



City Council

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

CITY OF SANTEE

REGULAR MEETING AGENDA

Santee City Council

City Manager | Marlene D. Best
City Attorney | Shawn D. Hagerty

MEETING INFORMATION

Wednesday, September 25, 2024

6:30 PM

Council Chamber | Building 2
10601 Magnolia Ave • Santee, CA 92071

TO WATCH LIVE:

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

www.cityofsanteeca.gov

IN-PERSON ATTENDANCE:

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

LIVE PUBLIC COMMENT:

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

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



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

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

LEGISLATIVE INVOCATION: The Rock Church, Associate Pastor Phil Icenhower

PLEDGE OF ALLEGIANCE

PROCLAMATION: National Manufacturing Week

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 Councilmembers may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk at the start of the meeting. Speakers are limited to 3 minutes.

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full, of Ordinances and Resolutions on the Agenda. (City Clerk)**
- (2) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (3) **Notice of Required Amendments to Conflict of Interest Code. (City Clerk)**
- (4) **Rejection of Claim Against the City by Cookson Enterprises, Inc. and Acceptance of Claim Against the City by Finbarr Prendergast and Debra Mone. (Human Resources – Freeman)**
- (5) **Adoption of a Resolution Authorizing an Amendment to the Adopted Salary Schedule Reflecting an Adjustment to the Position of Emergency Medical Technician (EMT) and Adopting a Policy on Shift Schedules and Regular Hours of Work for EMTs. (Human Resources/Fire – Freeman/Matsushita)**
- (6) **Ratification Authorizing the Appropriation of Funds for Emergency Repair of Fire Engine 205 (V157). (Fire – Matsushita)**
- (7) **Revision of the FEMA Hazard Mitigation Grant Program Resolution Authorized for Hazardous Fuels Reduction and Defensible Space Throughout Designated Areas of the San Diego River Corridor. (Fire – Matsushita)**

- (8) Adoption of a Resolution Authorizing the City Manager to Execute a Memorandum of Understanding Between the San Diego Regional Fire Foundation and the City of Santee in Collaboration with the Central Zone Fire Agencies for the Central Zone Radio Grant. (Fire – Matsushita)**

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. The first Non-Agenda Public Comment period is limited to a total of 15 minutes. Additional Non-Agenda Public Comment is received prior to City Council Reports.

PUBLIC HEARING:

- (9) Public Hearing for a Conditional Use Permit CUP-2023-0003 for a Recreational Vehicle and Self-Storage Facility and Related Site Improvements on a 4.85 Acre Vacant Site Located at 8355 Graves Avenue (APN 387-061-11 & -12) in the General Commercial (GC) Zone and Finding the Project Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to the Class 32 Infill Exemption (Applicant: Chris Cook, Cameron Construction Co. L.P.). (Planning and Building – Sawa)**

Recommendation:

- 1) Conduct and close the Public Hearing; and
- 2) Find Conditional Use Permit CUP-2023-0003 Categorically Exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
- 3) Approve Conditional Use Permit CUP-2023-0003 per the Resolution.

NEW BUSINESS:

- (10) Consideration of Development Impact Fees Associated with Accessory Dwelling Units. (City Attorney – Hagerty)**

Recommendation:

Staff recommends that City Council provide direction on the following options:

- 1) Allow the waiver to lapse and take no additional action;
- 2) Allow the waiver to lapse at this time, but direct that the issue be brought back in connection with the City Council’s consideration of the upcoming Comprehensive Development Impact Fee Nexus Study; or
- 3) Schedule and notice a Public Hearing to introduce and conduct a first reading and a second reading of a zoning ordinance amendment to reduce or waive some or all Development Impact Fees for ADUs.



(11) Resolution Appointing James Jeffries as City Clerk and Approving the Employee Management Services Agreement. (Human Resources – Freeman)

Recommendation:

Adopt a Resolution to appoint James Jeffries as City Clerk and approve the Employee Management Services Agreement.

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:

(12) Conference with Legal Counsel—Existing Litigation

(Gov. Code section 54956.9(d)(1))

Name of Case: Hope for the Homeless Lakeside, Inc. et al. v. County of San Diego et al., USDC 24-cv-01009-L-MSB

ADJOURNMENT:



**BOARDS, COMMISSIONS & COMMITTEES
SEPTEMBER & OCTOBER MEETINGS**

Sep	05	SPARC	CANCELLED	Council Chamber
Sep	09	Community Oriented Policing Committee		Council Chamber
Sep	11	Council Meeting		Council Chamber
Sep	19	SMHFPC		Council Chamber
Sep	25	Council Meeting		Council Chamber
Oct	03	SPARC		Council Chamber
Oct	09	Council Meeting		Council Chamber
Oct	14	Community Oriented Policing Committee		Council Chamber
Oct	23	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 complied with the Americans with Disabilities Act. Upon request, this agenda will be available in appropriate alternative formats to persons with disabilities, as required by section 12132 of the Americans 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. 226 at least 48 hours before the meeting, if possible.

MEETING DATE September 25, 2024

ITEM TITLE PROCLAIMING NATIONAL MANUFACTURING WEEK IN THE CITY OF SANTEE

DIRECTOR/DEPARTMENT Dustin Trotter, Vice Mayor

SUMMARY

National Manufacturing Week has been observed annually commencing on the first Friday in October, to acknowledge the significant contributions of manufacturing to the national, state, and local economy, as well as workforce development. This year, National Manufacturing Week is being observed from October 4 to 11, 2024, with coordinated events across the nation, designed to increase public awareness of modern manufacturing and the broad range of career opportunities this industry provides.

California currently has the largest number of manufacturers in the nation, with over 35,000 firms representing virtually all manufacturing sectors. Santee is home to over 100 manufacturing companies which represent an important segment of the local economy and contribute both highly skilled and high-paying jobs.

Locally, East County Economic Development Council is hosting their 9th Annual East County Manufacturing Expo on October 1, 2024, to showcase the region's manufacturers, outreach to the future workforce on career opportunities in manufacturing, and provide educational and business resources. This will be the largest event recognizing the manufacturing industry in the San Diego and Imperial County region.

James Sly, CEO of the East County Economic Development Council, will accept the City Proclamation for National Manufacturing Week for presentation and display at the Manufacturing Expo on October 1, 2024.

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Present the proclamation.

ATTACHMENTS

Proclamation





| Proclamation

WHEREAS, National Manufacturing Week has been observed annually commencing on the first Friday in October, to acknowledge the significant contributions of manufacturing to the national, state, and local economy, as well as workforce development; and

WHEREAS, National Manufacturing Week is being observed from October 4 to 11, 2024, with coordinated events across the nation, designed to increase public awareness of modern manufacturing and the broad range of career opportunities this industry provides; and

WHEREAS, East County Economic Development Council is hosting their 9th Annual East County Manufacturing Expo on October 1, 2024, to showcase the region's manufacturers, outreach to the future workforce on career opportunities in manufacturing, and provide educational and business resources; and

WHEREAS, California currently has the largest number of manufacturers in the nation, with over 35,000 firms representing virtually all manufacturing sectors, and the East County Manufacturing Expo represents the largest event recognizing the manufacturing industry in the San Diego and Imperial County region; and

WHEREAS, the Santee community is fortunate to be the home of over 100 manufacturing companies which represent an important segment of the local economy, contributing both highly skilled and high-paying jobs.

NOW, THEREFORE, I, Dustin Trotter, Vice Mayor of the City of Santee, on behalf of the City Council, do hereby proclaim the week of October 4th to October 11th, 2024, as

“NATIONAL MANUFACTURING WEEK”

in the City of Santee and encourage all citizens to celebrate the importance of manufacturing within our community and recognize the contributions of East County Economic Development Council in support of this industry.

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

Vice Mayor Dustin Trotter

MEETING DATE September 25, 2024

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

DIRECTOR/DEPARTMENT James Jeffries, Interim 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 September 25, 2024

ITEM TITLE APPROVAL OF PAYMENT OF DEMANDS

DIRECTOR/DEPARTMENT 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 *MAB*

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>
09/05/24	Payroll	\$ 458,424.63
09/05/24	Accounts Payable	132,100.29
09/05/24	Accounts Payable	5,989.72
09/05/24	Accounts Payable	424,329.88
09/06/24	Accounts Payable	45,465.39
09/10/24	Accounts Payable	155,948.62
09/10/24	Accounts Payable	603,000.00
09/11/24	Accounts Payable	263,568.22
09/11/24	Accounts Payable	527,152.73
09/11/24	Accounts Payable	56,641.38
09/12/24	Accounts Payable	<u>19,068.30</u>
TOTAL		<u>\$ 2,691,689.16</u>

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

Heather Jennings

Heather Jennings, Director of Finance

Payroll Processing Report
CITY OF SANTEE
8/15/2024 to 8/28/2024

EARNINGS SECTION				DEDUCTIONS SECTION			LEAVE SECTION					
Type	Hours/units	Rate	Amount Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accured	Taken	Banked	Lost
				rhsabc								
				roth								
				sb-1		83.70						
				sb-3		70.72						
				sffa								
				sffapc								
				st1cs3								
				st2cs3								
				texlif								
				vaccpr								
				vaccpt								
				vcapr								
				vcanpt								
				vgcipt								
				vghipr								
				vision								
				voladd								
				voldis								
				vollif								
				vollpb								

Grand Totals

Gross:	715,969.89
Net:	458,424.63

PPE 8/28/24
 Paydate 9/5/24

HA
EB
9/3/24
9/3/24

Voucher List
CITY OF SANTEE

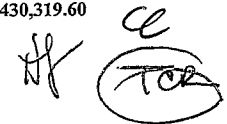
<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Description/Account</u>	<u>Amount</u>
9/5/2024	10956 FRANCHISE TAX BOARD	PPE 8/28/24	CA STATE TAX WITHHELD	33,296.66
			TOTAL:	33,296.66
9/5/2024	10955 DEPARTMENT OF THE TREASURY	PPE 8/28/24	FED WITHHOLDING & MEDICARE	98,803.63
			TOTAL:	98,803.63
	2 Vouchers for bank code: ubgen		Bank Total:	132,100.29
	2 Vouchers in this report		Total vouchers:	132,100.29

