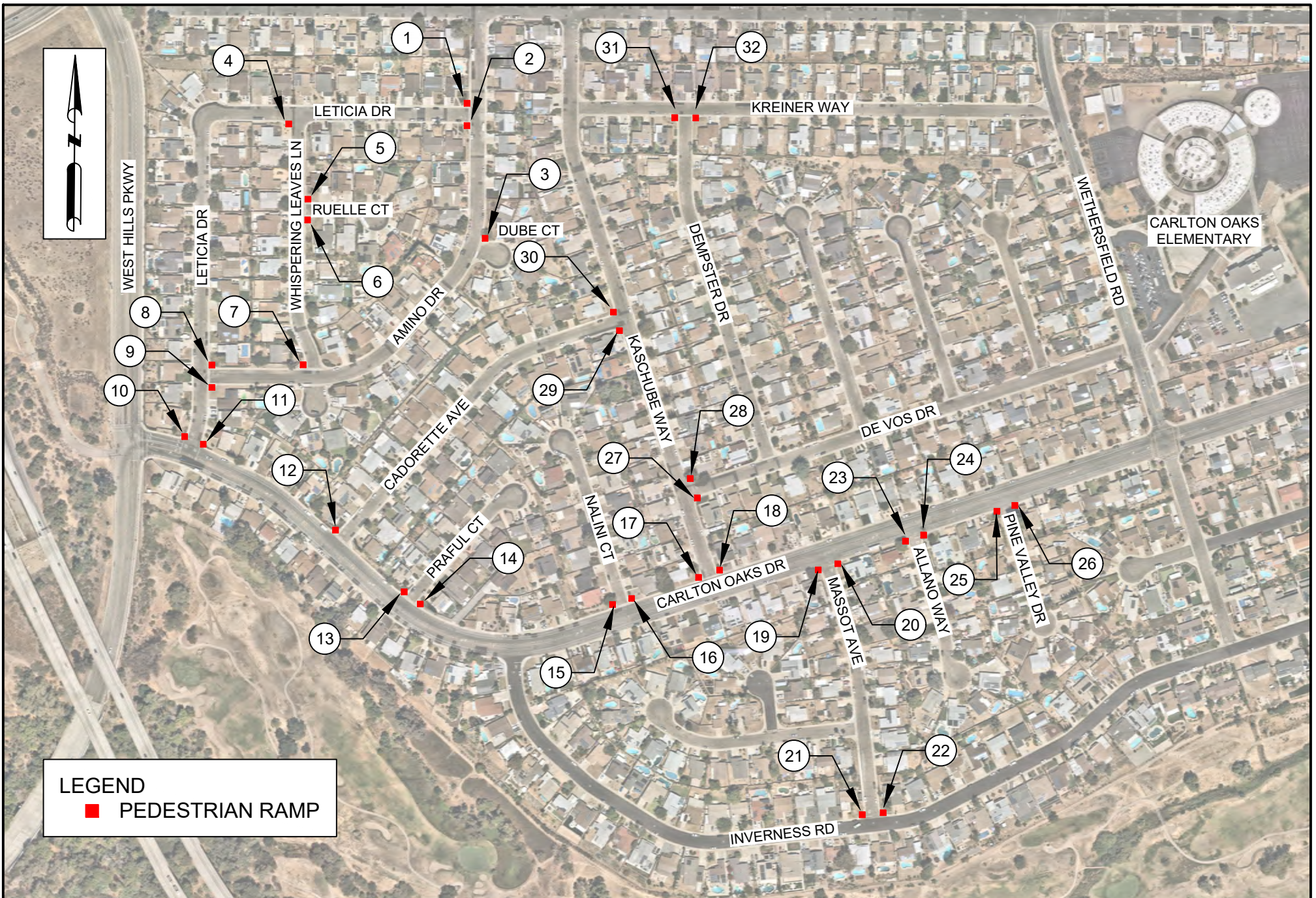
JOHN W. MINTO, MAYOR

ATTEST:

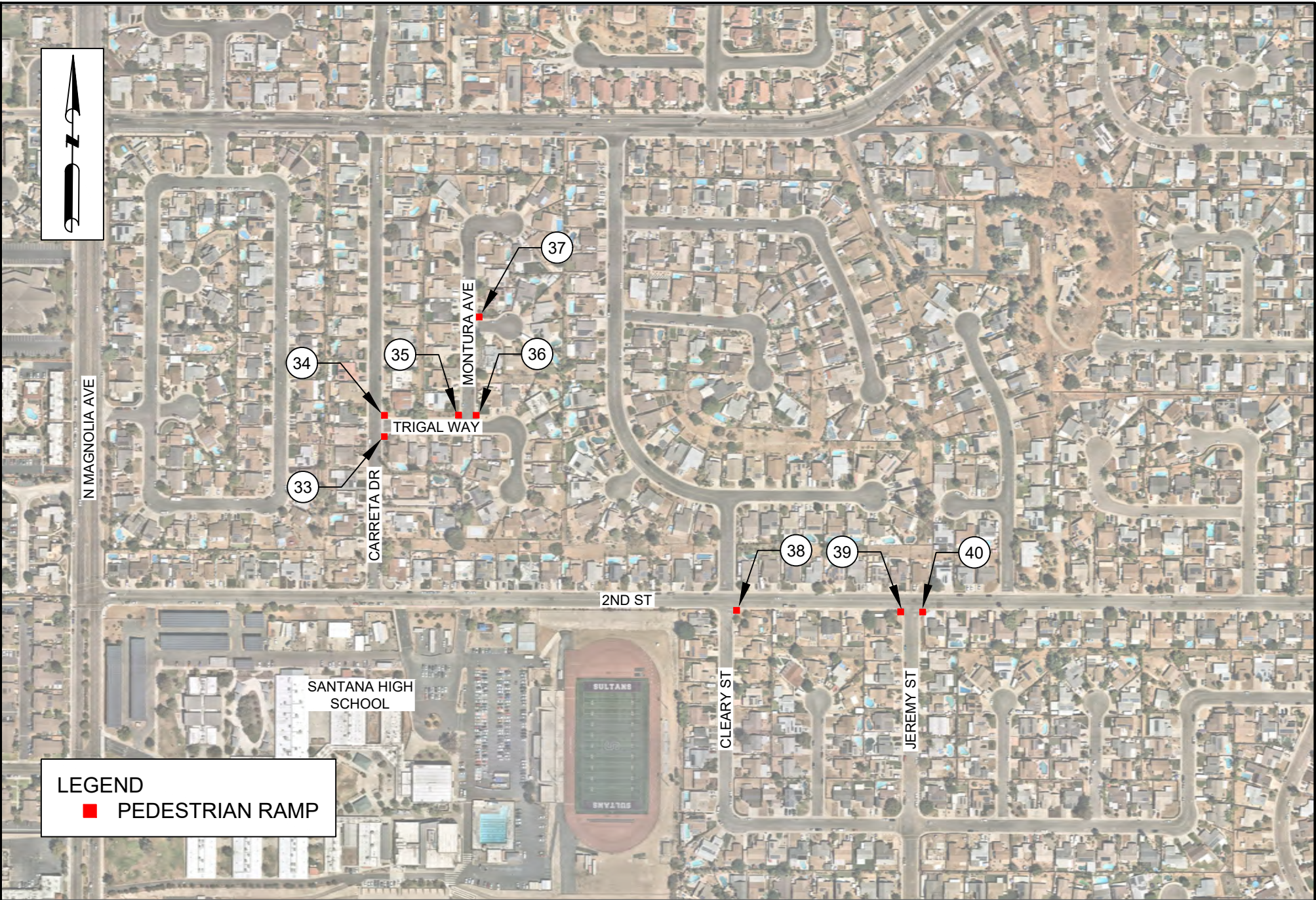
ANNETTE ORTIZ, CMC, CITY CLERK

CDBG Pedestrian Ramp Improvements CIP 2023-07





PROJECT MAP



LEGEND
■ PEDESTRIAN RAMP

PROJECT MAP

MEETING DATE March 8, 2023

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ACCEPTING THE CITYWIDE SLURRY SEAL AND ROADWAY MAINTENANCE PROGRAM 2022 (CIP 2022-02) PROJECT AS COMPLETE AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

DIRECTOR/DEPARTMENT Carl Schmitz, City Engineer 

SUMMARY

This item requests that the City Council accept the Citywide Slurry Seal and Roadway Maintenance Program 2022 (CIP 2022-02) Project (“Project”) as complete.

At the May 25, 2022 City Council meeting, the City Council awarded the construction contract for the Citywide Slurry Seal and Roadway Maintenance Program 2022 (CIP 2022-02) Project for a total contract amount of \$1,684,969.62 to PAL General Engineering, Inc. and authorized the City Manager, Director of Development Services or City Engineer to approve contract change orders in a total amount not to exceed \$225,000.00 for unforeseen items and additional work.

A Notice to Proceed was issued on August 22, 2022 and the work was completed on February 14, 2023. Five change orders were approved in the amount of \$126,620.73 for additional work. A total of 28 streets were resurfaced with this project.

Staff recommends that the 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 funds, Gas Tax-RMRA funds and the General Fund and is included in the adopted Capital Improvement Program budget as part of the Pavement Roadway Maintenance Citywide project.

Design & Bidding	\$ 15,340.41
Original Construction Contract	1,684,969.62
Construction Change Orders	126,620.73
Construction Engineering/Management	71,461.52
Estimated Project Closeout	<u>1,000.00</u>
 Total Project Cost	 <u>\$1,899,392.28</u>

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION 

Adopt the attached Resolution accepting the Citywide Slurry Seal and Roadway Maintenance Program 2022 (CIP 2022-02) Project as complete.

ATTACHMENT

Resolution Project Map Street List



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
ACCEPTING THE CITYWIDE SLURRY SEAL AND ROADWAY MAINTENANCE
PROGRAM 2022 (CIP 2022-02) PROJECT AS COMPLETE AND FINDING THE
ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (“CEQA”)**

WHEREAS, the City Council awarded the construction contract for the Citywide Slurry Seal and Roadway Maintenance Program 2022 (CIP 2022-02) Project (“Project”) to PAL General Engineering, Inc. on May 25, 2022 for \$1,684,969.62; and

WHEREAS, the City Council also authorized the City Manager, Director of Development Services or City Engineer to approve construction change orders in a total amount not to exceed \$225,000.00 and

WHEREAS, five change orders in the amount of \$126,620.73 were approved for additional work and the resurfacing of one additional street; and

WHEREAS, the Project was completed for a total contract amount of \$1,811,590.35 on February 14, 2023; and

WHEREAS, PAL General Engineering, Inc. has completed the project in accordance with the contract plans and specifications; and

WHEREAS, the City Council desires to accept the Project as complete; and

WHEREAS, acceptance of the Project as complete will not result in a direct or indirect impact on the environment, is an administrative activity of government, and is therefore not a “project” under CEQA pursuant to State CEQA Guidelines § 15378.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that the work for the construction of the Citywide Slurry Seal and Roadway Maintenance Program 2022 (CIP 2022-02) Project is accepted as complete on this date and the City Clerk is directed to record a Notice of Completion.

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 8th day of March 2023, by the following roll call vote to wit:

AYES:

NOES:

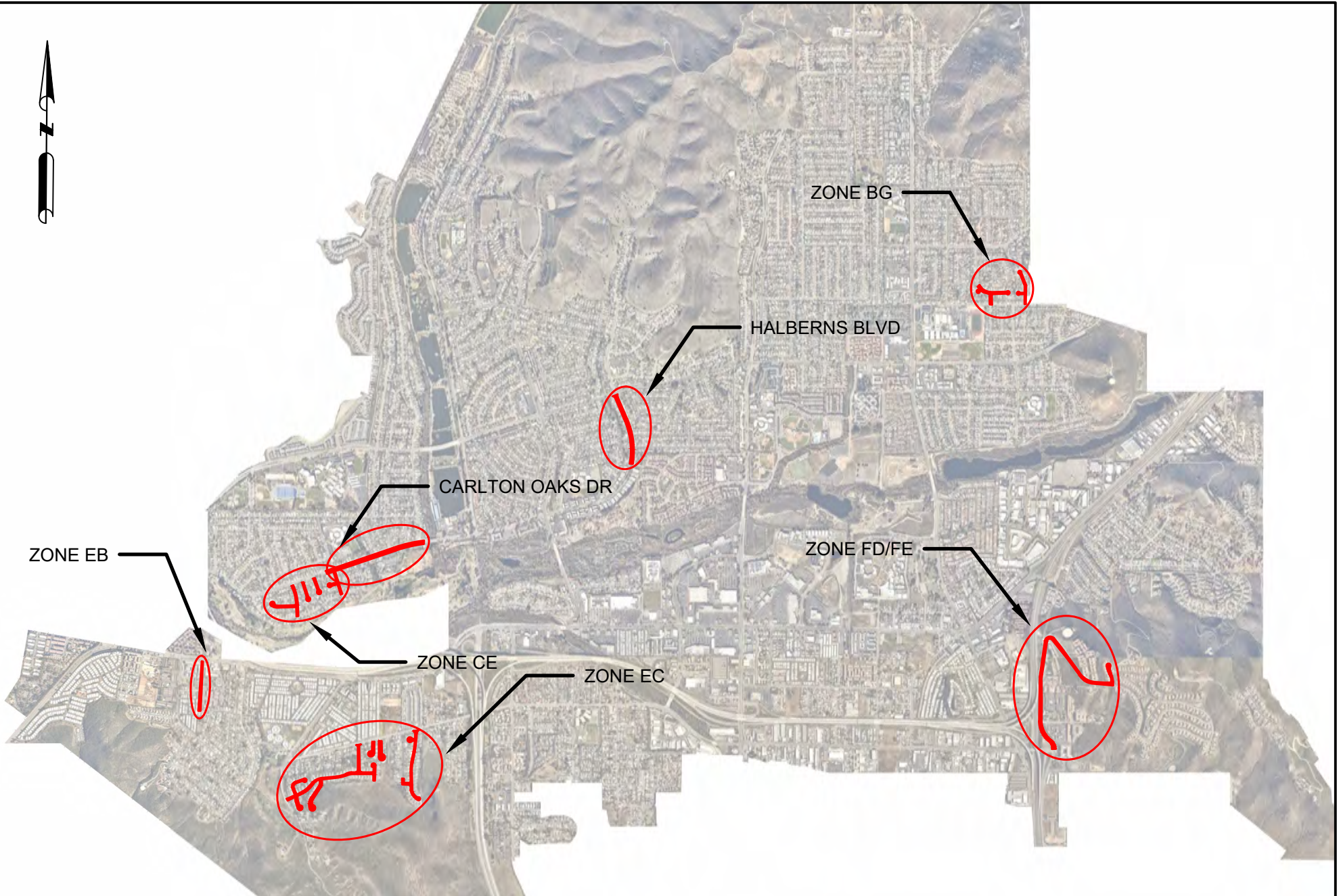
ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK



PROJECT MAP

Citywide Slurry Seal and Roadway Maintenance 2022
CIP 2022-02

Project Location 



**Citywide Slurry Seal and Roadway Maintenance Program 2022
CIP 2022-02**

Street Name	From Street	To Street
Allano Way	Carlton Oaks Drive	End
Barbara Jean Street	Clifford Heights Road	End
Calico Street	Sevilla Street	End
Carlton Oaks Drive	Pebble Beach Drive	Wethersfield Road
Carribbean Way	Mission Gorge Road	Woodpecker Way
Cleary Street	Second Street	Holborn Street
Clifford Heights Road	Prospect Avenue	End
Dania Court	Clifford Heights Road	End
Delia Lane	Second Street	End
Dortha Court	Prospect Avenue	End
Dunwoodie Road	Wethersfield Road	End
Graves Avenue	Prospect Avenue	Sevilla Street
Halberns Boulevard	Mast Boulevard	Stoyer Drive
Holborn Court	Holborn Street	End
Holborn Street	Holborn Court	End
Lomker Way	Massot Avenue	End
Massot Avenue	Carlton Oaks Drive	Inverness Road
Melanie Court	Delia Lane	End
Mesa Heights Road	Mesa Road	Tyler Street
Mesa Ridge Road	Mesa Heights Road	End
Mesa Terrace Road	Mesa Heights Road	End
Mesa View Road	Mesa Heights Road	End
Pine Valley Drive	Carlton Oaks Drive	End
Prospect Court	Prospect Avenue	End
S. Slope Drive	Prospect Avenue	End
Sevilla Street	Graves Avenue	Calico Street
Tyler Street	North End	South End
Wethersfield Road	Carlton Oaks Drive	Inverness Road

MEETING DATE March 8, 2023

ITEM TITLE APPROVE ISSUANCE OF A PURCHASE ORDER CHANGE ORDER TO BORDER TIRE, INCREASING THE FY 22/23 PURCHASE ORDER AMOUNT TO \$40,000 FOR ADDITIONAL AS-NEEDED VEHICLE TIRES; FINDING THE ACTON IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

DIRECTOR/DEPARTMENT Justin Matsushita, Fire Chief *AB For JM*

SUMMARY

In July 2022, a purchase order in the amount of \$25,000 was issued to Border Tire, for FY 22/23 for as-needed tires and related services per the OMNIA Contract #2019209.

Due to the large amount of replacement tires that have been required this fiscal year and the dramatic escalation in tire pricing, a change order adding \$15,000 is required to cover costs for the remainder of FY 22/23 (through June 30, 2023); therefore, a purchase order change order is needed to increase the purchase order to \$40,000.

Santee Municipal Code (SMC) Section 3.24.180 authorizes the City to purchase equipment and supplies from a vendor at a price established by competitive or competitively negotiated bid by another public agency as long as that bid substantially complied with the formal bidding procedures in SMC Section 3.24.100. In November 2019, OMNIA (through the City of Mesa, Arizona) conducted a competitive process, substantially complying with Santee's Municipal Code, for procurement of tires, tubes and related services. Based on the requirements for the lowest responsive responsible bidders demonstrating the ability to meet certain quality and service requirements (including authorized dealer networks), the contract was awarded to Michelin. Border Tire is an authorized dealer under this contract, which has been extended through November 30, 2024.