Prepared By: Juan M
 Date: 9.5.24
 Approved By: [Signature]
 Date: 9/5/24

CHECK #	VENDOR	REMIT NAME	DOC #	INVOICE #	PO #	TOTAL	DUE DATE		
PAYROLL CHECKS									
1	1059	AMERICAN FIDELITY ASSURANCE CO	AMERICAN FIDELITY ASSURANCE CO		2353913		\$3,064.37	9/4/24	
2	1060	FIDELITY SECURITY LIFE INS	FIDELITY SECURITY LIFE INS		166363760		\$1,099.86	9/4/24	
3	1061	FIDELITY SECURITY LIFE INS	FIDELITY SECURITY LIFE INS		166406800		\$1,098.09	9/4/24	
4	1062	MEDICAL AIR SERVICES ASSOC	MEDICAL AIR SERVICES ASSOC		1905430		\$193.00	9/4/24	#
5	1063	NATIONAL UNION FIRE INS	NATIONAL UNION FIRE INS		AUG 1 - AUG 30		\$35.05	9/4/24	
6	1064	TEXAS LIFE INS	TEXAS LIFE INS		SM0F0U20240714001		\$499.35	9/4/24	\$5,989.72 PAYROLL TOTAL
IN EDEN, TEREZ AND CHRISTINA TO APPROVE									
1	1065	ACE UNIFORMS	ACE UNIFORMS	97014	SD0187084	54489	\$257.09	9/6/24	
2	1065	ACE UNIFORMS	ACE UNIFORMS	97015	SD0187086	54489	\$128.55	9/6/24	
3	1065	ACE UNIFORMS	ACE UNIFORMS	97018	SD0187082	54489	\$19.59	9/3/24	
4	1065	ACE UNIFORMS	ACE UNIFORMS	97019	SD0187088	54489	\$19.59	9/8/24	
5	1065	ACE UNIFORMS	ACE UNIFORMS	97020	SD0187211	54489	\$156.64	9/11/24	\$581.46
6	1066	AMAZON WEB SERVICES	AMAZON WEB SERVICES	96760	1791153809		\$320.06	9/1/24	
7	1067	AMERICAN MESSAGING	AMERICAN MESSAGING	96713	L1072898YH		\$219.09	9/1/24	
8	1068	ASBURY ENVIRONMENTAL SVCS	WORLD OIL ENVIRONMENTAL SVCS	97022	I500-01101343	54797	\$100.00	9/5/24	
9	1068	ASBURY ENVIRONMENTAL SVCS	WORLD OIL ENVIRONMENTAL SVCS	97023	I500-01102478	54797	\$90.00	9/5/24	
10	1068	ASBURY ENVIRONMENTAL SVCS	WORLD OIL ENVIRONMENTAL SVCS	97024	I500-01101773	54797	\$100.00	9/5/24	
11	1068	ASBURY ENVIRONMENTAL SVCS	WORLD OIL ENVIRONMENTAL SVCS	97025	I500-01101774	54797	\$5.00	9/5/24	
12	1068	ASBURY ENVIRONMENTAL SVCS	WORLD OIL ENVIRONMENTAL SVCS	97026	I500-01101775	54797	\$55.00	9/5/24	\$350.00
13	1069	AWARDS BY NAVAJO	AWARDS BY NAVAJO	97027	624491		\$35.56	9/7/24	
14	1070	BORDER RECAPING	BORDER RECAPING	97028	24-0196767-008	54413	\$64.40	9/1/24	
15	1071	CINTAS	CINTAS	97029	4201153136	54844	\$72.31	9/5/24	
16	1071	CINTAS	CINTAS	97030	4201210699	54844	\$52.01	9/6/24	\$124.32
17	1072	DAVID TURCH AND ASSOCIATES	DAVID TURCH AND ASSOCIATES	97011	81524	54881	\$5,000.00	9/15/24	
18	1073	DO, AARON	DO, AARON	97032	8524		\$96.44	9/5/24	
19	1074	EAGLES POINT SECURITY	EAGLES POINT SECURITY	96991	21993		\$240.00	9/11/24	
20	1075	EAST COUNTY CALIFORNIAN	EAST COUNTY CALIFORNIAN	96749	144671		\$217.00	9/1/24	
21	1075	EAST COUNTY CALIFORNIAN	EAST COUNTY CALIFORNIAN	96774	144613		\$70.00	9/1/24	\$287.00
22	1076	ESRI	ESRI	97012	94780797		\$31,905.00	9/12/24	
23	1077	FOCUS PSYCHOLOGICAL SVCS	FOCUS PSYCHOLOGICAL SVCS	97033	SANTEE2024-7	54470	\$800.00	9/11/24	
24	1078	HAWTHORNE MACHINERY	HAWTHORNE MACHINERY	97034	PS000985101	54883	\$970.94	9/7/24	
25	1078	HAWTHORNE MACHINERY	HAWTHORNE MACHINERY	97035	PS020064203	54883	\$15.58	9/7/24	\$986.52
26	1079	HD SUPPLY	HD SUPPLY	97036	9228664490	54857	\$357.34	9/8/24	
27	1080	HDL COMPANIES	HDL COMPANIES	97008	SIN041812A	54907	\$2,400.00	9/11/24	
28	1080	HDL COMPANIES	HDL COMPANIES	97009	SIN041812B		\$3,528.67	9/11/24	\$5,928.67
29	1081	HEARTLAND FIRE TRAINING	HEARTLAND FIRE TRAINING	97037	2027		\$17,873.00	9/4/24	
30	1082	HI-WAY SAFETY	HI-WAY SAFETY	96814	160194		\$825.87	9/1/24	
31	1083	IMPERIAL SPRINKLER SUPPLY	HERITAGE LANDSCAPE SUPPLY	96994	0017121828-001		\$182.56	9/8/24	
32	1084	JOBSITE SUPPLY	JOBSITE SUPPLY	97063	82901300		\$68.14	9/13/24	
33	1084	JOBSITE SUPPLY	JOBSITE SUPPLY	97064	82901200		\$315.14	9/13/24	\$383.28
34	1085	LAKESIDE EQUIPMENT	LAKESIDE EQUIPMENT	96754	246708		\$402.11	9/1/24	
35	1085	LAKESIDE EQUIPMENT	LAKESIDE EQUIPMENT	96985	246709		\$415.04	9/8/24	\$817.15
36	1086	LIFE ASSIST	LIFE ASSIST	97059	1499195	54807	\$2,544.66	9/11/24	
37	1086	LIFE ASSIST	LIFE ASSIST	97060	1499561	54807	\$2,745.15	9/11/24	\$5,289.81
38	1087	LLOYDS COLLISION CENTER	LLOYDS COLLISION CENTER	97038	18099		\$266.78	9/4/24	
39	1087	LLOYDS COLLISION CENTER	LLOYDS COLLISION CENTER	97039	18100		\$266.78	9/4/24	\$533.56
40	1088	NATIONWIDE MEDICAL SURGICAL	NATIONWIDE MEDICAL SURGICAL	97041	IN37164		\$233.80	9/6/24	
41	1089	ROGERS, ANDERSON, MALODY & SCOT	ROGERS, ANDERSON, MALODY & SCOT	96987	75700		\$11,790.00	9/7/24	
42	1090	ROMAINE ELECTRIC	ROMAINE ELECTRIC	97048	1-380033	54958	\$159.47	9/1/24	
43	1090	ROMAINE ELECTRIC	ROMAINE ELECTRIC	97049	12-062460	54958	\$1,481.78	9/1/24	
44	1090	ROMAINE ELECTRIC	ROMAINE ELECTRIC	97050	12-062514	54958	\$127.17	9/7/24	

45	1090	ROMAINE ELECTRIC	ROMAINE ELECTRIC	97051	12-062515	54958	\$127.17	9/7/24		
46	1090	ROMAINE ELECTRIC	ROMAINE ELECTRIC	97052	12-062526	54958	\$189.64	9/8/24	\$2,085.23	
47	1091	SANTEE CHAMBER OF COMMERCE	SANTEE CHAMBER OF COMMERCE	96977	3918	54977	\$2,400.00	9/8/24		
48	1092	SECTRAN SECURITY	SECTRAN SECURITY	96972	24080597	54924	\$171.66	9/6/24		
49	1093	STAPLES	STAPLES	96984	6008535123	51575	\$188.72	9/1/24		
50	1094	STEVEN SMITH LANDSCAPE	STEVEN SMITH LANDSCAPE	96896	2436	54812	\$59,925.88	9/1/24		
51	1094	STEVEN SMITH LANDSCAPE	STEVEN SMITH LANDSCAPE	96899	2438	54900	\$21,760.00	9/1/24		
52	1094	STEVEN SMITH LANDSCAPE	STEVEN SMITH LANDSCAPE	96902	2439	54901	\$13,712.00	9/1/24		
53	1094	STEVEN SMITH LANDSCAPE	STEVEN SMITH LANDSCAPE	96903	2457	54901	\$440.00	9/6/24	\$95,837.88	
54	1095	SWARCO/MCCAIN INC	SWARCO/MCCAIN INC	96934	PB3277	54956	\$7,325.00	8/5/24		
55	1096	TARGET SPECIALTY PRODUCTS	TARGET SPECIALTY PRODUCTS	96852	INVP501554201		\$57.36	8/8/24		
56	1097	T-MAN TRAFFIC SUPPLY	T-MAN TRAFFIC SUPPLY	96995	16066	54940	\$21.01	9/7/24		
57	1098	TOPCON SOLUTIONS	TOPCON SOLUTIONS	97010	90279542		\$2,090.00	9/13/24		
58	1099	UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT	96720	720240695	54871	\$219.05	9/1/24		
59	1099	UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT	96721	24-250393		\$53.60	9/1/24	\$272.65	
60	1100	WETMORES	WETMORES	97056	06P90699	54795	\$23.66	9/1/24		
61	1101	WHITE CAP	WHITE CAP	96993	50027800084	54537	\$83.10	9/6/24		
62	1102	ZOLL	ZOLL MEDICAL CORP	97058	4025189	54817	\$512.46	9/6/24		\$196,293.62
										SUBTOTAL
NOT IN EDEN										
1	1103	AGPEST	AGRICULTURAL PEST CONTROL SVCS		764117	54828	\$165.00	8/13/24		
2	1104	AT&T	AT&T		301053963: SEP24		\$149.80	9/10/24		
3	1105	COAR	COAR		22373	54666	\$60,250.00	8/31/24		
4	1105	COAR	COAR		22411	54666	\$71,500.00	7/30/24	\$131,750.00	
5	1106	COX	COX		064114701: AUG24		\$194.59	9/5/24		
6	1106	COX	COX		063453006: AUG24		\$97.37	9/6/24	\$291.96	
7	1107	EAST COUNTY TRANSITIONAL LIVING CTR	EAST COUNTY TRANSITIONAL LIVING CTR		20240812C	54681	\$13,740.00	9/11/24		
8	1108	GLOBAL POWER GROUP	GLOBAL POWER GROUP		97860	54920	\$433.34	9/13/24		
9	1109	HMC ARCHITECTS	HMC ARCHITECTS		175502	53747	\$10,146.85	9/12/24		
10	1110	RASA	RASA		5817	54976	\$350.00	9/15/24		
11	1111	RSG INC	RSG INC		12112	54868	\$3,583.75	8/30/24		
12	1112	SDGE	SDGE		940205509: AUG24		\$1,411.08	9/8/24		
13	1112	SDGE	SDGE		097421694: AUG24		\$13,831.30	9/8/24		
14	1112	SDGE	SDGE		373580042: AUG24		\$7,448.92	9/8/24		
15	1112	SDGE	SDGE		229703218: AUG24		\$44,524.89	9/8/24	\$67,216.19	
16	1113	STAPLES	STAPLES		6008878375	54870	\$209.37	9/7/24		\$228,036.26
										SUBTOTAL
								84 INVOICES	\$424,329.88	AP TOTAL

TOTAL CHECKS PAID
\$430,319.60

Handwritten initials and signatures:



Voucher List
CITY OF SANTEE

<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Description/Account</u>	<u>Amount</u>
9/6/2024	14705 RHS MISSIONSQUARE	PPE 8/28/24	RETIREE HSA	4,894.23
			TOTAL:	4,894.23
9/6/2024	14704 457 MISSIONSQUARE	PPE 8/28/24	ICMA - 457	40,571.16
			TOTAL:	40,571.16
	2 Vouchers for bank code: ubgen		Bank Total:	45,465.39
	2 Vouchers in this report		Total vouchers:	45,465.39

Prepared By: Jay M
Date: 9-6-24
Approved By: [Signature]
Date: 9/6/24

Voucher List
CITY OF SANTEE

<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Description/Account</u>	<u>Amount</u>
9/10/2024	10353 PERS		RETIREMENT PAYMENT	155,948.62
			TOTAL:	155,948.62
	1 Vouchers for bank code: ubgen		Bank Total:	155,948.62
	1 Vouchers in this report		Total vouchers:	155,948.62

Prepared By: *Jane M*
Date: *9.10.24*
Approved By: 
Date: *9/10/24*

Voucher List
CITY OF SANTEE

<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Description/Account</u>	<u>Amount</u>
9/10/2024	13051 COVEWARE, INC	91024	CONSULTING SERVICES	603,000.00
			TOTAL:	603,000.00
	1 Vouchers for bank code: ubgen		Bank Total:	603,000.00
	1 Vouchers in this report		Total vouchers:	603,000.00

Prepared By: Juch
Date: 9-10-24
Approved By: [Signature]
Date: 9/10/24

CHECK #	VENDOR	REMIT NAME	DOC #	INVOICE #	PO #	TOTAL	DUE DATE			
PAYROLL CHECKS										
1	1114	CHLIC-CHICAGO	CHLIC-CHICAGO		3411848	\$236,624.30	9/1/24			
2	1115	SD FIREFIGHTERS FEDERAL CU	SD FIREFIGHTERS FEDERAL CU		AUG24 LTD	\$1,357.00	9/11/24			
3	1116	METLAW	METLAW		82212191	\$378.00	9/10/24			
4	1116	METLAW	METLAW		82579744	\$273.00	9/10/24	\$651.00		
5	1117	METLIFE DENTAL	METROPOLITAN LIFE INSURANCE		82579743	\$14,040.17	9/1/24			
6	1118	SANTEE FIREFIGHTERS ASSOCIATION	SANTEE FIREFIGHTERS ASSOCIATION		PPE 8/14/24	\$4,717.04	8/14/24			
7	1118	SANTEE FIREFIGHTERS ASSOCIATION	SANTEE FIREFIGHTERS ASSOCIATION		PPE 8/28/24	\$4,717.04	8/28/24	\$9,434.08		
8	1119	STATE OF CA DISPURSEMENT UNIT	STATE OF CA DISPURSEMENT UNIT		PPE 8/28/24	\$449.53	9/5/24			
9	1120	STATE OF CA DISPURSEMENT UNIT	STATE OF CA DISPURSEMENT UNIT		PPE 8/28/24	\$260.30	9/5/24			
10	1121	WASHINGTON STATE SUPPORT REGISTRY	WASHINGTON STATE SUPPORT REGISTRY		PPE 8/28/24	\$751.84	9/5/24	\$263,568.22	PAYROLL TOTAL	
IN EDEN, TEREZ AND CHRISTINA TO APPROVE										
1	1122	ESRI	ESRI	97065	94782230	\$5,800.00	9/14/24			
2	1123	LIEBERT CASSIDY WHITMORE	LIEBERT CASSIDY WHITMORE	97066	8394	\$100.00	9/11/24			
3	1124	PROFESSIONAL MEDICAL SUPPLY	PROFESSIONAL MEDICAL SUPPLY	97042	23117	\$12.40	9/14/24			
4	1124	PROFESSIONAL MEDICAL SUPPLY	PROFESSIONAL MEDICAL SUPPLY	97043	23133	\$24.80	9/14/24			
5	1124	PROFESSIONAL MEDICAL SUPPLY	PROFESSIONAL MEDICAL SUPPLY	97044	23144	\$62.00	9/14/24			
6	1124	PROFESSIONAL MEDICAL SUPPLY	PROFESSIONAL MEDICAL SUPPLY	97045	23115	\$37.20	9/14/24			
7	1124	PROFESSIONAL MEDICAL SUPPLY	PROFESSIONAL MEDICAL SUPPLY	97046	23131	\$49.60	9/14/24			
8	1124	PROFESSIONAL MEDICAL SUPPLY	PROFESSIONAL MEDICAL SUPPLY	97047	23142	\$99.20	9/14/24	\$285.20		
9	1125	SITEONE LANDSCAPE SUPPLY	SITEONE LANDSCAPE SUPPLY	96996	144570145-001	\$732.31	9/15/24			
10	1125	SITEONE LANDSCAPE SUPPLY	SITEONE LANDSCAPE SUPPLY	96997	144678994-001	\$531.30	9/15/24			
11	1125	SITEONE LANDSCAPE SUPPLY	SITEONE LANDSCAPE SUPPLY	96998	144707762-001	\$134.53	9/15/24			
12	1125	SITEONE LANDSCAPE SUPPLY	SITEONE LANDSCAPE SUPPLY	96999	144708122-001	\$158.43	9/15/24			
13	1125	SITEONE LANDSCAPE SUPPLY	SITEONE LANDSCAPE SUPPLY	97000	144753468-001	\$54.49	9/15/24			
14	1125	SITEONE LANDSCAPE SUPPLY	SITEONE LANDSCAPE SUPPLY	97001	144754461-001	\$720.34	9/15/24			
15	1125	SITEONE LANDSCAPE SUPPLY	SITEONE LANDSCAPE SUPPLY	97002	144931896-001	\$357.61	9/15/24			
16	1125	SITEONE LANDSCAPING	SITEONE LANDSCAPING	97003	144572605-001	\$383.63	9/15/24	\$3,072.64		
17	1126	STEVEN SMITH LANDSCAPE	STEVEN SMITH LANDSCAPE	97004	2478	\$110.00	9/14/24			
18	1126	STEVEN SMITH LANDSCAPE	STEVEN SMITH LANDSCAPE	97005	2477	\$163.29	9/14/24			
19	1126	STEVEN SMITH LANDSCAPE	STEVEN SMITH LANDSCAPE	97006	2476	\$163.29	9/14/24	\$436.58	\$9,694.42	SUBTOTAL
NOT IN EDEN										
1	1127	A&B SAW AND LAWNMOWER SHOP	A&B SAW AND LAWNMOWER SHOP		0294	\$3,993.61	7/25/24			
2	1128	AWARDS BY NAVAJO TROPHY	AWARDS BY NAVAJO TROPHY		0624529	\$15.05	9/12/24			
3	1129	BERRY, BONNIE	BONNIE BERRY		SEPTEMBER 1, 2024	\$91.00	9/9/24			
4	1130	CANON SOLUTIONS AMERICA	CANON SOLUTIONS AMERICA		4040865558	\$173.31	9/20/24			
5	1131	CINTAS CORP	CINTAS CORP		4202572817	\$72.31	9/19/24			
6	1131	CINTAS CORP	CINTAS CORP		4201823319	\$72.31	9/12/24	\$144.62		
7	1132	COOPER, JACKIE	JACKIE COOPER		SEPTEMBER 1, 2024	\$91.00	9/9/24			
8	1133	COX BUSINESS	COX BUSINESS		038997401-SEP24	\$57.00	9/19/24			
9	1134	CROSS CONNECTIONS	CROSS CONNECTIONS EMER SVCS		2024-1-15-SANTEE FD #4	\$7,505.10	9/4/24			
10	1135	DALESIO, INC	DALESIO, INC		27817	\$445.39	9/13/24			
11	1136	DELL TECHNOLOGIES	DELL MARKETING LP		10765628422	\$453.42	9/12/24			
12	1137	DEPARTMENT OF JUSTICE	DEPARTMENT OF JUSTICE		753325	\$64.00	9/4/24			
13	1138	EMERGENCY VEHICLE SYSTEMS LLC	EMERGENCY VEHICLE SYSTEMS LLC		2338	\$1,995.65	8/16/24			
14	1138	EMERGENCY VEHICLE SYSTEMS LLC	EMERGENCY VEHICLE SYSTEMS LLC		2337	\$1,362.00	8/16/24	\$3,357.65		
15	1139	ENTERPRISE FLEET MGMT	ENTERPRISE EM TRUST Fleet Mgmt		282938A-090524	\$11,596.50	9/20/24			
16	1140	GARHARTT, DUSTYN	DUSTYN GARHARTT		081724	\$250.00	9/13/24			
17	1141	GLOBALSTAR	GLOBALSTAR USA		75564892	\$105.12	9/17/24			
18	1142	INTERWEST	INTERWEST CONSULTING GROUP		542923	\$915.00	9/12/24			