SMC Section 3.24.180 requires City Council approval of all purchases exceeding \$25,000. Staff requests approval to issue a purchase order change order to Border Tire for an amount not to exceed \$15,000 to cover as-needed tire replacement costs for the remainder of FY 22/23, which will increase the total FY 22/23 purchase order amount to \$40,000.

FINANCIAL STATEMENT *CB*

Funding is available in the FY 22-23 Fire Department Fleet Maintenance budget.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *Ag for MB*

Approve issuance of a purchase order change order to Border Tire for an amount not to exceed \$15,000 to cover as-needed tire replacement costs for the remainder of FY 22/23, which will increase the total FY 22/23 purchase order amount to \$40,000, and find that the purchase order change order will not result in a direct or indirect impact on the environment, is an administrative activity of government, and is therefore not a "project" under CEQA pursuant to State CEQA Guidelines § 15378.

ATTACHMENT

None.



MEETING DATE March 08, 2023

ITEM TITLE CLAIM AGAINST THE CITY BY RUBEN ORDUNTO; FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

DIRECTOR/DEPARTMENT Matt Rankin, Director of Human Resources *for MR*

SUMMARY

A claim was filed against the City of Santee by Ruben Ordunto on November 28, 2022. 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. *EB*

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Reject claim per Government Code Section 913.

ATTACHMENT

None

MEETING DATE March 8, 2023

ITEM TITLE REPORT OF COMMUNITY ORIENTED POLICING COMMITTEE ON DIVERSITY, EQUITY AND INCLUSION PROGRAM; FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

DIRECTOR/DEPARTMENT Marlene D. Best, City Manager *MDB*

SUMMARY

In response to incidents of hate speech and displays of symbols of hate and racism within the City, on June 24, 2020, the City Council approved Resolution No. 066-2020 reaffirming its commitment to combatting hate crime and to equitably serving and protecting all community members. The City Council resolved to work through the City's Community Oriented Policing Committee ("COMPOC"). COMPOC convened a DEI ad hoc subcommittee to develop a work plan.

On January 13, 2021, City Council approved and adopted the proposed Diversity, Equity and Inclusion Phase I Roadmap. The following actions were accomplished through this guiding document:

- April 19, 2021: Public meeting to provide update on City's and Sheriff Department's efforts to address diversity, equity, and inclusion internally and in the community.
- August 31 – September 9, 2021: Needs assessment survey conducted by BW Research Partnership.
- November 2, 2021: Townhall meeting was held.
- March 1, 2022: Community values workshop was held.
- Summer 2022: COMPOC's DEI ad hoc subcommittee conducted core community values survey online and at Santee events.

The above actions culminated in the development of the Santee Core Community Values Statement, which identify the following values as foundational to the practice of valuing every individual:

- Accountability
- Community-minded
- Respect

COMPOC approved the community values on January 9, 2023. The COMPOC e requests the City Council approve and adopt the proposed Santee Core Community Values Statement, direct the City Manager to address and implement next steps for continuing these efforts, and provide any further direction to staff.



FINANCIAL STATEMENT *EB*

The fiscal impact is currently undeterminable and will depend on the direction to be provided by the City Council and the future actions that may be taken as a result of this direction.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

1. Receive report; and
2. Adopt proposed Santee Core Community Values Statement; and
3. Provide direction to staff; and
4. Direct the City Manager to address and implement next steps for continuing these efforts.

ATTACHMENT

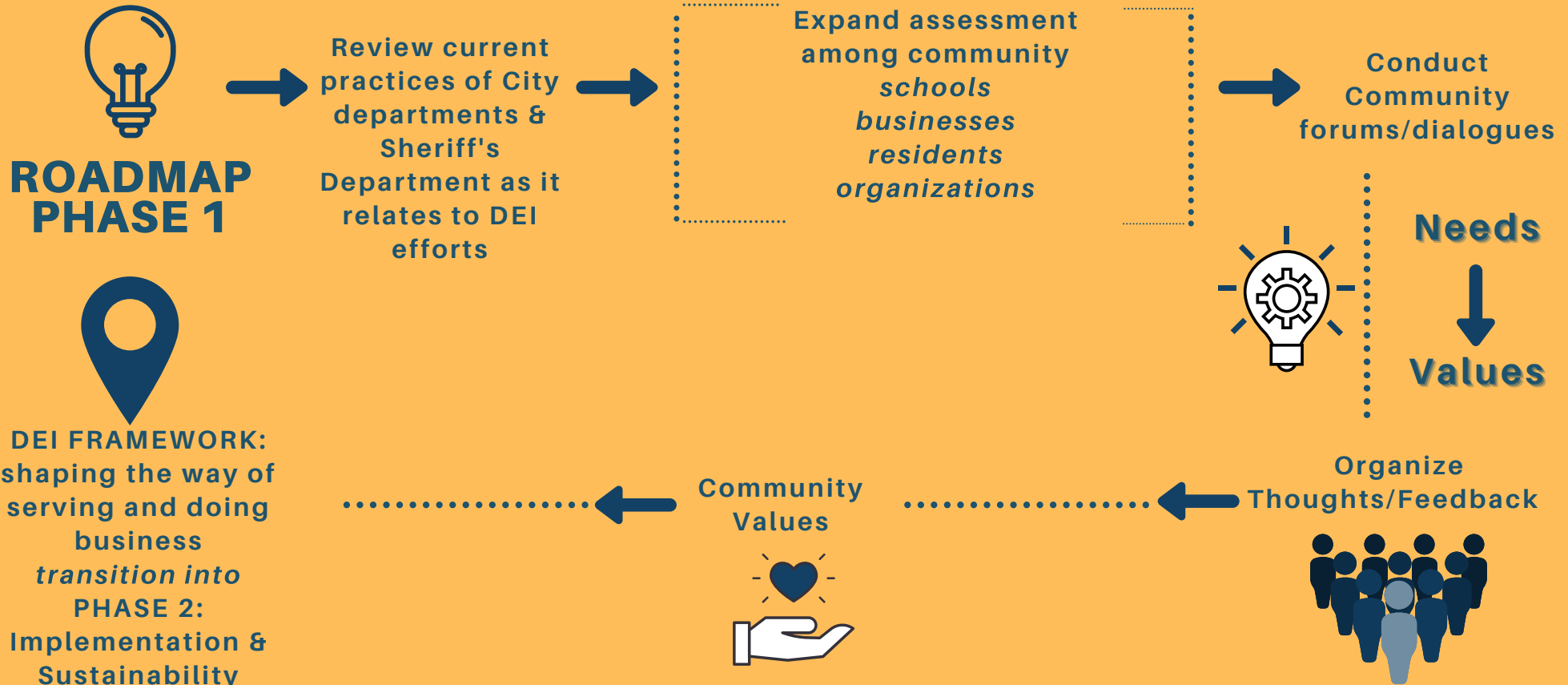
Phase I Roadmap
Core Community Values Statement



COMPOC Ad-Hoc Committee

Recommended Roadmap to Diversity, Equity and Inclusion

This roadmap serves as a guiding approach to identifying opportunities towards achieving equitable distribution of resources and public services that align with identified core values



We community members who visit, live, work, and play in Santee, share the mutual belief that valuing every individual makes our community healthier, stronger, safer, and thriving. The core values identified here are grounded in Santee’s Resolution 066-2020, which underscores why they are important:

Section 3: “The city joins cities, counties and states across the country in affirming its commitment to the safety and well-being of all community members, including the Black community, and all peoples of color, faiths or other groups, and in combating hate crimes targeting Black individuals or other protected classes.”

As community members, we have identified the following values as foundational to the practice of valuing every individual:



Lying at the heart of these values is the authentic practice of the principles of diversity, equity and inclusion. For the purpose of developing this Core Values Statement, we embrace the following definitions for Diversity, Equity, Inclusion, and Authenticity:

Diversity: Acknowledging that individuals have different and varied identities including national origin, skin color, gender, religion, socioeconomic status, sexual orientation, individuals with disabilities, etc.

Equity: Providing fair and just treatment, access, opportunity, and advancement for all people, while at the same time striving to identify and eliminate barriers that have prevented the full participation of some community members

Inclusion: The practice of welcoming and integrating diverse people and groups, especially those who have been historically or traditionally excluded or marginalized

Authenticity: Honestly representing one’s true nature or beliefs; acknowledging the uncomfortable; and taking responsibility for one’s mistakes

In order to fully embody these values in the fabric of our community, we affirm that we each bear the responsibility for their authentic practice in our actions and words. We also recognize that these values represent Santee’s emerging journey of identity and, as such, are aspirational and ongoing. We believe that advancing them creates a healthier community and benefits all who visit, live, work, and play in Santee.

MEETING DATE March 8, 2023

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH M.W. STEELE GROUP, INC. FOR THE ARTS AND ENTERTAINMENT DISTRICT OVERLAY EXPANSION PROJECT AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

DIRECTOR/DEPARTMENT Michael Coyne, Principal Planner 

SUMMARY

On December 8, 2021, the City selected the M.W. Steele Group, Inc. (“M.W. Steele”) to provide professional services relating to the Arts & Entertainment District Overlay Expansion Project (“Project”), as well as the preparation of a corresponding Program EIR with a total budget of \$400,000. The expansion of the Arts and Entertainment Overlay District is among the current priorities of the City Council to further enhance and guide development within the Town Center and proximate commercial areas. After entering into an agreement with the City in January 2022, M.W. Steele initiated essential first tasks for the Project, including creating an updated vision plan for the Arts & Entertainment District (“visioning”) and defining a new District boundary. Both tasks involved extensive public outreach and engagement, including an online survey, pop-up outreach booths at three City events, and two community workshops that culminated in a workshop before City Council on August 24, 2022, where the Council selected an expanded Arts & Entertainment District boundary and directed Staff to explore options for enhancing uses in proximate commercial areas outside of this selected boundary.

During the months the visioning and boundary definition tasks for the Arts & Entertainment District Expansion were underway, Staff applied for and received two San Diego Association of Governments (SANDAG) grants related to the Town Center Specific Plan area: a Housing Acceleration Program (HAP) grant for \$264,000 and Smart Growth Incentive Program (SGIP) grant for \$400,000. The HAP grant funds the preparation of an Environmental Impact Report (EIR) for the Town Center Specific Plan Update, specifically to cover future multifamily and mixed-use housing development within the Town Center. Completion of an EIR would allow for streamlining of development within the Town Center by allowing future development consistent with the Town Center Specific Plan to tier-off of the EIR. The SGIP grant funds an update to the Santee Town Center Specific Plan, including updating goals, policies, and objectives as well as to tables, charts and graphics. The SGIP grant also augments existing efforts to expand the Arts & Entertainment District boundaries and promote new development within the District, including mixed-use housing, specialty commercial, and other entertainment uses. With the SGIP grant, Staff was able to leverage the existing City allocation for the Project and receive matching funds.

The receipt of these two SANDAG grants for the Town Center area represents an opportunity to consolidate the goals and objectives related to the Arts & Entertainment District Expansion Project with those of the grants. Staff has coordinated with M.W. Steele and SANDAG to formulate a consolidated approach that would result in a comprehensive update to the entire



Town Center Specific Plan and expanded Arts & Entertainment District, while adhering to the approved grant activities as required by SANDAG. This consolidated effort would also allow for enhanced uses in proximate areas outside of the boundaries of the Arts & Entertainment District. Both grants and the City-funded efforts have extensive overlap in tasks related to the preparation of a Program EIR. M.W. Steele has revised their proposed Scope of Services (attached) to reallocate City funds from environmental review tasks to tasks related to the preparation of Town Center Specific Plan and Arts & Entertainment District land use plans, site plans, landscape plans, graphics and the development design and development standards (“plan making”). Meanwhile, the two SANDAG grants would support activities primarily focused on the preparation of the Program EIR and technical documents, but also support plan making activities, such as the preparation of a Comprehensive Sign Program for the Town Center and Arts & Entertainment District. As part of this revised scope, Staff would manage public outreach and engagement, including the presentation of plan alternatives at five community workshops (one in each Council district and one at large) and three subsequent City Council workshops where Council would ultimately adopt a draft plan. The revised Scope of Services timeline would provide for Council adoption of a draft plan by September 2023. The adopted draft plan would, in turn guide the preparation of the corresponding Program EIR, with certification of a Final EIR and adoption of a new Town Center Specific Plan anticipated by September 2024. The adopted plan and Program EIR would then allow for streamlined development of projects consistent with the plan, with the goal of helping a vibrant Arts & Entertainment District to materialize.

ENVIRONMENTAL REVIEW

This amendment is not subject to the California Environmental Quality Act (CEQA) because it is not a “project” per Public Resources Code section 21065 and section 15378 of the CEQA Guidelines as it would not result in a physical change in the environment. The Project CEQA documents will be circulated for public review and input and presented to the City Council for approval at a later date.

FINANCIAL STATEMENT EB

Funding for this project was included the Planning Department’s Fiscal Year 2021-22 Operating Budget. An additional appropriation would not be required for the revised agreement. The current agreement with M.W. Steele is for \$400,000. Combined with the HAP and SGIP grants, respectively \$264,000 and \$400,000, and excluding a \$40,000 allocation from the SGIP grant for City administrative time, the total revised agreement amount is \$1,024,000.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION J for IMP20

Adopt the Resolution:

1. Authorizing the City Manager to execute the First Amendment to the Professional Services Agreement with M.W. Steele Group, Inc.

ATTACHMENT

Staff Report and Exhibits A-E
Resolution (with the First Amendment to the Agreement attached as Exhibit A)



STAFF REPORT

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH M.W. STEELE GROUP, INC. FOR THE ARTS & ENTERTAINMENT DISTRICT OVERLAY EXPANSION PROJECT AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

APPLICANT: CITY OF SANTEE

CITY COUNCIL MEETING
MARCH 8, 2023

A. BACKGROUND:

The Santee Town Center Specific Plan was approved by the City Council in 1986 and initially comprised 706 acres of property located north of Mission Gorge Road, south of Mast Boulevard, east of Mast Park, and west of Magnolia Avenue. The Specific Plan was adopted for the City’s core area and is comprised of a mixture of land uses including undeveloped land and the San Diego River corridor. The Specific Plan has been amended several times over the years to accommodate various land use proposals and revisions, with the most recent revisions associated with the adoption of an Arts & Entertainment District Overlay and the approval of the Housing Element Rezones Implementation Project where the current Town Center Land Use Plan was adopted (**Exhibit A**). The initial vision of the City was to promote the development of a Town Center including retail commercial, offices, civic, recreational and other land uses to establish a focal point for the City. This vision continues with the proposed expansion of the Arts & Entertainment District, the purpose of which is to support tourism and attract commercial, educational and recreational uses that beautify and enliven the Town Center.

Fostering the development of a vibrant Arts & Entertainment District (“District”) has been and continues to be a Council priority. Steps to create such a District began with a first public workshop held by the City Council on August 14, 2019 on the concept of an Arts & Entertainment Overlay District, conceived to promote a concentration of arts, cultural and entertainment-oriented uses within the Town Center area. At the workshop, the City Council directed staff to move forward with the creation of the Arts & Entertainment Overlay District. The Arts & Entertainment District Overlay was subsequently adopted by the City Council on December 11, 2019. The Overlay District captures existing and planned land uses within a 155-area of the Town Center, including the Santee Trolley Square Commercial Center and approved Karl Strauss Brewery, as well as, the movie theater and hotel that are proposed within the boundaries of the Overlay District. The proposed movie theater and hotel land uses will support other nearby land uses within the Specific Plan in that they would provide a customer base for restaurant and retail uses, as well as place visitor-accommodating services in an area accessible to public transit. The Overlay District also includes streets and public paths/trails where street fairs and other special events could be hosted. The currently adopted Arts & Entertainment Overlay District boundary is shown in **Exhibit B**.

The establishment of the Arts & Entertainment Overlay District eliminated the Conditional Use Permit (CUP) requirement for certain listed uses, including cabarets, farmer's markets, resort hotels, motels, community theaters, libraries and craft production within the boundaries of the Overlay District. The District also established brewpubs, wineries, sports bars, indoor and outdoor recreation venues, street fairs and farmer's markets as permitted commercial uses. Additionally, the maximum permitted commercial building height was set at 55 feet, consistent with the height provisions of the RiverView Office Park Overlay and Urban Residential (R-30) multifamily residential development allowed in the Town Center. Special sign standards were also adopted to promote thematic and iconic sign designs within the District.

B. PROJECT DESCRIPTION:

Recognizing the opportunity to foster development and activate additional areas within and proximate to the Town Center in accordance with the Arts & Entertainment vision, the City Council made it a priority to expand the District. Following this Council priority, on September 24, 2021 Staff issued a Request for Proposals for consultant work on the Arts & Entertainment District Overlay Expansion Project ("Project"). The Project includes updating portions of the General Plan and Town Center Specific Plan and amending the land use matrix and other provisions of the Santee Municipal Code. The Project also includes preparation of a Program Environmental Impact Report (EIR) to cover uses and projects within the District, to allow for more streamlined development within the District.

On December 8, 2021, the City selected the M.W. Steele Group, Inc. ("M.W. Steele") to provide professional services relating to the Project, including providing the following services as part of their scope of work:

- Create a Vision Plan for the Arts & Entertainment District with goals, design features, and implementation elements, such as design standards and allowed land uses; and
- 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).

M.W. Steele is a planning and architecture firm serving as the principal consultant and Project manager, leading a team of subconsultants that include: McCullough Landscape Architecture, tasked to provide landscape concept plans for the Project; Graphic Solutions, tasked with developing an iconic family of signs for the Project; Intersecting Metrics, tasked with providing a traffic analysis and mobility plan for the Project; and Helix

Environmental Planning, tasked with preparing the Program EIR and supporting technical documents for the Project.