19	1143	LAKESIDE EQUIPMENT	LAKESIDE EQUIPMENT	246710	54806	\$427.97 ✓	9/16/24		
20	1144	LIFE-ASSIST	LIFE-ASSIST	1502485	54807	\$2,994.01 ✓	9/19/24		
21	1144	LIFE-ASSIST	LIFE-ASSIST	1501917	54807	\$850.30 ✓	9/18/24		
22	1144	LIFE-ASSIST	LIFE-ASSIST	1500806	54807	\$3.35 ✓	9/14/24		
23	1144	LIFE-ASSIST	LIFE-ASSIST	1499819	54807	\$211.89 ✓	9/12/24		
24	1144	LIFE-ASSIST	LIFE-ASSIST	1497382	54807	\$522.09 ✓	9/4/24	\$4,581.64	
25	1145	LONG, CHERYL	CHERYL LONG	SEPTEMBER 1, 2024		\$91.00 ✓	9/9/24		
26	1146	MANGUSING, STUART	STUART MANGUSING	818935		\$146.12 ✓	9/13/24		
27	1147	MITEL	GREATAMERICA FINANCIAL	37315594; SEP24		\$1,588.52 ✓	9/21/24		
28	1148	MW STEELE GROUP	MW STEELE GROUP	2200-24	53741	\$11,462.50 ✓	9/14/24		
29	1148	MW STEELE GROUP	MW STEELE GROUP	2200SGIP-15	53741	\$18,152.85 ✓	9/14/24	\$29,615.35	
30	1149	OREILLY	OREILLY	2968-235054	54864	\$10.06 ✓	9/12/24		
31	1149	OREILLY	OREILLY	2968-234966	54864	\$2.97 ✓	9/12/24	\$13.03	
32	1150	PADRE DAM	PADRE DAM	29700015:AUG24		\$270.12 ✓	9/21/24		
33	1151	PHOENIX GROUP	PHOENIX GROUP INFO SYSTEMS	072024031	54878	\$562.12 ✓	9/18/24		
34	1152	PURETEC INDUSTRIAL WATER	PURETEC INDUSTRIAL WATER	2199529		\$194.72 ✓	9/13/24		
35	1152	PURETEC INDUSTRIAL WATER	PURETEC INDUSTRIAL WATER	2187571		\$154.08 ✓	7/30/24		
36	1152	PURETEC INDUSTRIAL WATER	PURETEC INDUSTRIAL WATER	2187570		\$72.54 ✓	7/30/24	\$421.34	
37	1153	RAMSEY, JOAN	JOAN RAMSEY	SEPTEMBER 1, 2024		\$91.00 ✓	9/9/24		
38	1154	RAYON, KYLE	KYLE RAYON	SEPTEMBER 1, 2024		\$91.00 ✓	9/9/24		
39	1155	RICK ENGINEERING CO	RICK ENGINEERING CO	0103326	54219	\$270.00 ✓	9/15/24		
40	1156	ROBERT HALF	ROBERT HALF	63964730		\$136.80 ✓	9/18/24		
41	1156	ROBERT HALF	ROBERT HALF	63938662		\$444.60 ✓	9/11/24		
42	1156	ROBERT HALF	ROBERT HALF	63912724		\$581.40 ✓	9/4/24		
43	1156	ROBERT HALF	ROBERT HALF	63829220		\$581.40 ✓	8/14/24		
44	1156	ROBERT HALF	ROBERT HALF	63796687		\$581.40 ✓	8/2/24	\$2,325.60	
45	1157	SANCON TECH INC	SANCON TECH INC	4	54600	\$419,774.60 ✓	8/30/24	*(441868.00 - 22093.40 = 419774.60)	
46	1158	SC FUELS	SC FUELS	2700198-IN	54395	\$1,925.12 ✓	9/5/24		
47	1159	SEDANO FORD	SEDANO FORD	20494150	54895	\$46.82 ✓	4/17/50		
48	1160	SITEONE LANDSCAPE SUPPLY	SITEONE LANDSCAPE SUPPLY	145479874-001	54925	\$30.10 ✓	9/14/24		
49	1160	SITEONE LANDSCAPE SUPPLY	SITEONE LANDSCAPE SUPPLY	144991258-001	54925	\$589.85 ✓	9/14/24	\$619.95	
50	1161	SPICER CONSULTING GROUP	SPICER CONSULTING GROUP	1649	54687	\$2,763.56 ✓	8/31/24		
51	1162	STAPLES	STAPLES	6008946874	54869	\$38.24 ✓	9/8/24		
52	1162	STAPLES	STAPLES	6009013975	54869	\$27.73 ✓	9/9/24		
53	1162	STAPLES	STAPLES	6009145357	54869	\$27.47 ✓	9/10/24		
54	1162	STAPLES	STAPLES	6008878373	54897	\$232.70 ✓	9/7/24		
55	1162	STAPLES	STAPLES	6009465034	54897	\$143.08 ✓	9/16/24		
56	1162	STAPLES	STAPLES	6009308601	54898	\$57.13 ✓	9/14/24	\$526.35	
57	1163	T-MOBILE	T-MOBILE	993045165:AUG24		\$1,111.13 ✓	9/19/24		
58	1164	VERIZON BUSINESS	VERIZON BUSINESS	9971162247		\$1,140.29 ✓	9/2/24		
59	1165	WEX BANK	WEX BANK	99603983		\$19,675.91 ✓	9/13/24		
60	1166	WILLIAMS, ROCHELLE	ROCHELLE WILLIAMS	SEPTEMBER 1, 2024		\$91.00 ✓	9/9/24		
61	1167	WITTORFF, VICKY	VICKY WITTORFF	SEPTEMBER 1, 2024		\$31.00 ✓	9/9/24	\$517,458.31	SUBTOTAL
							30 INVOICES	\$527,152.73	AP TOTAL

TCR


TOTAL CHECKS PAID
\$790,720.95


CC
9/12/24

9-11-24

Voucher List
CITY OF SANTEE

<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Description/Account</u>	<u>Amount</u>
9/11/2024	10482 TRISTAR RISK MANAGEMENT	121046	SEPTEMBER PREFUNDING	56,641.38
			TOTAL:	56,641.38
	1 Vouchers for bank code: ubgen		Bank Total:	56,641.38
	1 Vouchers in this report		Total vouchers:	56,641.38

Prepared By: 
Date: 9.11.24

Approved By: 
Date: 9/11/24

Voucher List
CITY OF SANTEE

<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Description/Account</u>	<u>Amount</u>
9/12/2024	10482 TRISTAR RISK MANAGEMENT		WORKERS COMP LOSSES; AUGUST 24	19,068.30
			TOTAL:	19,068.30
	1 Vouchers for bank code: ubgen		Bank Total:	19,068.30
	1 Vouchers in this report		Total vouchers:	19,068.30

Prepared By: Juan M.
 Date: 9-11-24
 Approved By: [Signature]
 Date: 9/11/24

MEETING DATE September 25, 2024

ITEM TITLE NOTICE OF REQUIRED AMENDMENTS TO CONFLICT OF INTEREST
CODE

DIRECTOR/DEPARTMENT James Jeffries, Interim City Clerk

SUMMARY

The Political Reform Act requires every local government agency to review its Conflict of Interest Code biennially and to notify its code reviewing body no later than October 1st in even-numbered years whether the code needs to be amended or not (see Government Code section 87306.5). The City Council serves as the code reviewing body for the City of Santee.

Due to changes in titles and positions since its last update, staff has determined that amendments to the City's Conflict of Interest Code are necessary to properly reflect the list of designated positions that are required to disclose financial interests and to ensure that each is assigned the appropriate disclosure category. Accordingly, staff will prepare a resolution amending the City's existing Conflict of Interest Code to include these changes and will present it to City Council for review and approval within ninety (90) days of today's date. The City's amended code will not be effective until it has been adopted by the City Council.

FINANCIAL STATEMENT *EB for H1*

There is no expected financial impact for this action.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Accept notice that changes to the City's Conflict of Interest Code are necessary.

ATTACHMENT

None.

MEETING DATE September 25, 2024

ITEM TITLE REJECTION OF CLAIM AGAINST THE CITY BY COOKSON ENTERPRISES, INC. AND ACCEPTANCE OF CLAIM AGAINST THE CITY BY FINBARR PRENDERGAST AND DEBRA MONE

DIRECTOR/DEPARTMENT Rida Freeman, Director of Human Resources 

SUMMARY

A claim was filed against the City of Santee by Cookson Enterprises, Inc. on August 14, 2024, for alleged vehicle damage (scratches and dents on a Cookson work truck). The claimant states the damage to the property owned by Cookson Enterprises, Inc. occurred when the vehicle was parked near Woodglen Vista Park in the City of Santee, and a tree limb snapped and fell on the vehicle.

The claimant submitted a request for payment in the amount of \$3,743.10 for repairs based on a preliminary estimate from ACM Auto Body & Paint. On the day of the incident photographs were taken. A San Diego County Sheriff's incident report was made by the driver of the vehicle. Staff from the Public Works Division of the Community Services Department at the City of Santee investigated and responded to inquiries by the City's claims administrator (George Hills). Following research and review of the claim, Risk Management was advised that the City is not liable for the damage or repair costs. Staff recommends that the City Council reject this claim.

The subject tree in question is owned and maintained by the City. Prior to this incident, there was no complaint, report or call regarding the tree or its limbs. The tree has been maintained, the tree appeared healthy, without any visible signs of decay or disease. All available information indicates the limb dropping was a sudden and accidental act of nature.

A claim was filed against the City of Santee by Finbarr Prendergast and Debra Mone on May 24, 2024. On the morning of April 8, 2024, a Santee Fire Department emergency medical services unit was responding to a call for service at a home near the claimant's property at 11410 Eucalyptus Hills Drive, Lakeside, CA 92040. The vehicle struck and damaged the claimants' fence, gate, driveway and some landscape.

The Santee Fire Department contacted Risk Management promptly to advise of the incident and confirm the responsibility of the City for the accidental damage.

The claimant submitted an estimate for repair costs in the amount of \$4,840.00 based on an estimate from Alpine Fence. Photographs were taken. Following research and review of the claim by the City's claims administrator, George Hills (GH), advised Risk Management that the City is liable for reasonable repair costs. A GH property damage adjuster conducted an appraisal based on the fence measurements. The recommendation from the GH claims department is to settle the claim for \$4,774.35, representing the total actual cash value (ACV) estimate for the fence. Staff recommends that the City Council accept this claim.

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



FINANCIAL STATEMENT *EB for HS*

There is no financial impact to the City by rejection of a claim (Cookson Enterprises, Inc.). The cost to the City for one claim, if accepted by the City Council, is \$4,774.35 (Prendergast & Mone).

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Take action on claim per Government Code Section 913
Reject claim (Cookson Enterprises, Inc.)
Accept claim (Prendergast & Mone)

ATTACHMENT

None

MEETING DATE September 25, 2024

ITEM TITLE RESOLUTION AUTHORIZING AN AMENDMENT TO THE ADOPTED SALARY SCHEDULE REFLECTING AN ADJUSTMENT TO THE POSITION OF EMERGENCY MEDICAL TECHNICIAN (EMT) AND ADOPTING A POLICY ON SHIFT SCHEDULES AND REGULAR HOURS OF WORK FOR EMTs

DIRECTOR/DEPARTMENT Rida Freeman, Director of Human Resources
Justin Matsushita, Fire Chief 

SUMMARY

An amended salary schedule is necessary to reflect an aligned salary structure for the position of Emergency Medical Technician (EMT). Currently, there are twenty-three EMT positions filled. Some of the EMT positions work 12-hour shifts (on average of 42 hours a week), some are part-time and some are limited term 56-hour per week employees. Of the twenty-three EMTs, five existing EMT employees are earning less than \$20.86 per hour, which is the new starting rate for newly hired EMTs, effective August 15, 2024.

This salary schedule adjustment is being proposed to align all EMTs performing the same technical emergency medical services and requiring the same certifications and training, to be compensated at a fair and consistent rate. This request is supported by Santee Fire Chief Justin Matsushita.

If approved by City Council, the affected employees will increase to the \$20.86 hourly rate effective on the first day of the next pay period, following an adopted amended salary schedule. Retroactive compensation will not be processed.

The City recognizes that it is essential to offer fair and competitive wages to aid in the hiring and retention of qualified employees, as well as attracting the best candidates to apply for positions. The City of Santee offers competitive wages but remains in a highly competitive environment among local agencies trying to invite the same applicants to be EMT candidates. If approved, the EMT salary structure will reflect a consistent starting pay rate, and will be listed separately, by the EMT schedule type.

For proper reporting of wages to CalPERS based on the different schedules, a policy is required which establishes the shift schedules and regularly recurring hours of work. The Policy on Emergency Medical Technician Shift Schedules and Regular Work Hours sets forth the part-time, 12-hour (average 42 hours a week), and 56-hour a week schedules for EMTs. The policy also establishes the work week under the Fair Labor Standards Act (FLSA) for purposes of determining overtime and allows the City Manager to make changes to the work week in accordance with applicable law.

The attached proposed Amended Salary Schedule has been updated to reflect the above requested action and the proposed policy sets forth the current shift schedules, regularly recurring hours of work and work week.



Proposed Amendment:

Emergency Medical Technician (EMT)		A	B	C	D	E
Part-Time (hourly)		18.92 to 23.00				
EMT 12-hour	Hourly	18.92	19.87	20.86	21.90	23.00
Calculation based on a 42-hour weekly average	Annual	41,321.28	43,396.08	45,558.24	47,829.60	50,232.00
EMT 56-hour	Hourly	18.92	19.87	20.86	21.90	23.00
	Annual	55,095.04	57,861.44	60,744.32	63,772.80	66,976.00

FINANCIAL STATEMENT *EB for HJ*

There is no fiscal impact related to this action. This item is to ensure consistency and add clarification to the salary schedule mostly for purposes of CalPERS reporting. All positions are currently budgeted in the FY 24-25 Fire Department operating budget.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MAB*

Adopt a Resolution to amend the adopted *City of Santee Salary Schedule* to reflect clarity and consistency with the schedule and pay rates for the position of EMT and adopt the policy on shift schedules and regular hours of work for EMTs.

ATTACHMENT

- Resolution
- Exhibit "A" – City of Santee Amended Salary Schedule
- Exhibit "B" – Policy on Emergency Medical Technician Shift Schedules and Regular Work Hours

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
APPROVING AN AMENDED SALARY SCHEDULE FOR EMERGENCY MEDICAL
TECHNICIAN POSITIONS AND ADOPTING RELATED CITY POLICY**

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

WHEREAS, the City Council desires to amend the Salary Schedule, effective September 25, 2024, to reflect the rates and the structure of pay for all Emergency Medical Technicians (EMTs), as the work schedules vary, as reflected in the attached proposed amended Salary Schedule (Exhibit "A"); and

WHEREAS, full time EMTs work either a 56-hour shift schedule (average 56 hours per work week) or a 12-hour shift schedule (average 42 hours per work week) which regularly recur and part-time EMTs work as needed; and

WHEREAS, the City Council desires to approve a City policy setting forth the shift schedules, the regular recurring hours and the defined work period, as set forth in the attached Policy on Emergency Medical Technician Shift Schedules and Regular Work Hours (Exhibit "B").

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Santee, California, does hereby find, determine and declare that the Salary Schedule as provided in Exhibit "A" is approved and effective on September 25, 2024.

BE IT FURTHER RESOLVED that the Policy on Emergency Medical Technician Shift Schedules and Regular Work Hours is approved.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 25th day of September 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, INTERIM CITY CLERK

Attachments: Exhibit A (Salary Schedule)
Exhibit B (Policy on Emergency Medical Technician Shift Schedules and Regular Work Hours)

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

<u>Classification</u>		A	B	C	D	E
Fire Captain / PM	Hourly	39.38	41.35	43.42	45.59	47.87
	Base salary	Annual	114,681.27	120,416.62	126,437.06	132,758.00
 <i>Educational Incentive</i>						
Fire Captain / PM 31-45 units = 1.5% over base	Hourly	39.97	41.97	44.07	46.27	48.59
	Annual	116,401.24	122,222.88	128,333.74	134,749.57	141,487.66
Fire Captain / PM 46 units and over = 3.0% over base	Hourly	40.56	42.59	44.72	46.96	49.31
	Annual	118,121.58	124,029.12	130,230.40	136,740.39	143,578.26
Fire Captain / PM A.A. Degree = 4.5% over base	Hourly	41.15	43.21	45.37	47.64	50.02
	Annual	119,841.91	125,835.02	132,126.67	138,731.94	145,669.21
Fire Captain / PM Bachelor Degree = 6% over base	Hourly	41.75	43.83	46.02	48.33	50.74
	Annual	121,561.88	127,641.24	134,023.33	140,723.53	147,760.59

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

<u>Classification</u>		A	B	C	D	E
Fire Captain Base salary	Hourly	37.69	39.57	41.55	43.63	45.81
	Annual	109,742.67	115,230.85	120,992.07	127,041.03	133,393.10
 <i>Educational Incentive</i>						
Fire Captain 31-45 units = 1.5% over base	Hourly	38.25	40.16	42.17	44.28	46.50
	Annual	111,388.75	116,959.06	122,807.33	128,946.69	135,394.04
Fire Captain 46 units and over = 3.0% over base	Hourly	38.82	40.76	42.80	44.94	47.18
	Annual	113,035.21	118,687.64	124,621.84	130,851.98	137,394.99
Fire Captain A.A. Degree = 4.5% over base	Hourly	39.38	41.35	43.42	45.59	47.87
	Annual	114,681.27	120,416.62	126,437.06	132,758.00	139,396.67
Fire Captain Bachelor Degree = 6% over base	Hourly	39.95	41.95	44.04	46.24	48.56
	Annual	116,327.36	122,144.49	128,251.95	134,663.32	141,396.86

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

<u>Classification</u>		A	B	C	D	E
Fire Engineer/PM	Hourly	34.21	35.89	37.65	39.57	41.44
	Base salary	Annual	99,610.40	104,499.11	109,631.28	115,224.21
 <i>Educational Incentive</i>						
Fire Engineer / PM 31-45 units = 1.5% over base	Hourly	34.72	36.42	38.21	40.16	42.06
	Annual	101,104.84	106,066.42	111,275.36	116,952.66	122,491.71
Fire Engineer / PM 46 units and over = 3.0% over base	Hourly	35.23	36.96	38.78	40.76	42.69
	Annual	102,598.90	107,634.15	112,920.17	118,680.65	124,301.87
Fire Engineer / PM A.A. Degree = 4.5% over base	Hourly	35.75	37.50	39.34	41.35	43.31
	Annual	104,092.92	109,201.46	114,564.60	120,409.08	126,112.33
Fire Engineer / PM Bachelor Degree = 6% over base	Hourly	36.26	38.04	39.91	41.94	43.93
	Annual	105,587.35	110,769.18	116,209.03	122,137.52	127,922.47

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

<u>Classification</u>		A	B	C	D	E
Fire Engineer Base salary	Hourly	32.57	34.17	35.85	37.68	39.46
	Annual	94,846.81	99,500.75	104,388.24	109,713.74	114,910.75
 <i>Educational Incentive</i>						
Fire Engineer 31-45 units = 1.5% over base	Hourly	33.06	34.68	36.39	38.24	40.05
	Annual	96,269.64	100,993.42	105,954.24	111,359.46	116,634.35
Fire Engineer 46 units and over = 3.0% over base	Hourly	33.55	35.19	36.92	38.81	40.65
	Annual	97,692.42	102,485.75	107,519.88	113,005.20	118,358.39
Fire Engineer A.A. Degree = 4.5% over base	Hourly	34.04	35.71	37.46	39.37	41.24
	Annual	99,114.87	103,978.43	109,085.83	114,650.95	120,082.00
Fire Engineer Bachelor Degree = 6% over base	Hourly	34.53	36.22	38.00	39.94	41.83
	Annual	100,538.03	105,470.74	110,651.46	116,296.71	121,805.60