After entering into an agreement with the City in January 2022, M.W. Steele initiated essential first tasks for the Project, including creating an updated vision plan for the Arts & Entertainment District (“visioning”) and defining a new District boundary. Both tasks involved extensive public outreach and engagement, including an online survey, pop-up outreach booths at three City events, and two community workshops (see **Exhibit C** for survey results and a summary of the feedback provided at the pop-up booth events). The online survey garnered responses from 169 participants, while the community workshops had a combined attendance of about 60 participants. The findings from this public engagement and visioning component of the project were presented at a workshop before the City Council on August 24, 2022, where the Council was also presented with boundary options for the expanded Arts & Entertainment District. At this workshop, the City Council selected a final expanded District boundary consisting of about 320 acres entirely within the existing boundaries of the Town Center Specific Plan area (**Exhibit D**) and directed Staff to explore options for enhancing uses in proximate commercial areas outside of this selected boundary. Selection of a boundary for the District was an important component of the Project as it established a study area for the project to inform the preparation of the corresponding Program EIR. As such, minimal environmental work related to the preparation of the Program EIR was completed for the Project by M.W. Steele in the runup to this August 2022 workshop.

After the City Council workshop on August 24, 2022, M.W. Steele continued to work on finalizing the Vision Plan for the Arts & Entertainment District, which includes Project goals, conceptual land use maps and illustrations, and a comprehensive land use matrix that consolidates all the various uses allowed in the Town Center through all Specific Plan amendments and overlays (**Exhibit E**). As part of community outreach and engagement efforts, the following goals and suggestions for the Arts & Entertainment District are identified with the Vision Plan:

- Create a walkable “Downtown” that connects all uses including housing, arts, entertainment, retail, commercial and civic uses embodying an authentic character that fits Santee.
- Consider elements such as a community gathering place in the form of a “Town Square”, farmer’s markets and local vendors.
- Incorporate art, murals, live theater, dance, and music venues both indoors and outdoors, resulting in a regional destination.
- Consider parking structure(s).
- Incorporate night life for evening and after dinner entertainment.
- Incorporate unique and effective lighting and signs that “brand” the Arts & Entertainment District.
- Promote creativity and inventiveness on the part of the vendors and local businesses in the district.

- Pedestrian areas should be tree lined to provide shade with water features with a naturalized design that recalls the river.
- Santee's weather should be considered a positive for year-round activities. Public spaces should support this concept.
- Open space, parks, youth programs and health-oriented activities should be integrated into the District.

Although a Vision Plan for the Project has been completed, much of the environmental work for the Project has not. Due to two San Diego Association of Governments (SANDAG) grants awarded to the City with similar environmental efforts as those laid out for the Project, City Staff directed M.W. Steele to cease environmental work and other tasks for the Project to allow time for the City to coordinate with SANDAG and M.W. Steele on a revised scope of work that would consolidate planning and environmental efforts related to the Project and the two grants as detailed in Section C of this report that follows.

C. PROPOSED PROJECT REVISION:

During the months the visioning and boundary definition tasks for the Arts & Entertainment District Expansion were underway, Staff applied for and received two San Diego Association of Governments (SANDAG) grants related to the Town Center Specific Plan area: a Housing Acceleration Program (HAP) grant for \$264,000 and Smart Growth Incentive Program (SGIP) grant for \$400,000. The HAP grant funds the preparation of an Environmental Impact Report (EIR) for the Town Center Specific Plan Update, specifically to cover future multifamily and mixed-use housing development within the Town Center. Completion of an EIR would allow for streamlining of development within the Town Center by allowing future development consistent with the Town Center Specific Plan to tier-off of the EIR. The SGIP grant funds an update to the Santee Town Center Specific Plan, including updating goals, policies, and objectives as well as to tables, charts and graphics. The SGIP grant also augments existing efforts to expand the Arts & Entertainment District boundaries and promote new development within the District, including mixed-use housing, specialty commercial uses, and entertainment uses. With the SGIP grant, Staff was able to leverage the existing City allocation for the Project and receive matching funds.

The receipt of these two SANDAG grants for the Town Center area represents an opportunity to consolidate the goals and objectives related to the Arts & Entertainment District Expansion Project with those of the grants. The City Council adoption of the Housing Element Rezones on October 12, 2022 that applied mixed-use and high-density residential land uses to several major landholdings within the Town Center also represents a major opportunity to revise the Project scope. The opportunity exists for a comprehensive Town Center Specific Plan Update that integrates the Arts & Entertainment goals and concepts with the mixed-use and high-density residential areas in the Town Center established by the Housing Element Rezones. Based on these factors, Staff has coordinated with M.W. Steele and SANDAG to formulate a consolidated approach that would result in a comprehensive update to the entire Town Center Specific Plan and expanded Arts & Entertainment District, while adhering to the approved grant

activities as required by SANDAG. This consolidated effort would also allow for enhanced uses in proximate areas outside of the boundaries of the Arts & Entertainment District, as previously directed by Council.

Both grants and the City-funded efforts have extensive overlap in tasks related to the preparation of a Program EIR. M.W. Steele has revised their proposed Scope of Services (see attached draft Resolution Exhibit A) to reallocate City funds from environmental review tasks to tasks related to the preparation of Town Center Specific Plan and Arts & Entertainment District land use plans, site plans, landscape plans, graphics and the development of design and development standards (“plan making”). Meanwhile, the two SANDAG grants would support activities primarily focused on the preparation of the Program EIR and technical documents, but also support plan making activities, such as the preparation of a sign program for the Town Center and Arts & Entertainment District.

As part of this revised scope, Staff would manage public outreach and engagement, including the presentation of plan alternatives at five community workshops (one in each Council district and one at large) and three subsequent City Council workshops. The community workshops would be held at a venue within each respective City Council District, with the at-large workshop held at City Hall. Staff would coordinate with each Councilmember on a date and venue for their corresponding district workshop. M.W. Steele will work and draft master site plan concepts, land use plans, landscape plans and architectural illustrations to present to the public for selection of preferred options by participants at these workshops. The findings from these community workshops will then be presented to the City Council at a workshop where the Council will have the opportunity to select a preferred plan alternative with land use and architectural design options. Upon Council direction, Staff will then work with M.W. Steele on plan making and preparing a draft Town Center Specific Plan Update that will be presented to the City Council and to the public at a subsequent workshop. After input from the Council and the public, the draft Town Center Specific Plan Update will be finalized and presented to the Council for approval at a third workshop anticipated before September 2023. The updated Town Center Specific Plan would include the following elements:

- An updated land use map with land use designations that relate to existing and envisioned/desired development.
- An updated land use table expanding on allowable uses for each land use designation especially for those designations that encourage Arts & Entertainment uses.
- Updated development standards for all land use designations with revisions to stories, height, setbacks, lot coverage and open space requirements that foster the type of mixed-use and entertainment-type uses envisioned for the Town Center.
- Updated design standards for residential, commercial, and mixed-use buildings that include revised objective design standards for by-right multifamily residential and mixed-use residential development. For the Arts & Entertainment District, tailored design standards and concepts.

- Updated improvement standards for streets, sidewalks, parkways, trails, paseos, and water features and corresponding street furniture and light standards within the Town Center that ties in an Arts & Entertainment motif.
- A new landscape palette in the Specific Plan that encourages shaded walkways and paseos and that creates a consistent high-quality landscape design aesthetic.
- Landscape lighting standards, including for tree canopy luminaires, particularly in the Arts & Entertainment District.
- New sign standards that encourage strategically placed iconic/gateway signage, as well as monument sign and wall sign requirements for all new development and new tenants in the Town Center.
- A comprehensive sign program for the Arts & Entertainment District with exciting sign concepts.
- An area master site plan that ties in all of the new standards with a layout of buildings, streets, paseos, trails, water features, parks, promenades, and amphitheaters with maximum potential building stories/heights and square footages that developers can utilize to guide their project proposals allowing for a streamlined approach to development within the Town Center.

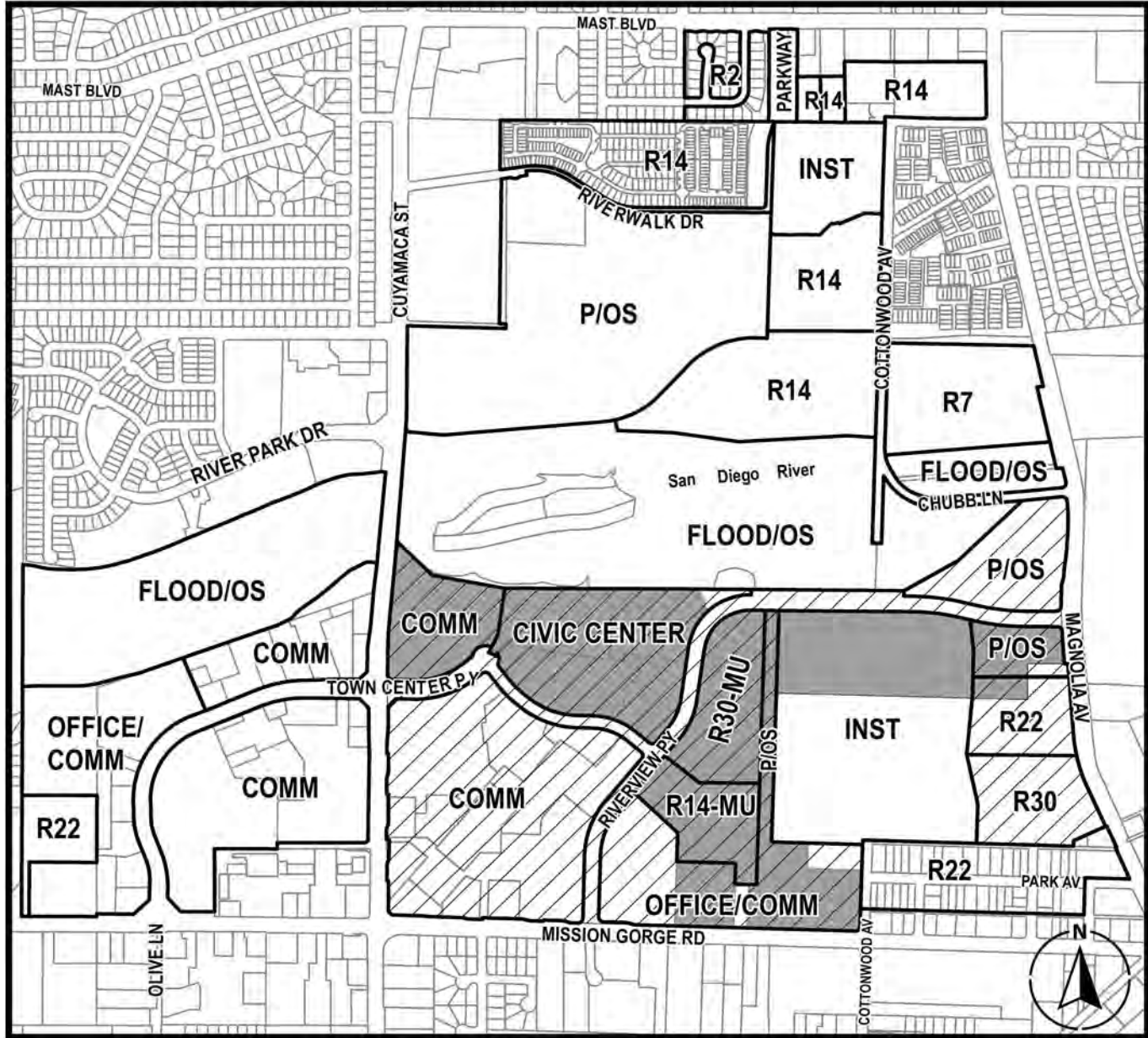
The adopted draft Town Center Specific Plan Update with the foregoing elements would, in turn guide the preparation of the corresponding Program EIR, with certification of a Final EIR and adoption of a new Town Center Specific Plan anticipated by September 2024. The adopted Town Center Specific Plan Update and Program EIR would then allow for streamlined development of projects consistent with the new Town Center Specific Plan, with the goal of helping a vibrant Arts & Entertainment District to materialize. As the proposed update only involves the refinement of already allowed commercial uses within the Town Center and would not propose any new housing not already established by the Housing Element Rezones, it would not increase the residential density permitted by law, make changes to the General Plan Residential Land Use categories that would intensify use, make changes to the land use designation of any parcel in a manner that intensifies use, nor make changes to slope criteria, minimum parcel sizes, or lot averaging provisions of the General Plan that would permit increased density or intensity of use. Therefore, the proposal would not be subject to Measure N.

D. STAFF RECOMMENDATION:

Adopt the Resolution:

1. Authorizing the City Manager to execute the First Amendment to the Professional Services Agreement with M.W. Steele Group, Inc.

EXHIBIT A: TOWN CENTER LAND USE PLAN



R2 – Residential 2-6 DU/AC

R-7 – Residential 7-14 DU/AC

R-14 – Residential 14-22 DU/AC

R-22 – Residential 22-30 DU/AC

R-30 – Residential 30 DU/AC

MU – Mixed Use

P – Park

OS – Open Space

Comm – Commercial

Flood – Floodway

Inst – Institutional



Arts & Entertainment Overlay District

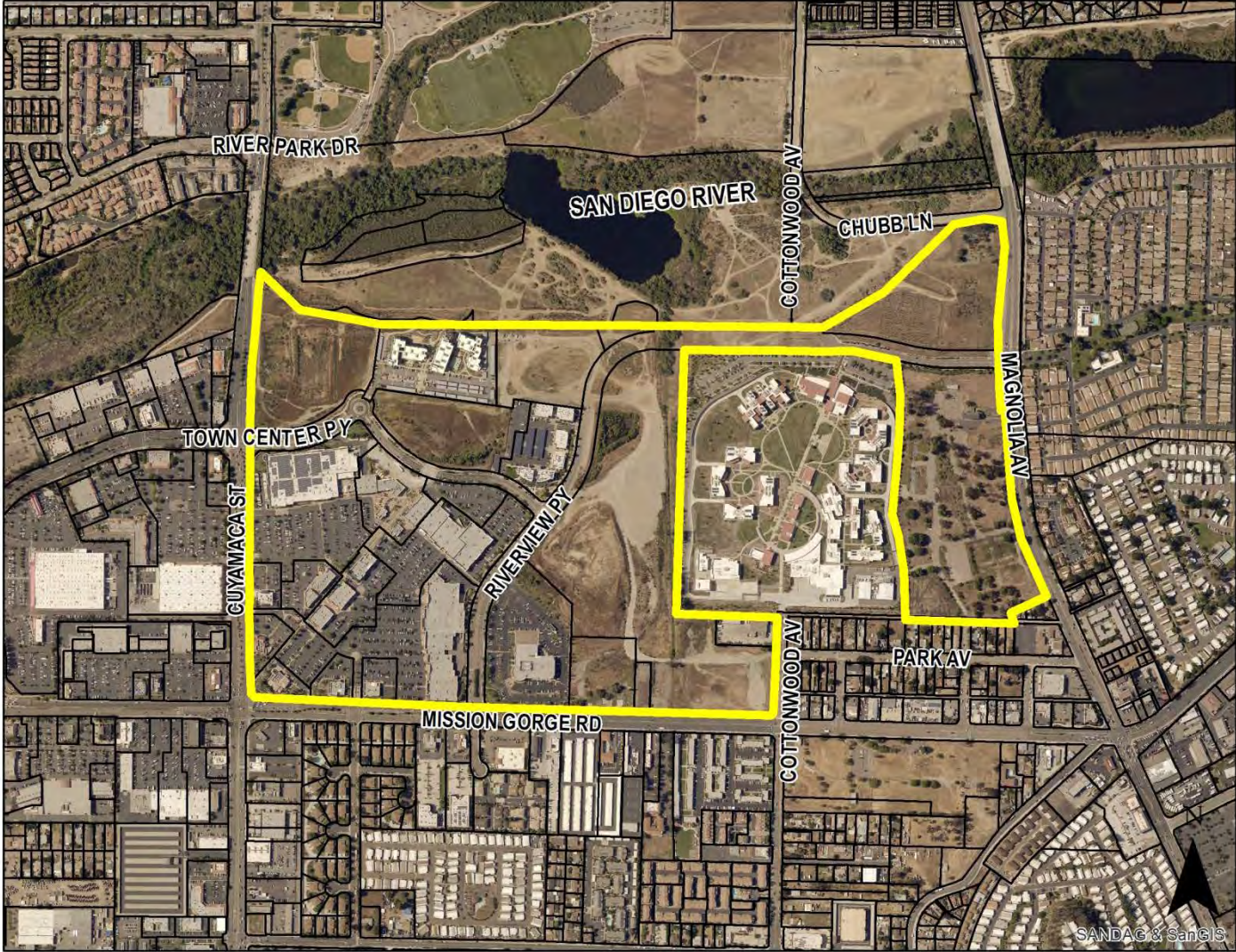


RiverView Office Park Area

Adopted 10/12/2022

City Council Resolution No. 127-2022

**EXHIBIT B
ARTS & ENTERTAINMENT DISTRICT BOUNDARY (ADOPTED)
AERIAL MAP**



Adopted Arts & Entertainment District Overlay Boundary



ARTS AND ENTERTAINMENT DISTRICT

Online Questionnaire
Results as of March 1, 2023



M.W. STEELE
GROUP, INC.
ARCHITECTURE | PLANNING



Online Questionnaire Results

As part of our outreach efforts, our consultant team prepared an online questionnaire. A total of 169 people, 91.7% of them residents, have responded as of March 1, 2023.

Our team prepared a postcard handout, which included a summary of the project, a QR code to our online questionnaire, and a project email for questions/comments. Copies of the postcard were made available at City offices, and at each outreach event that our team facilitated.

The following pages include the summary of the responses obtained from the online questionnaire.

Postcard Front



Postcard Back



Santee A&E District

169 responses



What brings you to Santee?