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

Classification		A	B	C	D	E	F	G	H
Firefighter Paramedic	Hourly	28.95	30.14	31.38	32.67	34.60	36.00	37.46	38.97
Base salary	Annual	84,311.53	87,775.10	91,382.71	95,138.14	100,768.87	104,839.72	109,075.34	113,492.10

Educational Incentive (after completing 2.5 years of employment)

	G	H
Firefighter Paramedic	38.02	39.56
31-45 units = 1.5% over base	110,711.27	115,194.41
Firefighter Paramedic	38.58	40.14
46 units and over = 3.0% over base	112,347.22	116,897.18
Firefighter Paramedic	39.14	40.73
A.A. Degree = 4.5% over base	113,983.92	118,599.50
Firefighter Paramedic	39.70	41.31
Bachelor Degree = 6% over base	115,619.85	120,301.82

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

Classification		A	B	C	D	E	F	G	H
Firefighter	Hourly	24.57	25.79	26.97	28.44	29.86	31.35	32.92	34.57
Base salary	Annual	71,539.10	75,114.45	78,537.15	82,814.74	86,955.79	91,303.96	95,868.15	100,662.67
<i>Educational Incentive (after completing 2.5 years of employment)</i>								G	H
Firefighter								33.42	35.09
31-45 units = 1.5% over base								97,306.37	102,172.57
Firefighter								33.91	35.61
46 units and over = 3.0% over base								98,744.28	103,682.47
Firefighter								34.40	36.12
A.A. Degree = 4.5% over base								100,182.48	105,192.73
Firefighter								34.90	36.64
Bachelor Degree = 6% over base								101,620.36	106,702.25

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE SEPTEMBER 26, 2024

Range	Classification		A	B	C	D	E
29	Account Clerk	Hourly	25.44	26.72	28.05	29.46	30.93
		Annual	52,925.24	55,571.58	58,350.22	61,267.98	64,331.15
35	Administrative Secretary	Hourly	29.51	30.98	32.53	34.16	35.87
		Annual	61,377.31	64,446.12	67,668.48	71,052.23	74,604.72
	Assistant City Clerk	Hourly		35.48	to	50.68	
		Annual		73,790.19	to	105,414.58	
	Assistant to the City Manager	Hourly		67.90	to	96.25	
		Annual		141,228.86	to	200,192.12	
50	Assistant Engineer	Hourly	42.74	44.87	47.12	49.47	51.95
		Annual	88,892.57	93,337.46	98,004.57	102,904.47	108,049.94
43	Assistant Planner	Hourly	35.95	37.75	39.64	41.62	43.70
		Annual	74,782.35	78,521.34	82,447.50	86,570.02	90,898.13
58	Associate Civil Engineer / Associate Traffic Engineer	Hourly	52.07	54.67	57.41	60.28	63.29
		Annual	108,306.82	113,722.64	119,409.10	125,379.36	131,648.61
49	Associate Planner	Hourly	41.69	43.78	45.97	48.27	50.68
		Annual	86,724.62	91,060.90	95,614.02	100,395.06	105,414.58
33	Building Development Technician I	Hourly	28.09	29.49	30.97	32.51	34.14
		Annual	58,419.62	61,340.50	64,407.57	67,628.17	71,009.78
35	Building Development Technician II	Hourly	29.51	30.98	32.53	34.16	35.87
		Annual	61,377.31	64,446.12	67,668.48	71,052.23	74,604.72
	Building Official	Hourly		62.38	to	81.39	
		Annual		129,747.69	to	169,291.29	
	City Clerk	Hourly		51.95	to	72.75	
		Annual		108,060.15	to	151,310.85	
	City Engineer	Hourly		69.37	to	93.96	
		Annual		144,292.83	to	195,434.60	
	City Manager (Single Rate)	Hourly		126.14	to	126.14	
		Annual		262,355.93	to	262,355.93	

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE SEPTEMBER 26, 2024

Range	Classification		A	B	C	D	E
26	Code Compliance Assistant	Hourly	23.63	24.81	26.05	27.35	28.72
		Annual	49,146.29	51,603.69	54,183.84	56,893.17	59,737.63
44	Code Compliance Officer	Hourly	36.85	38.69	40.63	42.66	44.79
		Annual	76,652.01	80,484.39	84,508.93	88,734.08	93,170.81
46	Confidential Accountant	Hourly	38.72	40.65	42.69	44.82	47.06
		Annual	80,532.54	84,559.17	88,787.15	93,226.35	97,887.80
37	Confidential Administrative Secretary - HR	Hourly	31.00	32.55	34.18	35.89	37.68
		Annual	64,484.70	67,708.85	71,094.32	74,648.95	78,381.57
46	Confidential Payroll Specialist	Hourly	38.72	40.65	42.69	44.82	47.06
		Annual	80,532.54	84,559.17	88,787.15	93,226.35	97,887.80
46	Confidential Secretary to City Manager/Council	Hourly	38.72	40.65	42.69	44.82	47.06
		Annual	80,532.54	84,559.17	88,787.15	93,226.35	97,887.80
	Crossing Guards ^ (Single Rate)	Hourly			16.00		
	Deputy Fire Chief	Hourly		72.45	to	99.13	
		Annual		150,701.53	to	206,196.17	
35	Development Services Technician	Hourly	29.51	30.98	32.53	34.16	35.87
		Annual	61,377.31	64,446.12	67,668.48	71,052.23	74,604.72
	Director of Community Services	Hourly		74.40	to	99.21	
		Annual		154,760.74	to	206,355.91	
	Director of Development Services	Hourly		73.62	to	99.25	
		Annual		153,131.62	to	206,441.92	
	Director of Engineering/City Engineer	Hourly		73.62	to	99.25	
		Annual		153,131.62	to	206,441.92	
	Director of Finance / City Treasurer	Hourly		77.78	to	104.66	
		Annual		161,791.16	to	217,692.34	
	Director of Fire & Life Safety (Fire Chief)	Hourly		88.34	to	115.31	
		Annual		183,745.27	to	239,841.21	

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE SEPTEMBER 26, 2024

Range	Classification		A	B	C	D	E
	Director of Human Resources	Hourly		72.64	to	98.07	
		Annual		151,099.30	to	203,984.31	
	Director of Planning & Building/City Planner	Hourly		73.62	to	99.25	
		Annual		153,131.62	to	206,441.92	
	Economic Development Manager	Hourly		46.92	to	63.34	
		Annual		97,587.09	to	131,743.44	
48	Engineering Inspector	Hourly	40.68	42.71	44.85	47.09	49.44
		Annual	84,609.42	88,839.88	93,281.57	97,945.82	102,843.24
39	Equipment Mechanic	Hourly	32.57	34.20	35.91	37.71	39.59
		Annual	67,749.18	71,136.77	74,693.55	78,428.28	82,349.47
17	Emergency Medical Technician 56-hour	Hourly	18.92	19.87	20.86	21.90	23.00
		Annual	55,095.04	57,861.44	60,744.32	63,772.80	66,976.00
17	Emergency Medical Technician 12-hour <i>*Annual calculated based on a 42-hour weekly average</i>	Hourly	18.92	19.87	20.86	21.90	23.00
		Annual*	41,321.28	43,396.08	45,558.24	47,829.60	50,232.00
	Emergency Medical Technician Part-Time ^	Hourly		18.92	to	23.00	
35	Equipment Operator	Hourly	29.51	30.98	32.53	34.16	35.87
		Annual	61,377.31	64,446.12	67,668.48	71,052.23	74,604.72
42	Facilities Maintenance Supervisor	Hourly	35.08	36.83	38.67	40.60	42.64
		Annual	72,958.35	76,606.03	80,436.30	84,458.33	88,680.99
25	Facilities Maintenance Technician	Hourly	23.05	24.20	25.41	26.69	28.02
		Annual	47,947.49	50,344.73	52,862.26	55,505.07	58,280.19
35	Field Inspector	Hourly	29.51	30.98	32.53	34.16	35.87
		Annual	61,377.31	64,446.12	67,668.48	71,052.23	74,604.72
	Finance Manager	Hourly		57.43	to	77.54	
		Annual		119,462.59	to	161,274.57	
	Fire Battalion Chief (2920 hours)	Hourly		43.56	to	59.05	
		Annual		127,186.06	to	172,418.96	
	Fire Battalion Chief - Administration (2080 hours)	Hourly		61.15	to	82.89	
		Annual		127,186.06	to	172,418.96	

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE SEPTEMBER 26, 2024

Range	Classification		A	B	C	D	E
	Fire Division Chief	Hourly		64.19	to	86.65	
		Annual		133,518.49	to	180,225.82	
44	Fire Inspector	Hourly	36.85	38.69	40.63	42.66	44.79
		Annual	76,652.01	80,484.39	84,508.93	88,734.08	93,170.81
	Fire Marshal	Hourly		62.38	to	81.39	
		Annual		129,747.69	to	169,291.29	
	Graduate Intern ^	Hourly		16.00	to	21.32	
38	Human Resources Technician	Hourly	31.78	33.37	35.03	36.79	38.63
		Annual	66,096.77	69,401.58	72,871.63	76,515.44	80,341.11
38	Human Services and Open Space Coordinator	Hourly	31.78	33.37	35.03	36.79	38.63
		Annual	66,096.77	69,401.58	72,871.63	76,515.44	80,341.11
	IT Systems Technician^	Hourly		27.76	to	33.74	
53	Information Technology Analyst	Hourly	46.02	48.32	50.74	53.28	55.94
		Annual	95,727.61	100,513.95	105,540.17	110,816.92	116,357.97
	Information Technology Manager	Hourly		52.21	to	70.49	
		Annual		108,602.34	to	146,613.31	
53	Information Technology GIS Analyst	Hourly	46.02	48.32	50.74	53.28	55.94
		Annual	95,727.61	100,513.95	105,540.17	110,816.92	116,357.97
	Information Technology/GIS Technician^			30.56	to	37.14	
35	Irrigation Specialist	Hourly	29.51	30.98	32.53	34.16	35.87
		Annual	61,377.31	64,446.12	67,668.48	71,052.23	74,604.72
29	Landscape and Irrigation Maintenance Worker	Hourly	25.44	26.72	28.05	29.46	30.93
		Annual	52,925.24	55,571.58	58,350.22	61,267.98	64,331.15
48	Lead Equipment Mechanic	Hourly	40.68	42.71	44.85	47.09	49.44
		Annual	84,609.42	88,839.88	93,281.57	97,945.82	102,843.24
29	Maintenance Worker	Hourly	25.44	26.72	28.05	29.46	30.93
		Annual	52,925.24	55,571.58	58,350.22	61,267.98	64,331.15

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE SEPTEMBER 26, 2024

Range	Classification		A	B	C	D	E
46	Management Analyst	Hourly	38.72	40.65	42.69	44.82	47.06
		Annual	80,532.54	84,559.17	88,787.15	93,226.35	97,887.80
43	Management Assistant	Hourly	35.95	37.75	39.64	41.62	43.70
		Annual	74,782.35	78,521.34	82,447.50	86,570.02	90,898.13
	Marketing Aide^	Hourly		16.00	to	21.32	
	Marketing Coordinator	Hourly		35.48	to	50.68	
		Annual		73,790.19	to	105,414.57	
	Marketing Manager	Hourly		49.66	to	67.05	
		Annual		103,289.65	to	139,473.69	
28	Marketing Specialist	Hourly	24.82	26.07	27.37	28.74	30.17
		Annual	51,634.45	54,216.39	56,927.13	59,773.39	62,762.22
34	Marketing Specialist II	Hourly	28.79	30.23	31.74	33.33	34.99
		Annual	59,880.25	62,874.40	66,017.86	69,318.81	72,784.61
	Office Assistant ^	Hourly		16.00	to	21.32	
48	Parks & Landscape Supervisor	Hourly	40.68	42.71	44.85	47.09	49.44
		Annual	84,609.42	88,839.88	93,281.57	97,945.82	102,843.24
	Principal Civil Engineer	Hourly		64.53	to	87.40	
		Annual		134,225.91	to	181,799.62	
	Principal Planner	Hourly		51.14	to	69.04	
		Annual		106,370.51	to	143,602.46	
	Principal Traffic Engineer	Hourly		64.53	to	87.40	
		Annual		134,225.91	to	181,799.62	
39	Procurement Specialist	Hourly	32.57	34.20	35.91	37.71	39.59
		Annual	67,749.18	71,136.77	74,693.55	78,428.28	82,349.47
	Public Services Manager	Hourly		49.66	to	67.05	
		Annual		103,289.65	to	139,473.69	
44	Public Works Supervisor	Hourly	36.85	38.69	40.63	42.66	44.79
		Annual	76,652.01	80,484.39	84,508.93	88,734.08	93,170.81
	Recreation Aide ^	Hourly		16.00	to	18.21	

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE SEPTEMBER 26, 2024

Range	Classification		A	B	C	D	E
28	Recreation Coordinator	Hourly	24.82	26.07	27.37	28.74	30.17
		Annual	51,634.45	54,216.39	56,927.13	59,773.39	62,762.22
	Recreation Leader ^	Hourly		16.56	to	19.67	
	Recreation Services Manager	Hourly		49.66	to	67.05	
		Annual		103,289.65	to	139,473.69	
	Recreation Supervisor	Hourly		35.48	to	50.68	
		Annual		73,790.19	to	105,414.58	
23	Secretary	Hourly	21.94	23.04	24.19	25.40	26.67
		Annual	45,636.97	47,918.84	50,314.65	52,830.43	55,472.17
36	Senior Account Clerk	Hourly	30.25	31.76	33.35	35.01	36.76
		Annual	62,911.87	66,057.48	69,360.53	72,828.49	76,470.16
53	Senior Accountant	Hourly	46.02	48.32	50.74	53.28	55.94
		Annual	95,727.61	100,513.95	105,540.17	110,816.92	116,357.97
50	Senior Building Inspector	Hourly	42.74	44.87	47.12	49.47	51.95
		Annual	88,892.57	93,337.46	98,004.57	102,904.47	108,049.94
	Senior Civil Engineer / Senior Traffic Engineer	Hourly		56.57	to	76.92	
		Annual		117,660.02	to	159,994.98	
	Senior Human Resources Analyst	Hourly		46.86	to	63.26	
		Annual		97,471.99	to	131,588.04	
	Senior Management Analyst	Hourly		44.63	to	60.25	
		Annual		92,830.47	to	125,321.93	
	Senior Management Analyst/ Grant Coordinator	Hourly		46.86	to	63.26	
		Annual		97,471.99	to	131,588.04	
	Senior Planner	Hourly		44.47	to	60.03	
		Annual		92,495.42	to	124,871.86	
	Special Events Supervisor	Hourly		35.48	to	50.68	
		Annual		73,790.19	to	105,414.58	

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE SEPTEMBER 26, 2024

Range	Classification		A	B	C	D	E
	Storm Water Program Assistant^	Hourly		28.73	to	34.92	
50	Storm Water Program Coordinator	Hourly	42.74	44.87	47.12	49.47	51.95
		Annual	88,892.57	93,337.46	98,004.57	102,904.47	108,049.94
	Student Intern ^	Hourly		16.00	to	19.67	
	Technical Professional Expert ^	Hourly		50.00	to	160.00	

^Part-time, temporary status

CITY OF SANTEE
MAYOR AND CITY COUNCIL MEMBERS SALARY SCHEDULE
EFFECTIVE JULY 4, 2024

<u>Range</u>	<u>Classification</u>		
	City Council Member	Monthly	1,925.94
		Annual	23,111.28
	Mayor	Monthly	3,245.81
		Annual	38,949.67

City of Santee

Policy on Emergency Medical Technician Shift Schedules and Regular Work Hours

EMT SHIFT SCHEDULES/REGULAR WORK HOURS

Emergency Medical Technicians (EMTs) work one of three schedules.

56-hour EMTs work the same schedule as Firefighters with a full-time work schedule resulting in an average of 56 hours per work week. The schedule is regularly recurring and repeats on a 24-day cycle. The basic schedule is a three (3) platoon fifty-six (56) hour schedule consisting of four (4) twenty-four (24) hour shifts each separated by twenty-four (24) hours off duty followed by four (4) consecutive days off, followed by four (4) twenty-four (24) hours shifts each separated by twenty-four (24) hours off duty, followed by six (6) consecutive days off. This schedule recurs on a regular twenty-four (24) day cycle. This schedule is approved during a pilot program for fiscal year 2024/25, and may be continued after that time. The yearly salary for 56-hour EMTs is based on working an anticipated 2,912 hours per year.

12-hour EMTs work an average of 42 hours per work week and have a full-time work schedule consisting of 84 hours worked every two weeks (bi-weekly). One work week, the schedule is 3-12-hour shifts (36 hours) and the following week the schedule is 4-12-hour shifts (48 hours). This schedule is regularly recurring and repeats bi-weekly. The yearly salary for 12-hour EMTs is based on working an anticipated 2,184 hours per year.

Part-time EMTs may work a variety of shift lengths and number of assigned shifts, based upon vacancies and departmental needs, and do not have a regularly recurring schedule over 40 hours per week. Because these part-time EMTs do not have a regularly recurring work schedule of over 40 hours per week, for reporting to external entities such as CalPERS, part-time EMTs shall be considered to be on a full-time work schedule of 40 hours per work week. The yearly salary for part-time EMTs is based on working an anticipated 2,080 hours per year for full-time.

EMT WORK WEEK

Effective upon notice to employees by the City Manager, the work week for EMTs will be adjusted so that it begins at 0800 Thursday morning and ends at 0759 the following Thursday morning. Each work day begins at 0800 and ends at 0759 the following morning. The work week may be changed by the City, with the approval of the City Manager, and employees will be notified in advance of any changes to the work week. The work week will not be changed on a temporary basis to avoid overtime and overtime will be paid in accordance with the Fair Labor Standards Act (FLSA).

MEETING DATE September 25, 2024

ITEM TITLE RATIFICATION AUTHORIZING THE APPROPRIATION OF FUNDS FOR EMERGENCY REPAIR OF FIRE ENGINE 205 (V157)

DIRECTOR/DEPARTMENT Justin Matsushita, Fire Department *AB for JM*

SUMMARY

This Item asks for the appropriation of funds for emergency repairs of Fire Engine 205 (V157). V157 had a check engine light on and was sent to Velocity Truck Centers (Velocity) for diagnostics. Velocity found oil and coolant in the cylinders, and signs of mirror glazing and heat spots on the liners. Velocity recommended a complete engine overhaul kit, excluding an oil pump and oil cooler. The Santee Lead Mechanic concurs with the diagnosis and repair recommendation.

With both V157 and OES 6128 out of service, the Fire Department is without a reserve apparatus and at risk of being unable to keep a fire engine in service if another engine is deployed to a fire, or out-of-service due to mechanical issues.

Santee Municipal Code Section 3.24.140 authorizes the City Manager to approve immediate procurement of supplies or services when the estimated cost does not exceed \$75,000, when it is essential to prevent delays in work which may negatively affect the life, health, safety or convenience of the public. Such purchases are subject to subsequent City Council ratification. The V157 preliminary cost estimate is \$53,838.16. To account for unanticipated additional repair cost and avoid risk to public safety, the City Manager authorized emergency repairs for up to \$60,000.

The V157 repairs are ongoing, and the final cost will be determined upon completion.

FINANCIAL STATEMENT *EB for HJ*

Funding for V157 repairs will be transferred from the General Fund Reserves to the Vehicle Repair and Maintenance Fund.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Authorize the appropriation of funds for the final cost of repair in an amount not to exceed \$60,000 from General Fund Reserves to the Vehicle Repair and Maintenance Fund.

ATTACHMENT

Resolution
Velocity Truck Centers repair quote



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
AUTHORIZING THE APPROPRIATION OF FUNDS FOR EMERGENCY REPAIRS OF
FIRE ENGINE 205 (V157)**

WHEREAS, Engine 205 (V157) had a check engine light on and was sent to Velocity Truck Centers (Velocity) for diagnostics. Velocity found oil and coolant in the cylinders and, signs of mirror glazing and heat spots on the liners.; and

WHEREAS, Velocity recommended a complete engine overhaul kit, excluding an oil pump and oil cooler; and

WHEREAS, the Santee Lead Mechanic concurs with the diagnosis and repair recommendation.