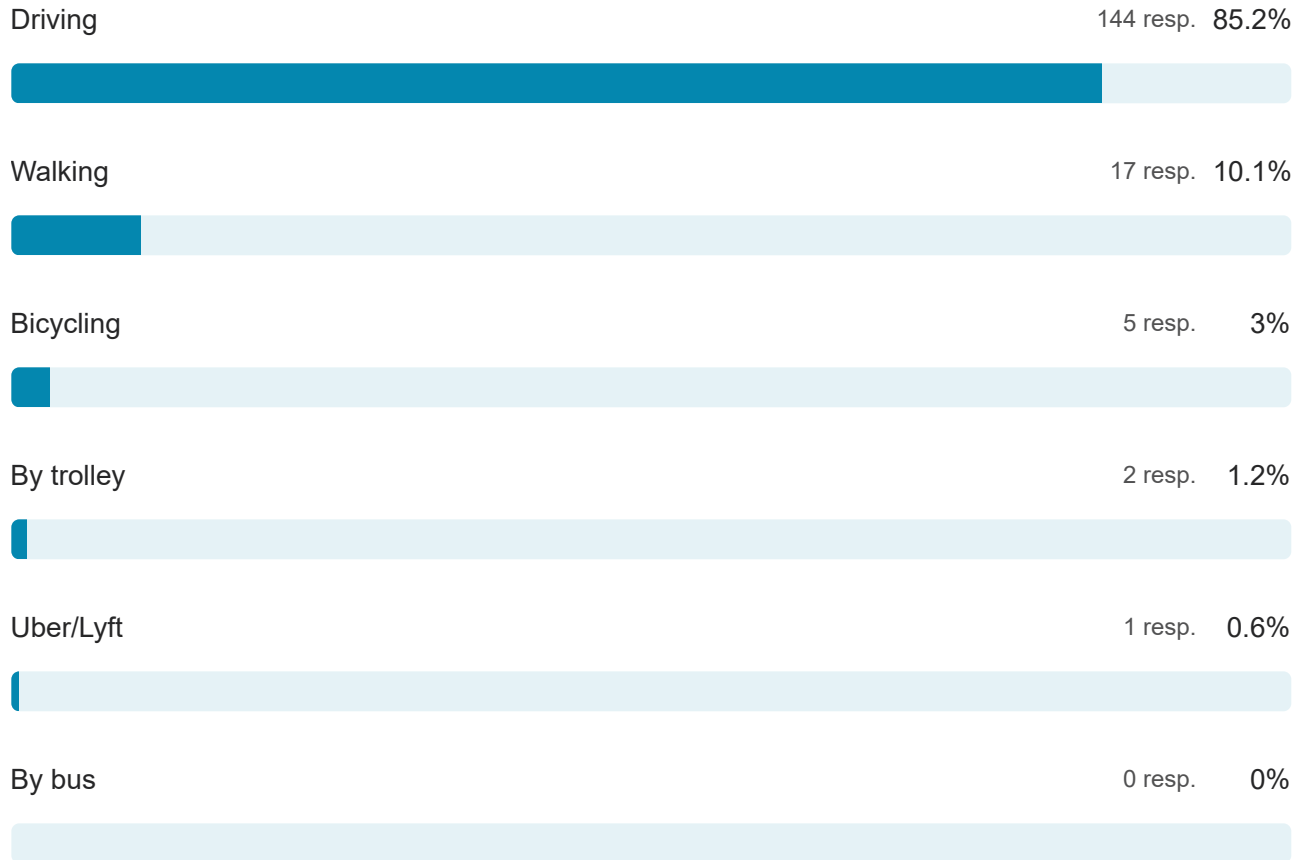
169 out of 169 answered





How did you get here today?

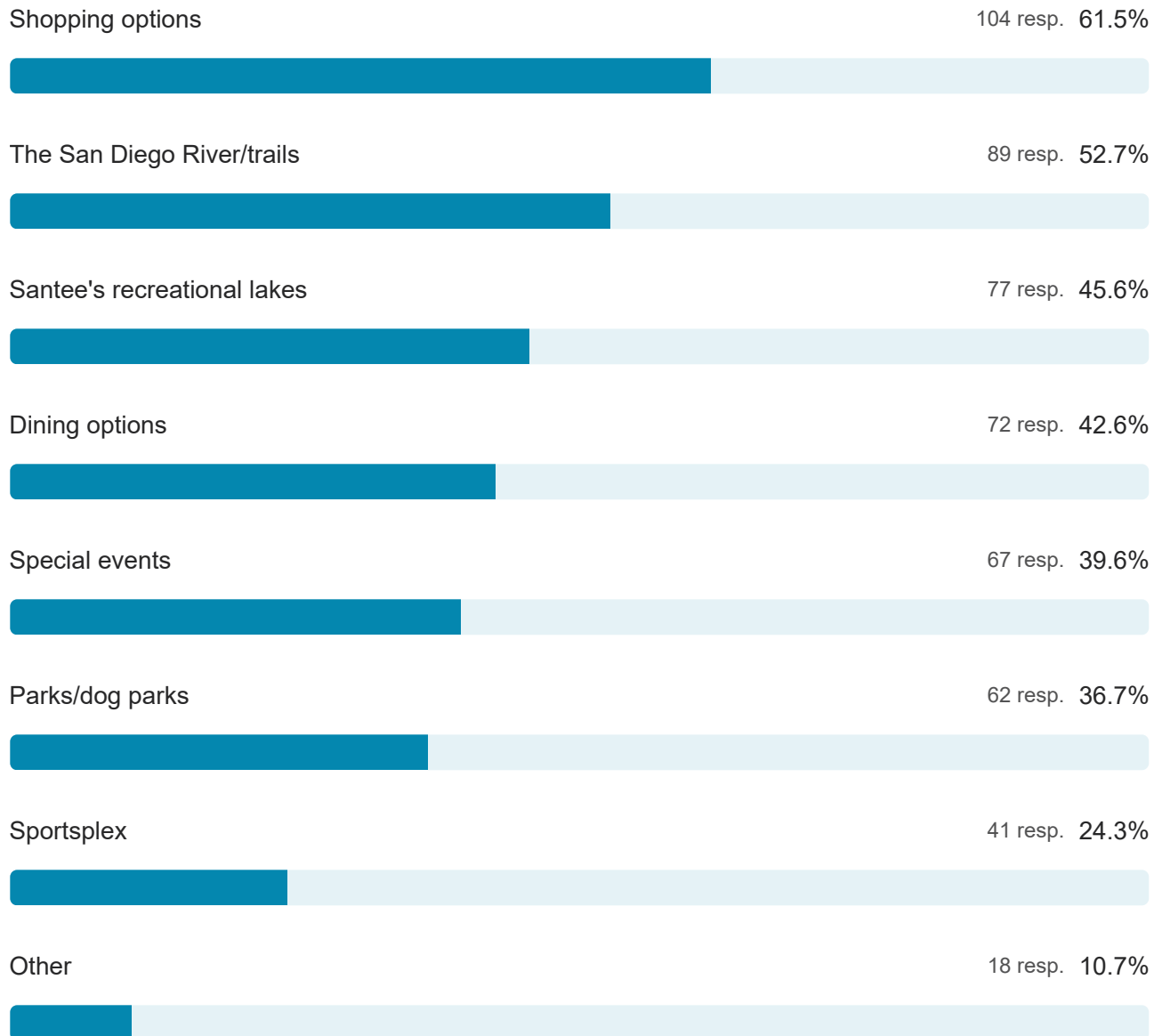
169 out of 169 answered





What attracts you to this area of Santee?

169 out of 169 answered

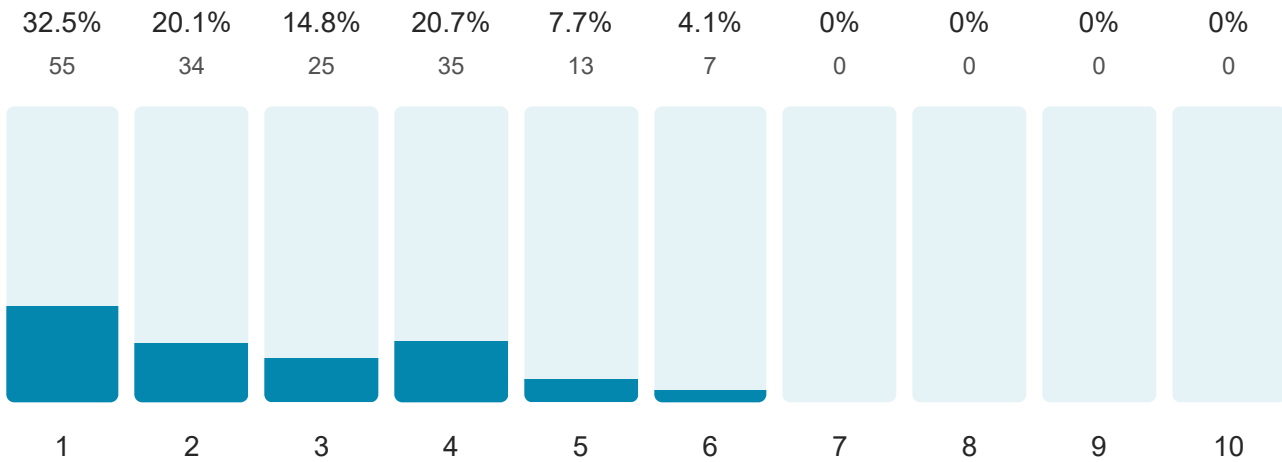




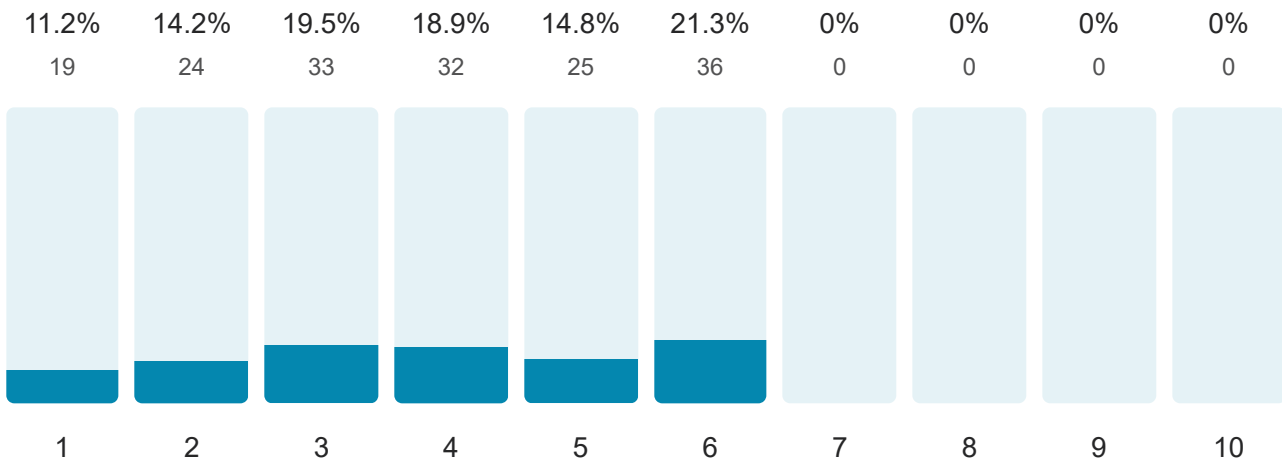
Which of the following outdoor uses would you like to experience as part of Santee's Arts & Entertainment District?

169 out of 169 answered

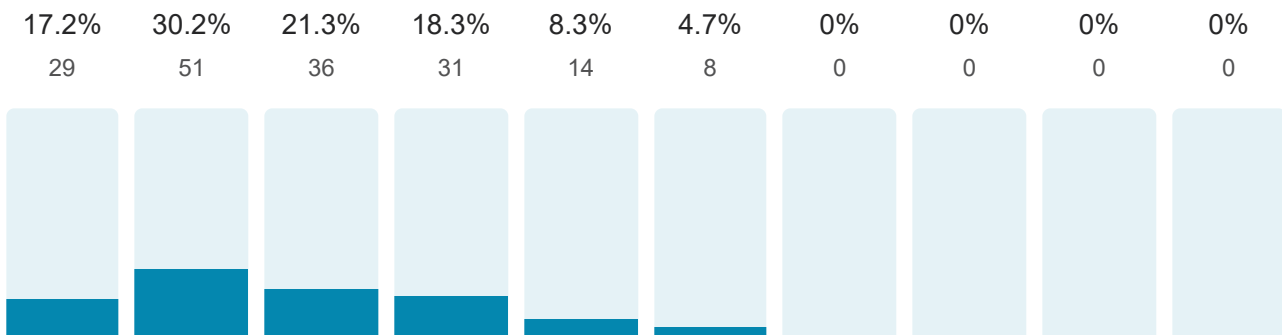
Walking/hiking trails

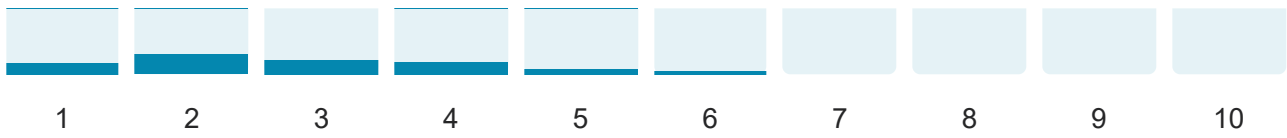


Public art & exhibitions

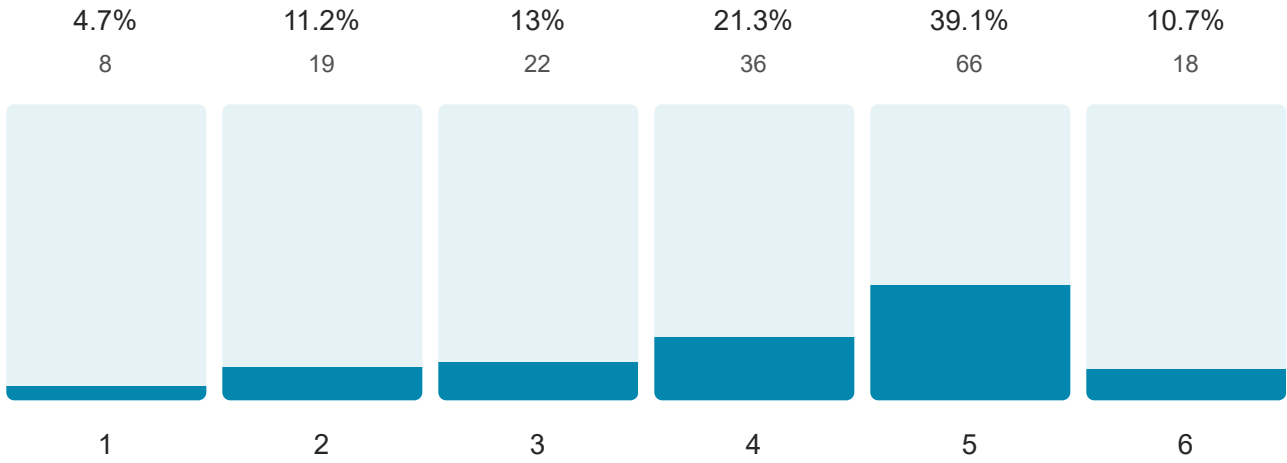


Farmers' market/food events

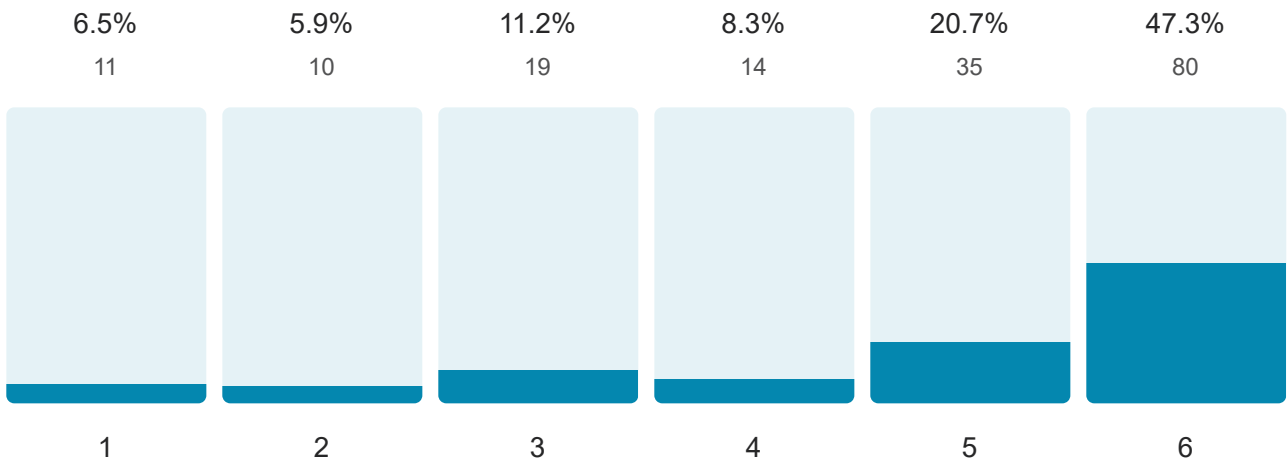




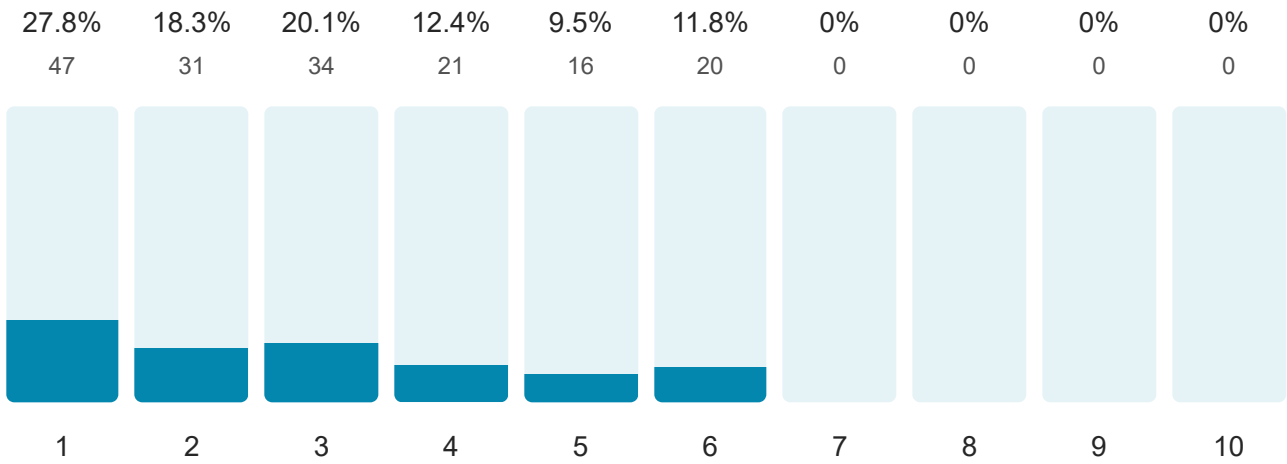
Children's playground



Splash pad



Outdoor entertainment/live music

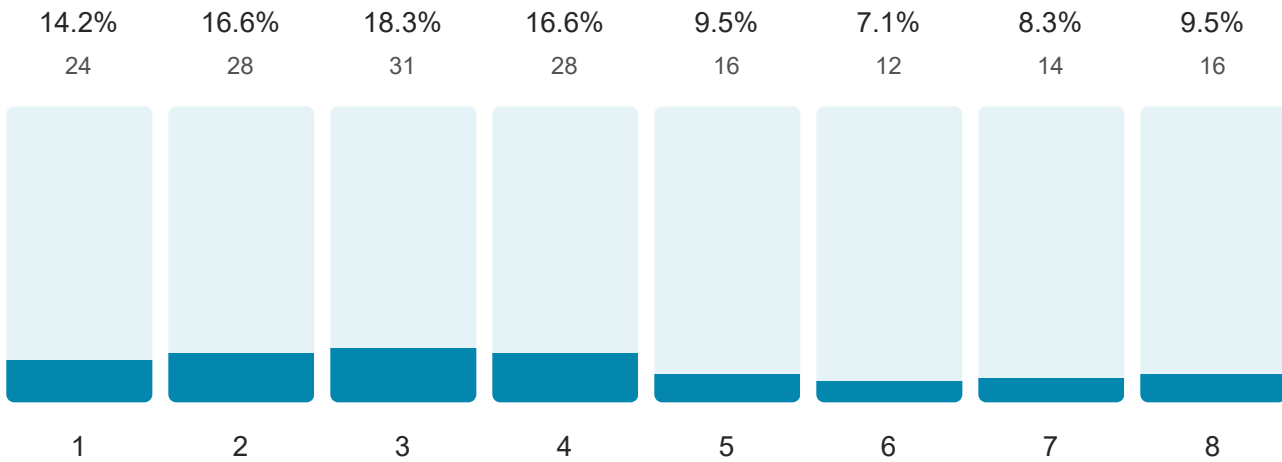




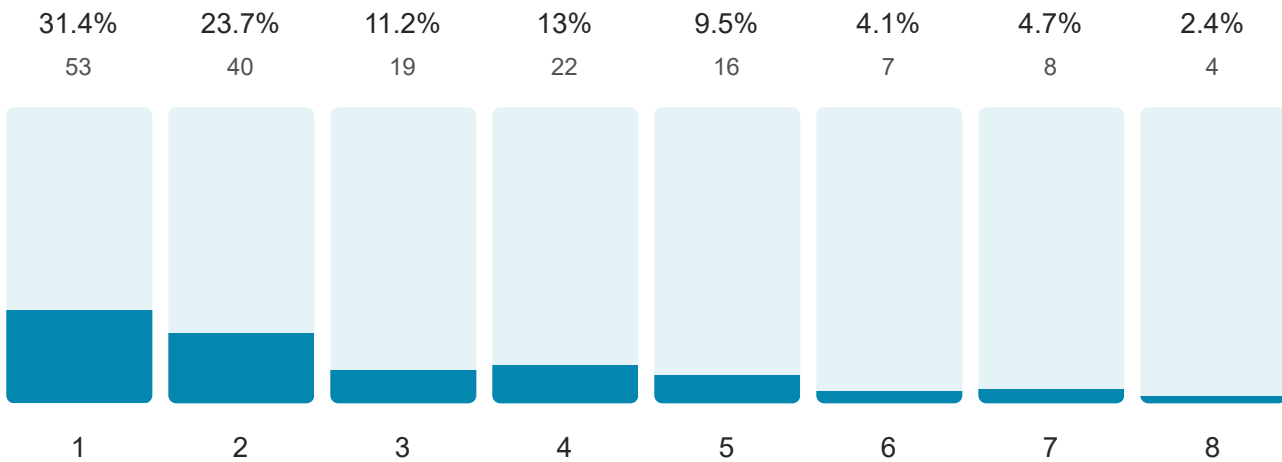
Which of the following indoor uses would you like to experience as part of Santee's Arts & Entertainment District?

169 out of 169 answered

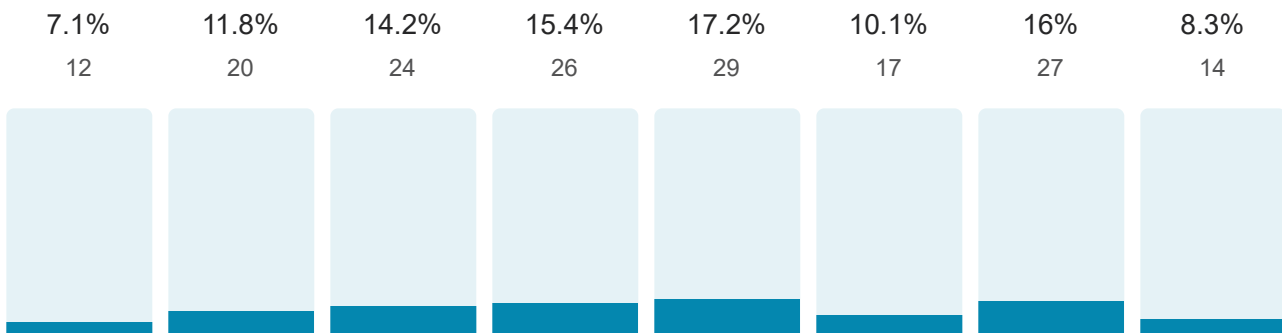
Art galleries/studios, & museums



Movie theater



Kids classes (dance, music, martial arts, gymnastics)





1 2 3 4 5 6 7 8

More shopping options

4.7% 14.2% 16.6% 16.6% 19.5% 16% 11.2% 1.2%
8 24 28 28 33 27 19 2



1 2 3 4 5 6 7 8

Studio classes for adults (yoga, dance, crafts)

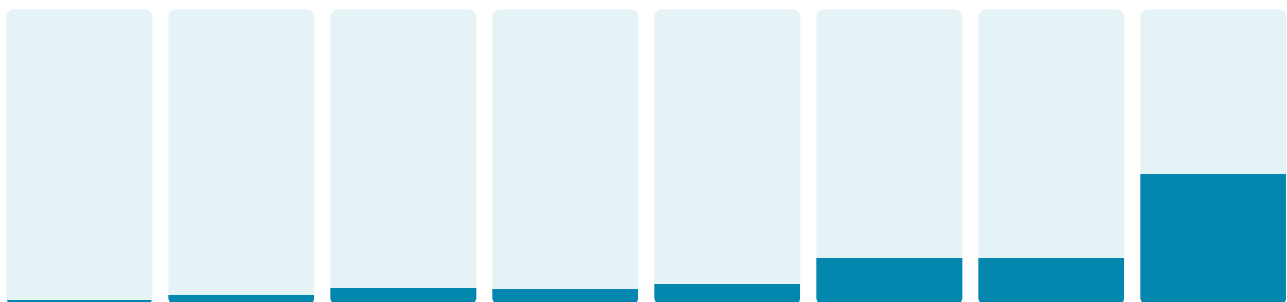
1.2% 7.7% 13.6% 13% 20.7% 23.7% 14.8% 5.3%
2 13 23 22 35 40 25 9



1 2 3 4 5 6 7 8

Hotels

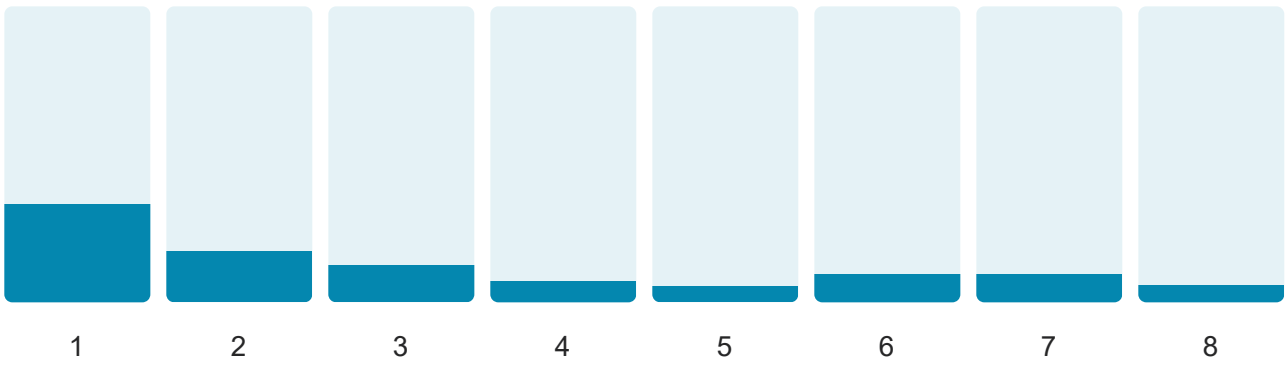
1.8% 3.6% 5.9% 5.3% 7.1% 16% 16% 44.4%
3 6 10 9 12 27 27 75



1 2 3 4 5 6 7 8

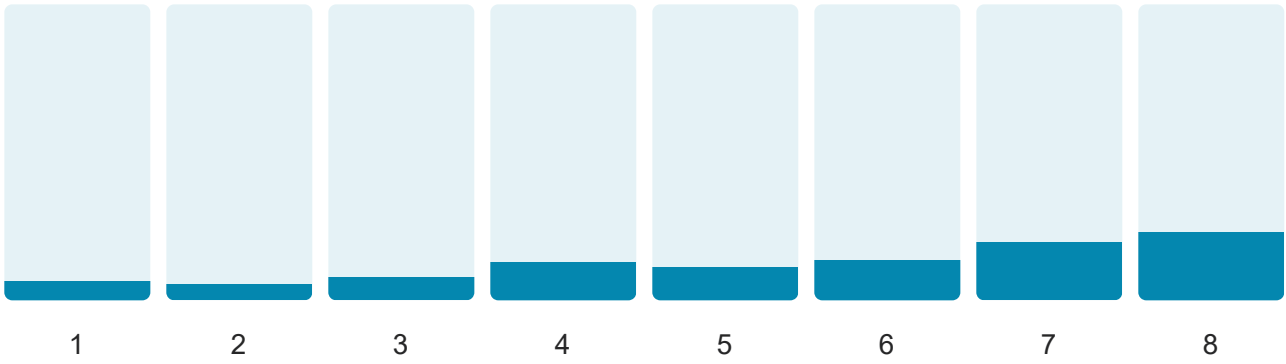
More restaurants/breweries

33.1% 17.2% 12.4% 7.1% 5.3% 9.5% 9.5% 5.9%
56 29 21 12 9 16 16 10



After-school programs/ community center

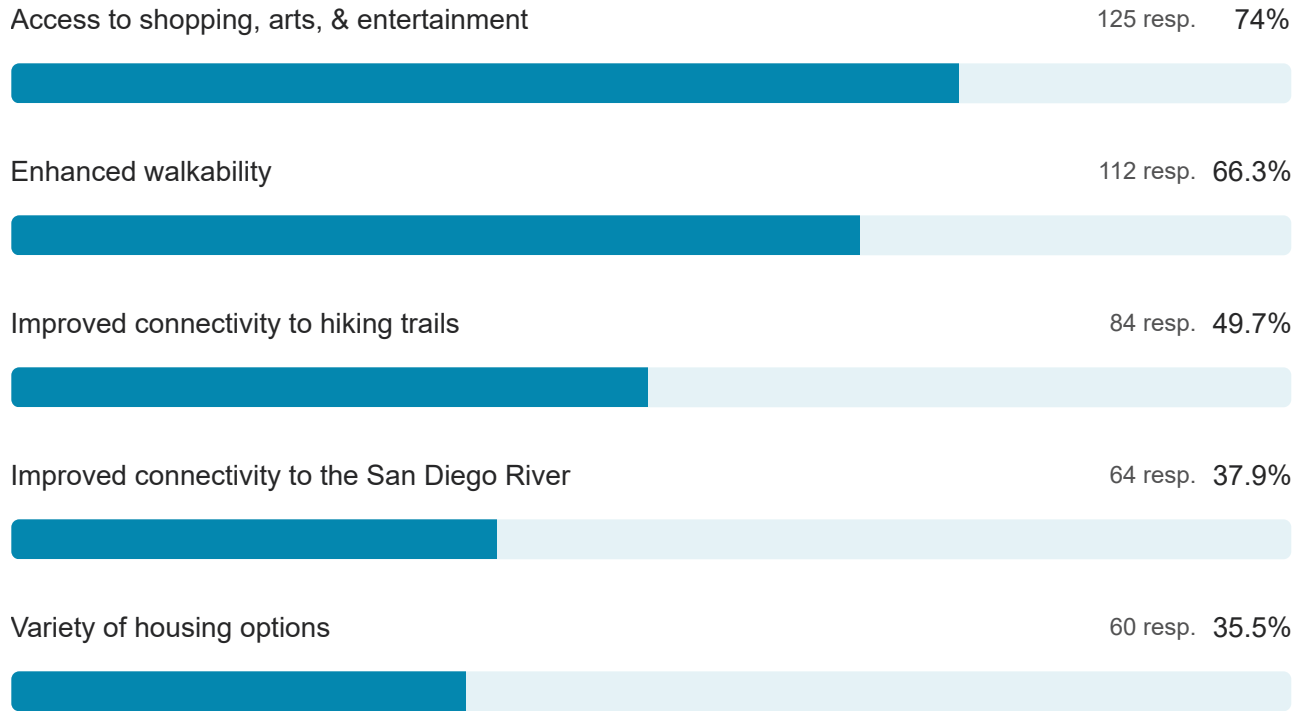
6.5%	5.3%	7.7%	13%	11.2%	13.6%	19.5%	23.1%
11	9	13	22	19	23	33	39





What could make this area a desirable place to live in?

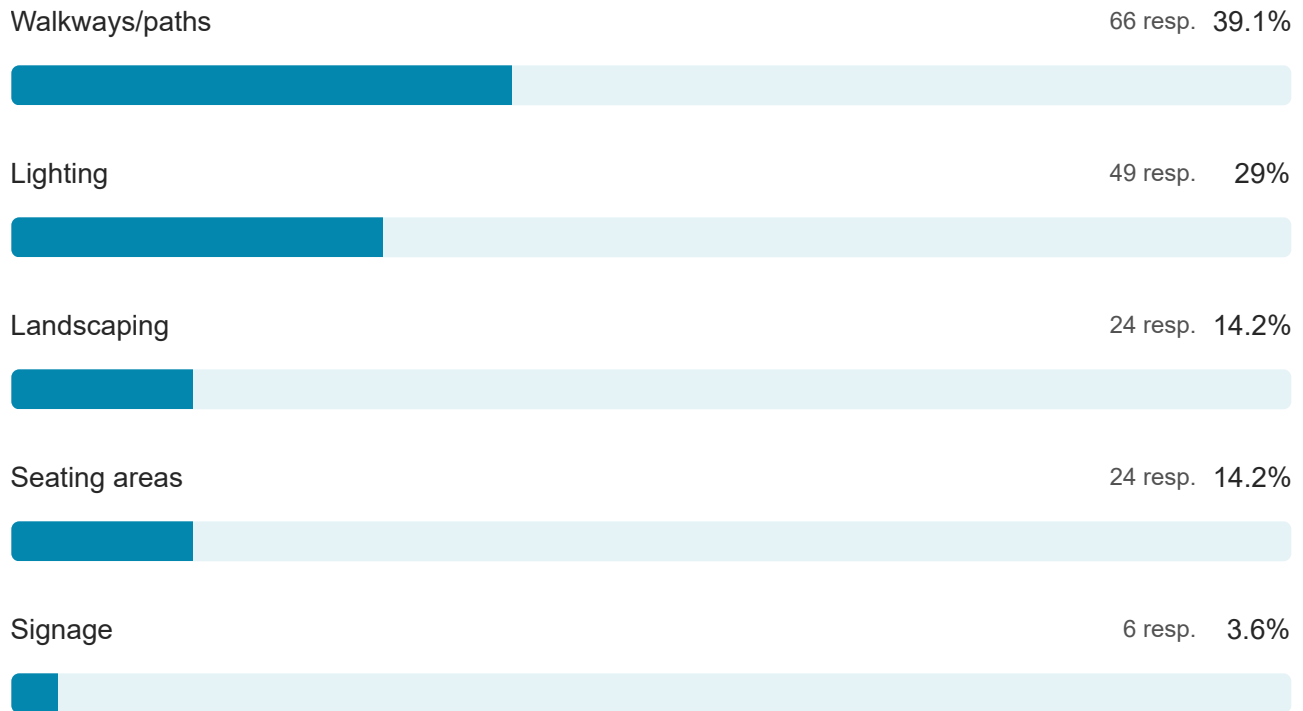
169 out of 169 answered





Which of the following improvements are needed in the area?

169 out of 169 answered





ARTS AND ENTERTAINMENT DISTRICT

Pop-Up Outreach Feedback
March 1, 2023



M.W. STEELE
GROUP, INC.
ARCHITECTURE | PLANNING





POP-UP OUTREACH EVENTS

As part of the visioning process, our consultant team facilitated a series of pop-up outreach booths at well-attended City of Santee events.

Our consultant team prepared a series of boards to capture the feedback from attendees through “sticky dot exercises”. Each board had different questions with multiple options to gain understanding of the community’s preferred uses and improvements for the district.

We encouraged the public to join the conversation through kids’ activities, outdoor games, refreshers, and snacks.

The following are the events at which pop-up outreach was conducted:

- Hop Down the Bunny Trail (April 9, 2022)
- Street Fair (May 28, 2022)
- Summer Concert (July 28, 2022)

The feedback received as part of these events is summarized in the following pages.

ARTS & ENTERTAINMENT DISTRICT **Santee**
DO MORE ▶ DUE EAST

Which of the following outdoor uses would you like to experience as part of Santee's Arts & Entertainment District?
Please place a numbered sticker to rank these options.

- Public art & exhibitions
- Farmers' market/food events
- Children's playground
- Splash pad
- Outdoor entertainment/live music
- Walking/hiking trails

FILL-OUT OUR SHORT SURVEY!
Scan the QR Code
If you have any questions or comments please email them to:
info@SanteeArtsEntertainmentProject.com

M.W. STEELE GROUP, INC. ARCHITECTURE | PLANNING | **rrm** DESIGN GROUP | **McCallough** CONSULTANTS

ARTS & ENTERTAINMENT DISTRICT **Santee**
DO MORE ▶ DUE EAST

What could make this area a desirable place to live in?
Please place a dot in your selection. (Choose as many as you like)

- Access to shopping, arts, and entertainment
- Enhanced walkability
- Improved connectivity to hiking trails
- Variety of housing options
- Improved connectivity to the San Diego River

FILL-OUT OUR SHORT SURVEY!
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If you have any questions or comments please email them to:
info@SanteeArtsEntertainmentProject.com

M.W. STEELE GROUP, INC. ARCHITECTURE | PLANNING | **rrm** DESIGN GROUP | **McCallough** CONSULTANTS

ARTS & ENTERTAINMENT DISTRICT **Santee**
DO MORE ▶ DUE EAST

Which of the following indoor uses would you like to experience as part of Santee's Arts & Entertainment District?
Please place a numbered sticker to rank these options.

- Kids classes (dance, music, martial arts, gymnastics)
- Movie theater
- More shopping options
- Art galleries/studios, and museums
- Hotels
- After-school programs/community center
- More restaurant/breweries
- Studio classes for adults (yoga, dance, crafts)

FILL-OUT OUR SHORT SURVEY!
Scan the QR Code
If you have any questions or comments please email them to:
info@SanteeArtsEntertainmentProject.com

M.W. STEELE GROUP, INC. ARCHITECTURE | PLANNING | **rrm** DESIGN GROUP | **McCallough** CONSULTANTS

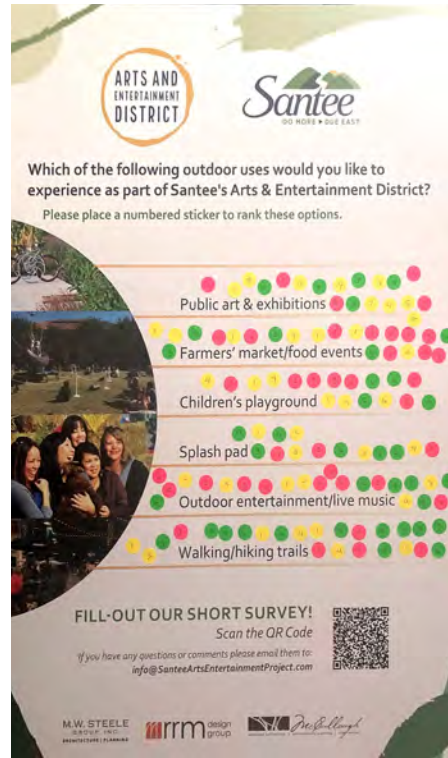
HOP DOWN THE BUNNY TRAIL POP-UP OUTREACH

At the Hop Down the Bunny Trail event, which took place on April 9th, 2022, our team listened to the preferences and needs from the community at large, which included many young families. The images below include a photo of the Hop Down the Bunny Trail event, and the scanned boards with the sticky dots placed by the community.



SANTEE STREET FAIR & SUMMER CONCERT POP-UP OUTREACH

Our team also attended the Santee Street Fair, on May 28th, 2022, and a Summer Concert, on June 28th, 2022, at Town Center Community Park. Both events had a successful turnout of all ages, and our team was able to spread the word about the planning effort and receive input from several attendees of the event. The images below include photos of the Street Fair and the Summer Concert, as well as the scanned boards with the sticky dots placed by the community.





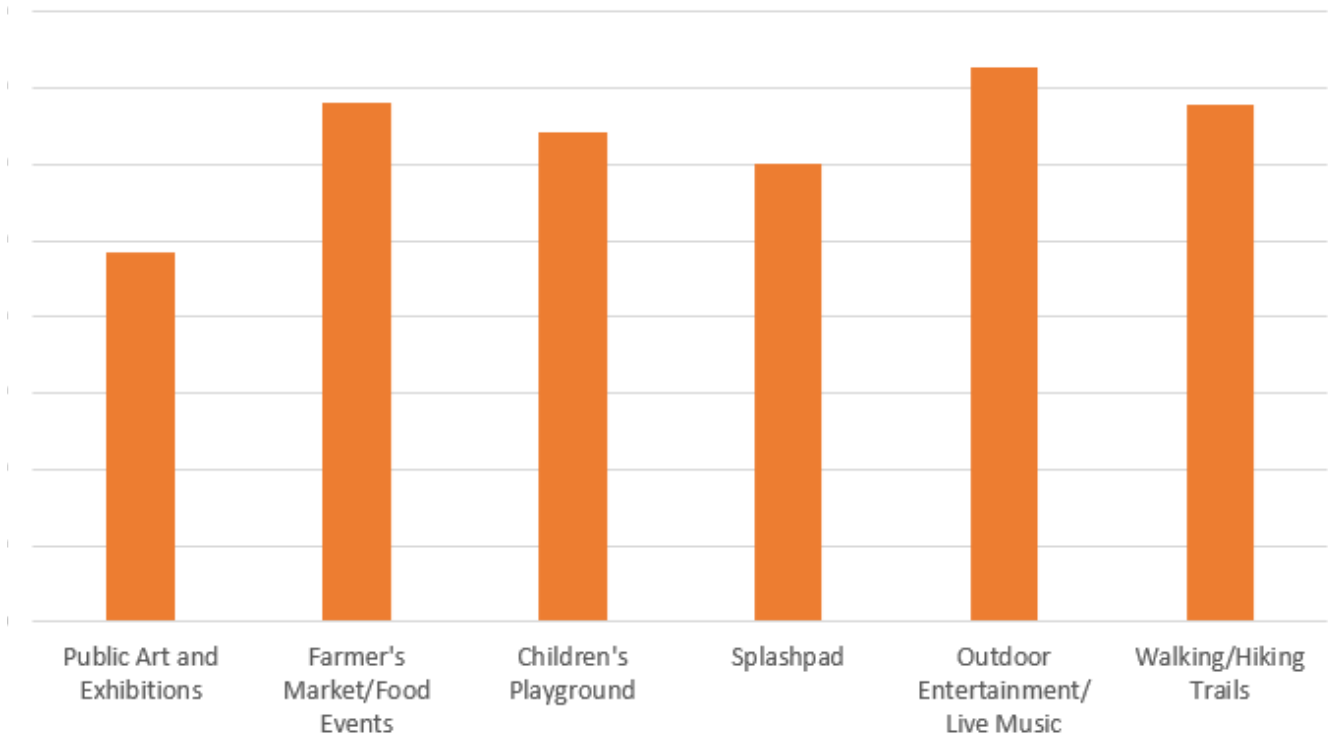
POP-UP OUTREACH FEEDBACK AT-A-GLANCE

The results of the sticky dot exercises were captured in excel spreadsheet (each sticky dot’s placement and number was documented). Since the questions asked on each board were ranking questions, a weighted scoring system was utilized to understand the results. For each question, our team assigned a number to each option. For the question “Which of the following outdoor uses would you like to experience as part of Santee’s Arts & Entertainment District?”, which included 6 options to rank, each sticky dot with a number 1 written on it was weighted as 6 points, each sticky dot with a number 2 on it was weighted as 5 points, and successively. Based on the number of sticky dots placed (combining the results of the three events) a total of 60 community members responded to this question.

Sticky Dot Number Points Assigned

1	6
2	5
3	4
4	3
5	2
6	1

Which of the following outdoor uses would you like to experience as part of Santee’s Arts & Entertainment District?



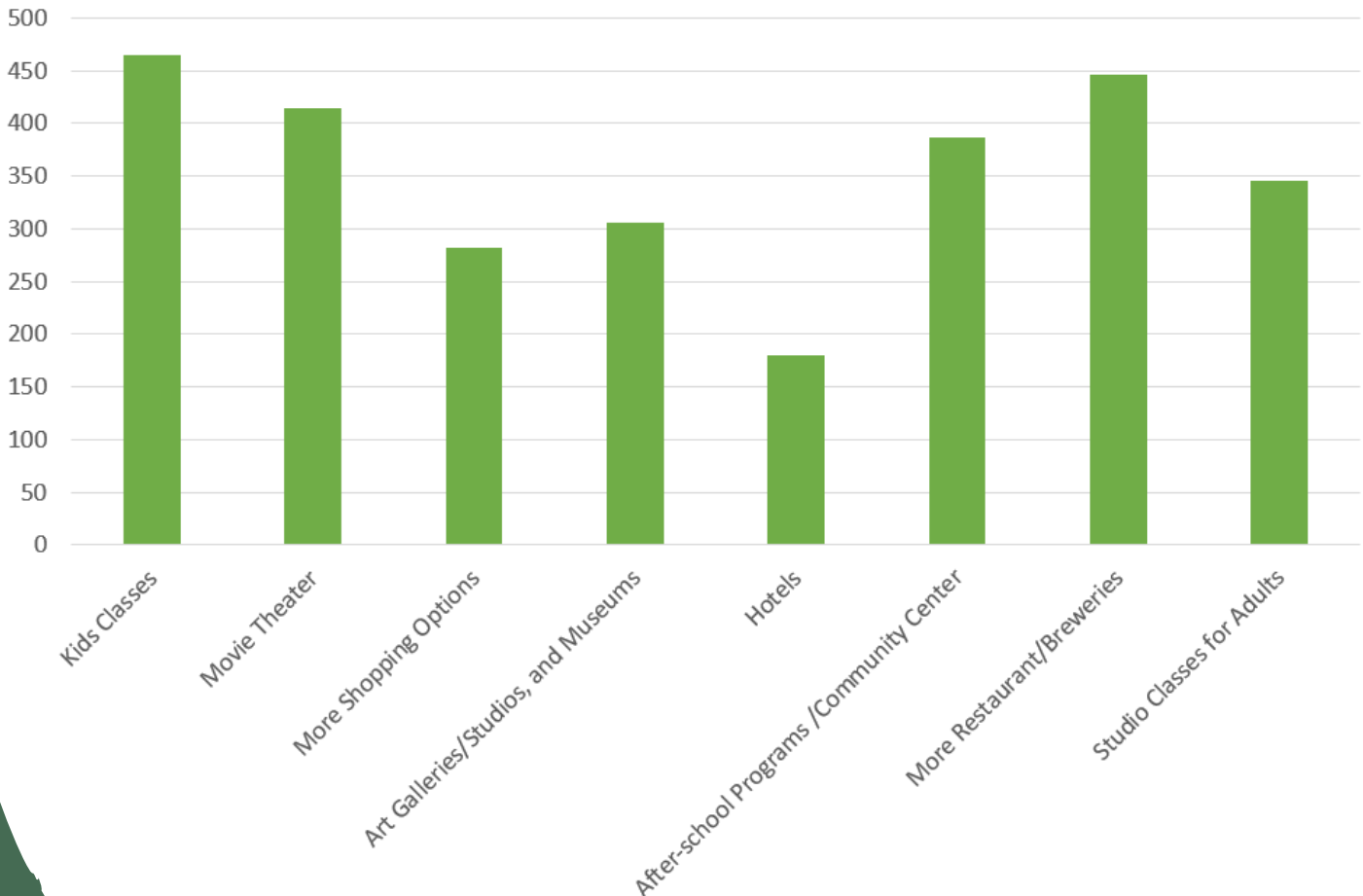


For the question “Which of the following indoor uses would you like to experience as part of Santee’s Arts & Entertainment District?”, which included 8 options to rank, each sticky dot with a number 1 written on it was weighted as 8 points, each sticky dot with a number 2 on it was weighted as 7 points, and successively. Based on the number of sticky dots placed on the board (combining the results of the three events) total of 58 community members responded to this question.

Sticky Dot Number Points Assigned

1	8
2	7
3	6
4	5
5	4
6	3
7	2
8	1

Which of the following indoor uses would you like to experience as part of Santee’s Arts & Entertainment District?





For the question “What could make this area a desirable place to live in?”, which included 5 options to select from, each sticky dot with a number 1 written on it was weighted as 5 points, each sticky dot with a number 2 on it was weighted as 4 points, and successively. Based on the number of sticky dots placed on the board (combining the results of the three events) total of 13 community members responded to this question. The pop-up outreach events are casual in nature, and it was observed by our team that attendees were more interested in responding to the other two questions, therefore the difference in participation.

Sticky Dot Number Points Assigned

1	5
2	4
3	3
4	2
5	1

What could make this area a desirable place to live in?

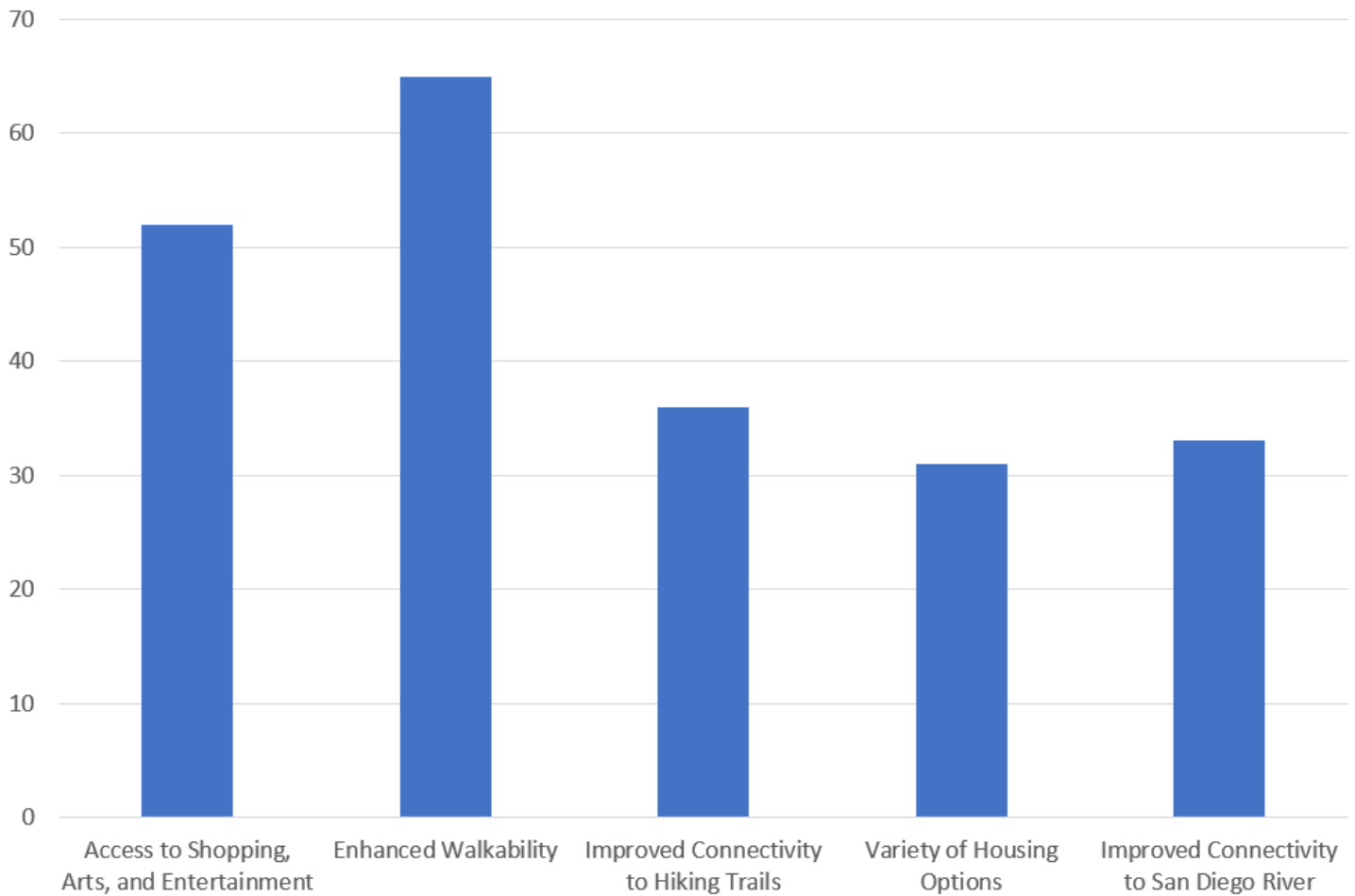


EXHIBIT D
ARTS & ENTERTAINMENT DISTRICT BOUNDARY
(As selected by the City Council on August 24, 2022)



Exhibit E is available via the link below:

<https://www.cityofsanteeca.gov/home/showpublisheddocument/23290/638133569151874680>

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH M.W. STEELE GROUP, INC. FOR THE ARTS AND ENTERTAINMENT DISTRICT OVERLAY EXPANSION PROJECT AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

WHEREAS, the City of Santee (“City”), under the Professional Services Agreement authorized by the City Council on December 8, 2021 and executed on January 24, 2022 (“Agreement”), retained M.W. Steele Group, Inc. (“Consultant”), to provide professional services relating to the Arts and Entertainment District Overlay Expansion Project (“Project”), and the associated Environmental Impact Report; and

WHEREAS, in January of 2022 the City applied for a grant in the amount of \$264,000 under the Regional Early Action Program Housing Acceleration Program (HAP) Grant Program to assist the City in completing a project-level environmental impact report for several multifamily and mixed-use housing sites within Town Center in order to streamline and accelerate housing production on these sites; and

WHEREAS, in March of 2022 SANDAG awarded the City a HAP Grant in the amount of \$264,000 with no requirement for matching funds; and

WHEREAS, in February of 2022 the City applied for a grant in the amount of \$400,000 under the Smart Growth Incentive Program (SGIP) Grant Program to assist the City in providing an update to the Town Center Specific Plan; and

WHEREAS, in August of 2022 SANDAG awarded the City a SGIP Grant in the amount of \$400,000 with a requirement that the City provide \$400,000 in matching funds. These matching funds are currently appropriated for the Project, and are being used to fund the City’s current Agreement with the Consultant for professional services related to the Project; and

WHEREAS, both the HAP grant and SGIP grant cover the Town Center Specific Plan area and similar tasks as those approved with the existing Agreement with the Consultant: and

WHEREAS, a revised Scope of Services is included in the draft First Amendment attached hereto as Exhibit A, and consolidates the approved tasks associated with the Project, the HAP grant, and the SGIP grant; and

WHEREAS, the revised Scope of Services would result in an updated Town Center Specific Plan, expanded Arts & Entertainment District, and corresponding Program Environmental Impact Report that would achieve the same goals and objectives of the Project and the respective grants; and

RESOLUTION NO.

WHEREAS, an additional appropriation of funds by the City is not required for the revised Scope of Services; and

WHEREAS, this First Amendment is authorized pursuant to Sections 3, 4 and 14 of the Agreement; and

WHEREAS, the approval of this First Amendment will not result in a direct or indirect impact on the environment, is an administrative activity of government, and is therefore not a “project” under CEQA pursuant to State CEQA Guidelines § 15378.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California that the City Manager is authorized to execute the First Amendment to the Agreement, consolidating tasks and activities associated with the Project, HAP grant, and SGIP grant, as attached hereto in substantially final form as Exhibit A, and is authorized, in consultation with the City Attorney’s Office, to make minor revisions to the attached First Amendment that match the intent of the parties and ensure parity of City’s standard contract terms prior to execution. .

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 8th day of March, 2023 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

RESOLUTION NO.

EXHIBIT A

**FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
WITH M.W. STEELE GROUP, INC.**

[attached behind this cover page]

**FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
BY AND BETWEEN CITY OF SANTEE AND M.W. STEELE GROUP, INC.**

This First Amendment (“First Amendment”), dated this ____ day of _____, 2023, for reference purposes only, is entered into by and between the City of Santee, a California charter city (“City”) and M.W. Steele Group, Inc., a corporation (“Consultant”). City and Consultant are sometimes referred to in this Amendment individually as a “Party” and collectively as the “Parties.” This First Amendment is entered into in light of the following recited facts (each a “Recital”).

RECITALS

A. City, under the Professional Services Agreement dated January 24, 2022, authorized by the City Council on December 8, 2021 (“Agreement”), retained Consultant to provide professional services relating to the Arts & Entertainment District Overlay Expansion Project (“Project”) as well as the associated Program Environmental Impact Report.

B. City and the Consultant now desire to amend the Agreement and execute this First Amendment to modify the Scope of Services to consolidate approved tasks for the Project, the Housing Acceleration Program (HAP) grant, and the Smart Growth Incentive Program (SGIP) grant and extend the end of the term of the Agreement, from January 24, 2024 to June 30, 2025 for additional project management services related to the completion of the Project.

C. This First Amendment is authorized pursuant to Sections 3, 4 and 14 of the Agreement.

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

TERMS

1. **SCOPE OF SERVICES:** The Scope of Services, Agreement Exhibit “A”, is hereby revised to include the Scope of Services (First Amendment), attached to this First Amendment as Exhibit “A” and incorporated into this First Amendment by this reference.

2. **COMPENSATION:** Section 2 of the Agreement is hereby amended to increase the not-to-exceed amount paid for services rendered by Consultant pursuant to the Agreement by \$624,000.00 from the previous amount of \$400,000.00 to the amended amount of \$1,024,000.00. The \$624,000.00 in additional funding will be paid by the HAP and SGIP grants, as set forth in the attached Exhibit “A” Scope of Services (First Amendment) page 12 “Budgets for Each Grant Awarded to City of Santee by SANDAG” and page 13 “Assignment of Proposed Scope and Budget.”

3. TERM: Section 3 of the Agreement, "Term of Agreement and Time of Performance" is hereby revised to read, in its entirety, as follows:

Consultant shall perform its services hereunder in a prompt and timely manner, and in accordance with the Scope of Services shown in Exhibit "A" attached hereto and made a part hereof; provided, however, that the contents of this Agreement, as amended, shall supersede any provisions in Exhibit "A" that are inconsistent therewith. Work shall commence upon authorization from the City. Unless a different date is set forth in the Activity Schedule, the term of the Agreement shall be from the date of execution of the Agreement through June 30, 2025 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. CONTINUING EFFECT OF AGREEMENT. Except as amended by this First Amendment, all other provisions of the Agreement and First Amendment remain in full force and effect. From and after the date of this First Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this First Amendment and First Amendment.

[SIGNATURES ARE ON THE FOLLOWING PAGE]

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

CITY OF SANTEE

CONSULTANT:

By: _____

By: _____

Marlene Best, City Manager

Mark W. Steele

Date: _____

President

Date: _____

**APPROVED AS TO FORM:
BEST BEST & KRIEGER LLP**

By: _____

Shawn Hagerty, City Attorney

Date: _____

EXHIBIT "A"
SCOPE OF SERVICES (FIRST AMENDMENT)



February 22, 2023

**Proposal to Amend the
Arts & Entertainment District Overlay Update Contract**

This proposed amendment to the contract between the City of Santee and MW Steele Group (prime consultant), executed on January 24, 2022, is to increase the scope of work and fees to allow for the team of consultants currently working on the Arts and Entertainment District efforts. This will be accomplished by expanding their scope of work and budget to provide planning and environmental services related to completing a technical update to the 1986 Town Center Specific Plan (SGIP grant) and conducting project-level environmental analysis four large strategic sites consisting of approximately 37.5 undeveloped acres within the Town Center Specific Plan (HAP grant).

The current \$400,000 contract for the update of the Arts and Entertainment District would be amended with this action by the addition of \$624,000 (which allocates \$40,000 of the SGIP grant for City staff administration time) to expand the scope of work outlined above. The entirety of this amendment is funded by the SGIP and HAP SANDAG grants.

M.W. STEELE
GROUP, INC.
ARCHITECTURE | PLANNING

448 W. Market St. San Diego, CA 92101 | (619) 230-0325

Proposed Amendment

Ongoing Effort

The City of Santee, supported by the consultant team, which consists of MW Steele Group, RRM Design Group, Helix Environmental, McCullough Landscape Architecture, Intersecting Metrics, and Graphic Solutions, is currently conducting a planning effort related to updating and expanding Santee's Arts and Entertainment District, which is a subarea of the Town Center Specific Plan.

Grant-Funded Efforts

In addition to the ongoing Arts and Entertainment District planning effort, the City of Santee has been awarded two grants by San Diego Association of Governments (SANDAG), and is proposing to utilize the funding as follows:

Utilize the **Smart Growth Incentive Grant Program (SGIP)** funds (\$400,000 added to the city match) to conduct a technical update to the Town Center Specific Plan, which was adopted in October 1986, the update will ensure consistency between the City's General Plan Land Use Element, Mobility Element goals and Active Santee Plan.

Utilize the **Housing Acceleration Program (HAP)** grant funds (\$264,000) to complete project-level environmental analysis for four large strategic sites consisting of approximately 37.5 undeveloped acres within the Town Center Specific Plan, which would allow for by-right or ministerial approval of new housing development.

Proposed Approach to Completing and Coordinating Three Programs

City Staff and our team of consultants proposes to conduct a comprehensive planning and environmental approach that encompasses the three planning efforts:

- A. **The on-going tasks of the Arts and Entertainment District update and expansion.**
- B. **The technical update to the 1986 Town Center Specific Plan (SGIP grant).**
- C. **The project-level environmental analysis of four large strategic sites consisting of approximately 37.5 undeveloped acres within the Town Center Specific Plan (HAP grant).**

A single comprehensive planning effort will be possible since the three planning efforts are contained within the same geographic area, the boundaries of the Town Center Specific Plan. The proposed approach will result in an efficient use of resources since a single Environmental Impact Report is proposed to be prepared, instead of three separate environmental documents.

Contract Amendment

To accomplish the efforts outlined above, City Staff proposes an amendment to the contract between the City of Santee and MW Steele Group (prime consultant), executed on January 24, 2022, to allow for the team of consultants currently working on the Arts and Entertainment District efforts, to expand their scope of work and budget to provide planning and environmental services related to completing a technical update to the 1986 Town Center Specific Plan (SGIP grant), and conducting project-level environmental analysis four large strategic sites consisting of approximately 37.5 undeveloped acres within the Town Center Specific Plan (HAP grant).

A, Arts and Entertainment District

The Arts and Entertainment District Update is an ongoing project being executed by the consultant team.

The plan is well underway now and staff along with the consultant team have completed public outreach and stakeholder workshops. An overall concept for circulation, land use and open space has been developed at this writing and further work will be undertaken in coordination with the SCIP and HAP grant tasks.

The overall concept that has been developed in concert with the above mentioned outreach is one that integrate all the uses with the district creating a mixed use walkable environment that includes both night and day activities. The concept will add residents to the district and unite the new and future uses on both sides of the river. The Arts and Entertainment District will represent the best of Santee businesses and arts. The district will continue to be family oriented, attractive in all seasons and all times of day. Safe, inviting, active and stimulating, the Arts and Entertainment District will become "Downtown Santee".

The proper implementation of the Arts and Entertainment District will be assured through it's inclusion in the Town Center Specific Plan through and amendment to that plan.

Master Plan and Specific Plan Update of The Arts and Entertainment District Scope of Work Outline:

- **Circulation plan including river access and crossings, public plazas, pedestrian, and vehicular elements.**
- **Open space plan identifying locations and uses of various open space elements of the plan area.**
- **Iconic sign plan that establishes location, design, and character of various signs.**
- **Land use plan alternatives identifying Arts and Entertainment land uses as well as various supporting uses such as mixed-use residential areas.**
- **Design guidelines for the Arts and Entertainment uses and areas that identify heights, setbacks, and character.**
- **Text describing the goals and objectives of the Arts and Entertainment District.**

B. Smart Growth Incentive Grant Program (SGIP)

The proposed technical update to the Town Center Specific Plan will result in a graphically rich, easy-to-use Specific Plan document poised to carry out the community's vision. The technical update will include the recommended formatting for the document, draft text for the sections proposed to be amended, including related development standards and all associated high-level maps and exhibits for the document. The preparation of the Specific Plan Technical Update is expected to be an iterative process involving drafting and refinement in collaboration with City staff. Coordination of the Town Center Specific Plan Technical Update with the Arts and Entertainment District, and the Housing Acceleration Program efforts is essential to ensure consistency and a seamless implementation.

Amend the General Plan and Town Center Specific Plan

Refining Goals and Generating Plan Alternatives

Our team will work with staff refine the goals to goals developed through community via workshops and stakeholder meetings. Based on these goals our design team will create a minimum of three (3) plan alternatives. These alternatives will be reviewed by stakeholders in three (3) charrettes and as conducted by City Staff and two (2) City Council workshops. A selected alternative will be taken forward and developed as the preferred option in the EIR and included as the land use plan in the Town Center Specific Plan.

Administrative Draft Specific Plan Technical Update and EIR

Our team will incorporate the text from the 1986 Town Center Specific Plan into the updated template. Our team will incorporate revisions to the content that address clarity, relevance, and applicability. The technical update will include replacing black and white photographs with high resolution full-color photographs to support the text and content of the Specific Plan. The update will also result in enhanced text and graphics to enable users to understand the requirements and process for development within the Town Center Specific Plan area. Our team will also update the Town Center Specific Plan Implementation Plan to include a flowchart of the specific plan administration process. Our team will incorporate the following as part of the Specific Plan:

- **Illustrative land use plan alternatives and zoning map that combines the Arts and Entertainment District, housing district, existing retail, sports complex, public buildings and uses as well as other elements of the plan area.**
- **Objective Design Standards will be tested for effectiveness in creating the desired overall urban design intent and modified or additional standards added as required.**
- **Traffic Engineering and circulation plan identifying public squares and plazas, pedestrian linkages, and public and private vehicular routes.**
- **Landscape plan including public spaces and circulation elements such as intersection and pedestrian ways.**
- **Iconic sign design plan and standards for wayfinding and identity establishing signs.**
- **Lighting objectives and standards.**
- **Allowed land use matrix.**
- **Program Environmental Impact Report.**

Screencheck Draft Specific Plan Technical Update

Following the completion of the Administrative Draft Specific Plan Technical Update and receipt of the single set of redlined comments from the City on the Administrative Draft, our team will produce a Screencheck Draft Specific Plan. At this point, all of the City's comments will have been integrated, and this draft will provide an additional internal review opportunity prior to the development of the Public Review Draft.

Public Review Draft Specific Plan

This draft is intended for public review and will include any remaining requested revisions and edits from City staff.

Hearing Draft

This draft is intended to integrate comments and feedback collected during the preliminary public review phase. Staff shall provide a redline version of requested modifications following the public review period.

Project Management and Plan Adoption

Ongoing Project Management

Throughout the preparation of the Town Center Specific Plan Technical Update, our team will need to coordinate with City staff, various departments, subconsultants, and interest groups. This task is intended to allow for necessary coordination between the project team members and City staff, including teleconferences, meetings, correspondence, record-keeping, electronic file management, and additional necessary coordination.

Public Hearings Support

Our team will support staff in the preparation for the City Council adoption of the Town Center Specific Plan Technical Update, including preparation of PowerPoint presentation materials. Our team will prepare for and attend up to two (2) public hearings.

Final Specific Plan

Following the action taken by the City Council, our team will make the final edits and modifications to the Specific Plan. It is assumed that one (1) set of revisions will be made, incorporating any recommendations by City Council action. Errata sheets may be used to discuss preferred changes between City Council hearings (if applicable).

City Council Workshops and Community Meetings

City Council Workshops

Our team will prepare for two (2) City Council Workshops conducted by City Staff. These meetings will allow our team and City staff to maintain City Council up to date with the project progress and will foster feedback, confirm priorities, and direction as part of the technical update to the Town Center Specific Plan. Plan alternatives will be reviewed, and a preferred alternative will be selected by the City Council.

Community Meetings

Our team will prepare for three (3) community charrettes. Each community charrette will include discussion and testing of plan alternatives.

C. Housing Acceleration Program Grant (HAP)

Our team will support City staff on the implementation of their Housing Element, by completing project-level environmental analysis for four large strategic sites consisting of approximately 37.5 undeveloped acres within the Town Center Specific Plan, which would allow for by-right or ministerial approval of new housing development where more than 20% of the housing units are affordable to low-income households. Our team will refine the objective design standards prepared by City staff and will provide appropriate data to our environmental subconsultant for their environmental analysis.

Our team will prepare the following supporting the Environmental Impact Report.

- **Residential district alternative plans including overall uses and densities. Illustrative development plans for the various residentially designed sites will be developed.**
- **Circulation plan including points of access and pedestrian circulation elements.**
- **Site organization diagrams identifying areas of open space, common use, buildings, and parking.**
- **Design guidelines that establish design elements required at street frontages, open space, and other public spaces.**
- **Objective Design Standards will be tested for effectiveness in creating the desired overall urban design intent and modified or additional standards added as required.**
- **Text describing the goals and objectives of the specific plan housing element.**

ENVIRONMENTAL IMPACT REPORT AND TECHNICAL STUDIES

HELIX Environmental Planning, Inc. (HELIX) is proposing to augment their original scope of work, to include the entirety of the Santee Town Center Specific Plan area boundary and addressing the four housing element sites (16A, 16B, 20A, and 20B) located within the Town Center boundary. While the Town Center Specific Plan amendments will be addressed at a program level of analysis, it is anticipated that the four housing element sites will be analyzed at a project level of detail given conceptual building footprints and design standards provided by the City and Client team.

Technical Studies

HELIX will adjust the in-progress technical studies listed below to include and analyze the broader Town Center Specific Plan amendments and conceptual development plans for the four housing element sites. As with our currently contracted scope of services and unless otherwise noted, 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 formats. 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.

Air Quality

HELIX will analyze future development and proposed infrastructure within the Santee Town Center Specific Plan Amendment area at a program level of detail. The air quality analysis will also provide project level analysis of four housing element sites (16A, 16B, 20A, and 20B). Analysis will include modeling of the sites using site plans and building designs provided by Client. Modeling will be performed using CalEEMod, and will be analyzed against relevant thresholds. The analysis will be incorporated into one air quality technical report addressing the Santee Town Center Specific Plan Area, the Santee Art & Entertainment District Overlay, and the four housing element sites.

Biological Resources

HELIX will perform a California Natural Diversity Database search, conduct a general biological reconnaissance survey, and prepare a biological resources technical report to be submitted to the City. The biological resources technical report will identify potential direct and indirect biological impacts that could occur from future development and new infrastructure proposed in the Santee Town Center Specific Plan area and specifically address the four housing element sites (16A, 16B, 20A, and 20B) located within the Town Center boundary. This report will describe the survey methods employed, present the results of the fieldwork, assess the potential for sensitive resources to occur in the project area, identify regulatory issues related to the resources located within the Project area, and estimate potential extent of resources. This Project area will be analyzed for impacts based on California Environmental Quality Act (CEQA) requirements and thresholds. The report will recommend potential programmatic mitigation measures to be applied to future projects within the Santee Town Center Specific Plan study area and project level mitigation measures for the four housing element sites 16A, 16B, 20A, and 20B study areas. No focused surveys will be conducted, and a formal delineation will not be conducted.

Cultural Resources

HELIX will obtain an updated records search from the South Coastal Information Center (SCIC) of the expanded Santee Town Center Specific Plan Area and a ½-mile radius around it. HELIX will review records search data and previous cultural resources reports for the Specific Plan Area, including the EIR and cultural resources technical report (if any) for the Housing Element. Due to the adjusted study area and project components, HELIX will send updated letters to the tribal contacts previously notified of the Project in order to solicit information they may have regarding the Native American sensitivity of the Specific Plan Area and Housing Element sites. No additional fieldwork is proposed as part of the scope. The sites in the Housing Element within the Specific Plan Area have already been surveyed for cultural resources; those results will be included in the technical report for this Project. HELIX will prepare a draft technical report summarizing the record search methods and results, the geologic and soil conditions of the Project area, the results of a review historic maps and aerial photographs of the Project area, and Tribal outreach. The report will provide recommendations for the treatment of cultural resources located within the Project area that cannot be avoided by future project redesign.

Greenhouse Gas Emissions

HELIX will analyze future development and proposed infrastructure within the Santee Town Center Specific Amendment area at a program level of detail. The greenhouse gas emissions analysis will also provide project level analysis of four housing element sites (16A, 16B, 20A, and 20B). Analysis will include modeling of the sites using site plans and building designs provided by Client. Modeling will be performed using the appropriate modeling software, and will be analyzed against relevant thresholds. The analysis will be incorporated into one greenhouse gas emissions technical report addressing the Santee Town Center Specific Plan Area, the Santee Art & Entertainment District Overlay, and the four housing element sites.

Noise

HELIX staff will perform an additional site visit and take existing noise measurements at up to four additional locations within the Santee Town Center Specific Plan area. HELIX will analyze future development and proposed infrastructure within the Santee Town Center Specific Amendment area at a program level of detail. The analysis will also provide project level analysis of four housing element sites (16A, 16B, 20A, and 20B). Analysis will include modeling of the sites using site plans and building designs provided by Client. Modeling will be performed using the appropriate modeling software, and will be analyzed against relevant City thresholds. The analysis will be incorporated into one noise technical report addressing

the Santee Town Center Specific Plan Area, the Santee Art & Entertainment District Overlay, and the four housing element sites.

Draft Program EIR

Environmental Scoping

HELIX will update Project scoping materials (i.e., the Notice of Preparation [NOP]), including the Project location, boundaries, and description to incorporate the Santee Town Center Specific Plan area and the four housing element sites. Consistent with the original contracted scope of work, no Initial Study will be prepared.

Screencheck Draft EIR

Using information developed in the Technical Studies above, HELIX will incorporate and analyze the Santee Town Center Specific Plan area amendments and the four housing element sites in the Screencheck Draft EIR.

Public Review Draft EIR

HELIX will incorporate and analyze the Santee Town Center Specific Plan area amendments and the four housing element sites into the Public Review Draft EIR.

Final Program EIR

Responses to Comments and Final EIR

HELIX will address responses to comments associated with the Santee Town Center Specific Plan Amendment and the four housing element sites in the Final EIR.

Findings; Mitigation, Monitoring and Reporting Program; and Statement of Overriding Considerations

HELIX will incorporate the Santee Town Center Specific Plan Amendments and the four housing element sites in the Findings, MMRP, and SOCs for the Project.

Environmental Team Project Management

As the HAP grant does not address Project Management as a separate line item, additional Project Management activities related to the augmented scope of work and extended schedule, including coordination, progress reporting, and quality control reviews, have been incorporated within the tasks above.

Environmental Team Meetings and Hearings

HELIX will participate in coordination meetings with Client and staff to prepare for the public hearings. HELIX will also review drafts of the hearing presentations and the City staff report. HELIX staff will also participate in up to two hearings and prepare the Notice of Determination. This scope of work does not include preparing presentations or staff reports to support the hearings. This scope of work also assumes the NOD will be filed by the City and HELIX will not incur or pay any filing fees.

MULTI-MODAL PLANNING ANALYSIS

The Town Center Specific Plan identifies a network of interconnected bike and pathways linking activity centers, as well as linking the Town Center with the bike and pedestrian trail system in the rest of the City. In addition, the City of Santee's Mobility Element states that the City should create a vibrant Town Center by developing a connected system of multi-modal corridors that encourage walking, biking, and riding transit. Intersecting Metrics (IM) will re-evaluate and update the planned mobility network within the Santee Town Center (Town Center) area, based on the proposed land use changes and current practices

Existing Conditions

IM will collect and document the following multi-modal data within the Town Center area:

- Existing Pedestrian pathways and sidewalks, both within and accessing the Town Center area.
- Existing Bicycle facilities both within and accessing the Town Center area.
- Existing Transit stop locations and routing information, including MTS Trolley and buses, serving the Town Center area.
- Planned bicycle and pedestrian infrastructure changes/improvements within and around the Town Center area.
- Planned changes to the transit network accessing the Town Center area - based on the 2021 Regional Plan.

Multi-Modal Planning and Evaluation

IM will work with the Project Team and City staff to develop a non-vehicular transportation network within the Town Centre area. The proposed network will provide connections between commercial, residential, mixed-use development, the trolley station, and the trails along the San Diego River. IM will evaluate the different facility types that are needed within the Town Center area, as well as the potential conflicts between modes at the connection points. IM will identify potential treatments along the multi-modal facilities to limit and organize the conflict points, and create a safe environment for all modes of travel. IM will also identify locations in which features such as such as bikeshare, bike parking, carshare, neighborhood electric vehicles, real-time traveler information, demand-based shuttle services, wayfinding signage should be provided, particularly at the Trolley station. Finally, IM will evaluate how the transportation network internal to the Town Center area will connect and interface with the City's existing transportation network.

Mobility Design Standards

IM will work with the Project Team and City staff to develop design standards for pathways, pedestrian linkages, and wayfinding signage. Design standards will be based off existing City of Santee Design Standards, as well as the standards outlined the Highway Design Manual (HDM), the National Association of City Transportation Officials (NACTO) Urban Street Design Guide, and the California edition of the Manual on Uniform Transportation Control Devices (MUTCD). The design standards will be incorporated into transportation section of the Town Center Specific Plan.

Roadway Network Analysis

To understand the effect the increase in land use density proposed within the Town Center area will have on the surrounding transportation network, a vehicular level of service (LOS) analysis will be conducted. The purpose of the analysis will be to determine if additional roadway network or access improvement will be needed to accommodate the additional density. It should be noted that this analysis will only be conducted for informational purposes and will not be included within the Proposed Project's CEQA documentation.

Data Collection

IM will collect the following transportation related data for the Proposed Project:

Roadway and Intersection Geometry

IM will verify the existing intersection and roadway geometrics through field observations.

Traffic Counts

The existing traffic counts from the Fanita Ranch Transportation Impact Study, which were

conducted in 2018, will be used for the external public roadway accessing the Town Center area. New traffic counts will be conducted at up to eight driveway locations accessing the Town Center area to provide a focused access analysis.

Signal Timing

IM will coordinate with City staff to get the existing signal timing plans for all signalized study area intersections.

Cumulative Projects

IM will coordinate with City staff to identify all cumulative projects that may contribute traffic to the project study area. IM will also review recently approved traffic studies and Local Mobility Assessments (LMAs) to identify the cumulative project's trip generation, distribution, and assignment.

Horizon Year Volumes

The Year 2035 With Project volumes assumed within the Fanita Ranch Transportation Impact Study will be used as the baseline for Horizon Year conditions. Any identified cumulative projects not assumed within the Fanita Ranch Transportation Impact Study will also have their anticipated traffic assignment added to the baseline Year 2035 traffic conditions. Note: no unique SANDAG sub-area model runs are anticipated for this effort. Should a SANDAG sub-area model run be needed for this effort a scope and budget augmentation will be required.

Existing Conditions Analysis

IM will conduct an LOS assessment of the existing transportation network adjacent to and accessing the Town Center area. It is assumed that the study area will consist of 12 external intersections, eight driveway locations, and 14 roadway segments.

Horizon Year Analysis

IM will conduct a focused LOS analysis for up to three project alternatives. The focused LOS analysis will evaluate the changes in project traffic entering and exiting the Town Center area based on different land use and access alternatives. It is assumed that not all of the three project alternatives will require a full analysis of the study area and will instead only focus on the Town Center driveways and the adjacent external intersections.

Parking

All three projects have a goal to reduce the existing parking requirements within Town Center area and at the transit station. IM will work with the Project team and City staff to develop a parking management plan for the Town Center area that encourages shared parking opportunities, provides flexibility in the application of parking standards to support transit-oriented development, evaluates time limited parking areas, identifies curb space management opportunities, proposes parking consolidation, evaluates the potential for unbundled parking, identifies parking enforcement techniques, as well as other parking management techniques. IM will review market rate parking programs that have been implemented by peer jurisdictions (San Diego, Portland, Seattle, and Austin). These parking management measures will be included as policies within the Town Center Specific Plan. Additionally, IM will develop a parking management toolbox that can be included in the Town Center Specific Plan that identifies the different parking management techniques available to new development as well as prescribe parking management requirements for developments who choose to provide reduced on-site parking.

Multimodal Mobility Specific Plan Documentation

IM will work with the Project Team and City staff to develop the Transportation Section of the Santee Town Center Specific Plan. This includes a description of the existing transportation network, the transportation and parking related improvements / changes envisioned with the build out of the plan, the transportation related design standards and the transportation and parking related goals and policies.

Multimodal Mobility CEQA Analysis

The Proposed Project EIR will consist of both programmatic and project level components. The Santee Arts and Entertainment District and Santee Town Center Specific Plan projects will be evaluated at a programmatic level, while the Town Center Multifamily Housing Sites project will be evaluated at the project level.

The impact analysis for the different projects, both at the programmatic and project level, should be screened out from conducting a detailed analysis. The Santee Towne Center Trolley Station is located within the identified project boundary for all three projects. Based on The City of Santee VMT Analysis Guidelines and Section 15064.3(b)(1) of CEQA guidelines, land development projects located within a 1/2 mile of a major transit stop (Transit Priority Area) are assumed to have a less than significant VMT related impact. Therefore, a detailed VMT impact analysis should not be required for any of the projects. It is assumed that there will be no net increase in retail uses within the project boundary, thus a market assessment will not be required. Additionally, it is assumed that the proposed land use changes will not need to be included within the SANDAG model to determine the associated change in VMT. If a market study or a unique SANDAG model run would be required to complete the EIR, a scope and budget augment will be needed.

A qualitative analysis will also be conducted for any proposed transportation network changes. The qualitative analysis will determine if a proposed network change has the potential to induce vehicular travel within the City. The induced travel analysis will be conducted based on the list of transportation projects included within Appendix F of the City of Santee CMT Analysis guidelines. IM will draft the Transportation section of the Proposed Project EIR to document VMT findings. IM will also provide an impact analysis for the other three included in the CEQA checklist, under the transportation section. IM staff will provide up to 10 hours of support in responding to transportation related public comments on the project EIR. IM staff will attend up to two hearings for the Proposed Project.

Overall Fee Schedule

These tables show the proposed budget amendment per consultant team. Including the Arts and Entertainment original project budget, and incorporating the SGIP grant funds (\$400,000) and the HAP grant funds (\$264,000). Totalling \$1,064,000.

The current contract is for \$400,000 for an update of the Arts and Entertainment District which will be amended with this action by the addition of \$624,000 (which assumes \$40,000 of the SGIP grant is allocated towards City staff administration time) to expand the scope of work to include an update of the Town Center Specific Plan and planning and objective design standards for the residential component of the plan, including the environmental impact report.

Budgets for Each Grant Awarded to City of Santee by SANDAG

Special Economic Incentive Program (SEIP) Budget (as included in Grant Application to SANDAG)			
Task No.	Task Description	Deliverables	Total Project Cost
1	Amend General Plan and Town Center Specific Plan	"Develop goals and policies; Stakeholder meetings; Public workshops"	\$401,500
1a		Draft and finalize amendments to the General Plan, Town Center Specific Plan and Zoning Code including zoning map	
1b		Develop landscape design goals, guiding principals, concepts, objectives	\$72,000
2	Iconic Sign Design & Standards	Identify sign types, sizes, locations, prepare draft and final signage concept designs	\$30,000
3	Environmental Impact Report	Technical studies; Program EIR; Final Program EIR	\$221,990
3a	Traffic Engineering	Analyze transportation impact analysis	\$34,600
4	Administration Costs	City staff	\$40,000
TOTAL PROJECT COST (grant request funds + matching funds):			\$800,000

Housing Acceleration Program (HAP) Budget (as included in Grant Application to SANDAG)			
Task No.	Task Description	Deliverables	Total Project Cost
1	Create Project Description, Issue Notice of Preparation, and conduct Scoping Meeting	Kick-off Meeting, Notice of Preparation, Powerpoint Presentation, and Scoping Meeting Attendance	\$9,000
2	Prepare Technical Studies	Air Quality, Biological Resources, Cultural Resources, GHG, Noise, Traffic VMT	\$120,000
3	Administrative Draft EIR	Submit digital copy (word/pdf) of Administrative Draft EIR to City for Review	\$60,000
4	Public Draft EIR	Respond to City Comments; Provide Digital Hardcopies; Revise Admin EIR; Prepare Notice of Availability	\$30,000
5	Final EIR	Prepare Response to Comments (MMRE) SOC, Findings	\$30,000
6	Final EIR Certification	Provide Digital Hardcopies, Prepare Powerpoint Presentation, Attend City Council Meeting, Prepare Notice of Determination	\$15,000
TOTAL PROJECT COST (grant requested funds + matching funds)			\$264,000

Assignment of Proposed Scope & Budget

Arts & Entertainment (A&E) District Contract - Proposed Amendment							
Consultant	A&E (Original Contract Amounts)	A&E (billed)	A&E (proposed amendment)	SGIP Task No.	Subtasks (schedule)	Description	A&E (after amendment)
M.W. Steele Group	\$67,520	\$58,055	\$147,102	1, 1a	A-1, A-2	Create land use alternative concepts Prepare design guidelines and standards Establish goals and objectives, prepare documentation Prepare land use plan, goals and objectives, guidelines and standards for inclusion in Specific Plan	\$205,157
RRM Design Group	\$44,780	\$43,913	\$114,734	1, 1a	A-1, A-2	Prepare draft amendments to the Specific Plan, General Plan, and Zoning Code and map. Prepare an InDesign document of the Town Center Specific Plan, which incorporates content from current Specific Plan and all previous amendments. Include proposed draft amendments text and graphics. Develop chapters, tables, graphics, and appendices. Prepare development standards language that captures the architecture concepts and site plans developed by MW Steele Group. Incorporate graphics prepared by consultant team into Specific Plan document.	\$158,647
Helix Environmental	\$221,900	\$21,476	\$-				\$21,476
McCullough Landscape Architecture	\$36,000	\$11,960	\$2,040	1b	A-3	Develop plant palette for Specific Plan	\$14,000
Intersecting Metrics	\$14,800	\$720	\$-				\$720
Graphic Solutions	\$15,000	\$-	\$-				\$-
	\$400,000	\$136,124	\$263,876				\$400,000

Smart Growth Initiatives Program (SGIP) Grant Funds - Proposed Approach				
SGIP Task No.	Subtasks (schedule)	Description	SGIP Grant Funds (by consultant)	Consultant/Staff
1, 1a	A-1, A-2	Team coordination (prime consultant)	\$1,500	M.W. Steele Group
1b	A-3	<ul style="list-style-type: none"> Landscape design goals, guiding principles and objectives Develop landscape concepts (site plan) Develop landscape concepts (cross sections) 	\$72,000	McCullough
2	A-4, A-5	<ul style="list-style-type: none"> Identify sign types, sizes, & locations Prepare draft and final signage concepts 	\$30,000	Graphic Solutions
3	B-2, B-4, B-5, B-6, B-7	<ul style="list-style-type: none"> Public Draft EIR (Public Review) Final EIR + Response to comments EIR Project Management MMRP + Findings EIR meetings/hearings prepare/attend 	(\$31,600) (\$32,800) (\$13,824) (\$10,400) (\$13,200)	Helix Environmental
3	B-2	<ul style="list-style-type: none"> Create land use alternative concepts Aesthetics Analysis 3D renderings preparation 	\$89,998	M.W. Steele Group
3	B-2	<ul style="list-style-type: none"> Prepare development standards language that captures the architecture concepts and site plans developed by MW Steele Group Build-out analysis GIS maps preparation 	\$50,948	RRM Design Group
3a	B-2, B-3	<ul style="list-style-type: none"> Prepare circulation system, develop design details for vehicular and pedestrian circulation VMT/Transportation Impact Analysis 	\$13,730	Intersecting Metrics
4	C-1	<ul style="list-style-type: none"> Conduct outreach sessions Lead public hearings Grant administration 	\$40,000	City staff
Total			\$400,000	

Housing Acceleration Program (HAP) Grant Funds - Proposed Approach				
HAP Task No.	Subtasks (schedule)	Description	HAP Grant Funds (by consultant)	Consultant
1	B-1	<ul style="list-style-type: none"> Scoping EIR Project Management 	(\$3,600) (\$5,400)	Helix Environmental
2	B-2	<ul style="list-style-type: none"> Cultural Resources Biological Resources Noise GHG Air Quality 	(\$20,100) (\$25,500) (\$17,000) (\$21,300) (\$18,900)	Helix Environmental
2	B-3	VMT/Transportation Impact Analysis	\$49,200	Intersecting Metrics
3	B-4	Administrative Draft EIR (Screencheck)	\$98,000	Helix Environmental
Total			\$264,000	

Project Schedule of Tasks and Scope of work