WHEREAS, with both V157 and OES 6128 out of service, the Fire Department is without a reserve apparatus and at risk of being unable to keep a fire engine in service if another engine is deployed to a fire, or out of service due to mechanical issues; and

WHEREAS, Santee Municipal Code Section 3.24.140 authorizes the City Manager to approve immediate procurement of supplies or services when the estimated cost does not exceed \$75,000, when it is essential to prevent delays in work which may negatively affect the life, health, safety or convenience of the public. Such purchases are subject to subsequent City Council ratification; and

WHEREAS, the V157 preliminary cost estimate is \$53,838.16 and to account for unanticipated additional repair costs and avoid risk to public safety, the City Manager authorized emergency repairs for up to \$60,000; and

WHEREAS, the V157 repairs are ongoing, and the final cost will be determined upon completion.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, that the City Council hereby:

1. Authorizes of the appropriation of funds for the final cost of repair in an amount not to exceed \$60,000 from General Fund Reserves to the Vehicle Repair and Maintenance Fund.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 25th day of September 2024, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, INTERIM CITY CLERK



San Diego Freightliner
 A Division of Velocity Vehicle Group
 6066 Miramar Rd San Diego, CA 92121
 (619) 564-3700
 EPA ID: CAL000360442 ARD: 227248.2016
 www.VelocityVehicleGroup.com

Please Remit Payment to:
 San Diego Freightliner
 PO Box 101284
 Pasadena, CA 91189-1284

Date Arrived: 08/21/2024
 Date Invoiced:
 SalesType: SR
 PO No: 54903
 Terms: 30
 Advisor: COLLEEN ARREARAN
 Email: carrearan@vvgtruck.com
 Salesman: COLLEEN ARREARAN
 Reviewer:

BILL TO
 CITY OF SANTEE - 101419
 FIRESTATION #4
 8950 COTTONWOOD AVE
 SANTEE CA 92071
 P: (619) 258-4100 F: (619) 562-1046

DELIVER TO
 CITY OF SANTEE - 101419
 FIRESTATION #4
 8950 COTTONWOOD AVE
 SANTEE CA 92071
 P: (619) 258-4100 F: (619) 562-1046

VIN: 4P1CA01H8BA011508 Fleet Unit #: V157 Mileage: 0
 Year/Make/Model: 2011 PIERCE MFG. INC PIERCE Body ID#:
 Engine Model / Serial#: License#:
 Trans Model / Serial#: Axle Ratio:
 Front Axle Model / Serial#: Tag#: 4282
 Rear FWD Axle Model / Serial#: Selling Dealer:
 Rear Rear Axle Model / Serial#: Date In Svc:

JOB #1 02 SR Express Assessment (Apply to Op 1 Only)

COMPLAINT C/A OIL RESIDUE CONTINUOUSLY FOUND IN COOLANT RESERVOIR
 CAUSE RESERVOIR CAP RUBBER HAS BEEN EATEN UP ON TWO CAPS
 TRACES OF OIL AND COOLANT IN CYLINDERS #1 & #3, SIGNS OF MIRROR GLAZING AND DIFFERENT HEAT
 SPOTS ON ALL LINERS
 CORRECTION REMOVED CYLINDER HEAD AND OTHER ENGINE COMPONENTS FOR INSPECTION.
 NEED TO SEND CYL HEAD ITO MACHINE SHOP TO BE PRESSURE TESTED AND VALVE SEATS CHECKED.

RECOMMEND A STEP 3 COMPLETE OVERHAUL KIT EXCLUDING AN OIL PUMP AND OIL COOLER

QTY	ITEM	DESCRIPTION	QtyOH	Blnd1	EXTD PRICE
1		CLEANER,SOLVENT	10	SR03D0 3	58.99
2		HOSE	3	V41	103.98
1		GASKET	10	PEG5C0 6	1.69
4		BOLT	0	NOLOC	7.96
1		GASKET	2	GB6	56.99
1		VALVE ASSY	1	303N7	101.99
1		HOSE	0	V47	13.29
1		C--O - RING	1	V44	15.09
1		ELBOW ASSY	1	V44	156.99
1		PIPE	1	303I4	93.99
1		BRG AND GSKTKT	1	M240F	549.99
2		HOSE	2	V41	127.98
4		NUT	7	303D1	21.96
4		STUD	5	303D2	125.96
1		GASKET	0	303H8	20.09
3		SEAL RING	3	303D2	17.37
1		GASKET	2	303G1	33.89
4		CLAMP	1	303K3	91.96
1		GASKET	1	303M3	73.99

QTY	ITEM	DESCRIPTION	QtyOH	Blnd1	EXTD PRICE
1		GASKET	1	GB6	101.99
1		M--TUNE - UP KIT	1	M245B	214.99
1		RKR ARM KIT	0	PBFLO OR	4,077.49
1		COOLER ASM	0	M239D	2,607.49
1		TURBO	0	NOLOC	7,447.49
4		CLAMP	0	NOLOC	57.16
1		WATER PUMP KIT V-INLET S60 14L	0	M244G	977.49
1		EGR VALVE S60 EPA07 ELECTRONIC	0	M244D	549.99
1		OH KIT BASIC S60 EPA07 14L HG6	0	PBFLO OR	5,642.49
6		INJ S60 E3 14L EPA07	1	M242E	4,469.94
2		ELEMENT-OIL FILTER *D	3	SR01A0 1	38.70
1		ELEMENT-FUEL FILTER *D	11	SR02B0 3	26.59
1		FUEL FILTER/WATER SEPARATOR *D	3	SR02A0 2	15.11
12		DDC GENUINE 15W-40 CK4 1GAL	0	T5	203.88
16		ANTFRZ DDC PWRCOL ELC 50/50GAL	567	DISWF0 6	119.84
6		NON CHLORINATED BRAKE CLEAN *D	194	DISWF0 5	24.54
1		MULTI PRPS SEALANT	25	DISW8E 01	9.39
30		PREM LASH TIE BLK 120LB 15-1/4	30	TWR1-4	41.70
25		WIRE TIE BLACK 14-1/2IN 50 LB	45	TWR1-4	22.25
1		1 INCH FLAME RESISTANT HOSE	0	NOLOC	250.00
1		CORE	0	CORE	1,442.49
1		CORE	0	CORE	125.99
1		CORE	0	NOLOC	627.49
1		CORE	1	CORE	162.99
1		CORE	0	CORE	187.99
1		CORE	0	CORE	302.49
6		CORE	0	NOLOC	1,514.94
-1	DISC	LABOR DISCOUNT; WAIVED DIAGNOSTIC			-350.00
3	HAZMAT	HAZMAT / EPA FEE			15.00
1	IBFRT	INBOUND FREIGHT			199.00
	C	CORE REMOVED FOR BILLING PURPOSES - CORE CREDIT UPON INSPECTION			

Parts: \$28,572.67 Labor: \$14,350.00 Other: \$-136.00 Sublet: \$0.00 \$47,151.05

JOB #2 27 SR Transmission (Automatic)

COMPLAINT C/A TRANSMISSION FAULT CODES LOGGED; CUSTOMER REPORTED P0843
CAUSE
CORRECTION

QTY	ITEM	DESCRIPTION	QtyOH	Blnd1	EXTD PRICE
3	HAZMAT	HAZMAT / EPA FEE			15.00

Parts: \$0.00 Labor: \$350.00 Other: \$15.00 Sublet: \$0.00 \$365.00

JOB #3 05-INSP SR Courtesy Inspection

COMPLAINT COURTESY INSPECTION **
CAUSE
CORRECTION

QTY	ITEM	DESCRIPTION	QtyOH	Blnd1	EXTD PRICE

Parts: \$0.00 Labor: \$0.00 Other: \$0.00 Sublet: \$0.00 \$0.00

JOB #4 05 SR

Menu Items

COMPLAINT PRESSURE TEST CYLINDER HEAD & VALVES
 CAUSE
 CORRECTION

QTY	ITEM	DESCRIPTION	QtyOH	Blnd1	EXTD PRICE
1	HAZMAT	HAZMAT / EPA FEE			0.00
1	MISC	TEST CYL HEAD			1,400.00

Parts: \$0.00 Labor: \$0.00 Other: \$1,400.00 Sublet: \$0.00 \$1,400.00

JOB #5 00A SR

Additional Repairs (Add On Op)

COMPLAINT RR CLY HEAD
 CAUSE INSTALL NEW PRT, TRANSFER PARTS
 CORRECTION DURING PRESSURE TEST OF CYLINDER HEAD & VALVES; VALVES PASSED PRESSURE TEST BUT THERE WAS WARPAGE WAS FOUND ON SURFACE, UNABLE TO RSURFACE AND IS PRONE TO LEAK AND CAUSE FAILURE
 SYMPTOMS

QTY	ITEM	DESCRIPTION	QtyOH	Blnd1	EXTD PRICE
1		CYL HEAD ASM LOW SWRL S60 14L	0	NOLOC	5,209.11
1		CORE	0	CORE	1,469.99
2	HAZMAT	HAZMAT / EPA FEE			15.00
1	ibftr	INBOUND HEAVY FREIGHT			250.00
	C	CORE REMOVED FOR BILLING PURPOSES - CORE CREDIT UPON INSPECTION			

Parts: \$5,209.11 Labor: \$350.00 Other: \$265.00 Sublet: \$0.00 \$7,294.10

JOB #6 05 SI

Menu Items

COMPLAINT CORES
 CAUSE
 CORRECTION

QTY	ITEM	DESCRIPTION	QtyOH	Blnd1	EXTD PRICE
1	HAZMAT	HAZMAT / EPA FEE			

NOTE: A DEPOSIT MAY BE REQUIRED. A MAXIMUM OF \$2,500.00 FOR CREDIT CARD PAYMENT

Note: Core(s) will not be charged if cores are not broken and are in rebuild able condition.

Old parts removed from trucks will be junked unless otherwise instructed in writing. The above is an estimate based on our initial inspection and does not cover additional parts or labor which may be required after the work has been opened up. Occasionally after work has started, worn or damaged parts are discovered which are not evident on first inspection. Because of this the above prices are not guaranteed.

All vehicles left more than 10 days after repairs will be subject to storage at a rate of \$25.00 per day per unit.

I hereby authorize the repair work to be done along with the necessary material, and hereby grant your employees permission to operate the vehicle herein described on streets, highways or elsewhere for the purpose of testing and or inspection.

LABOR	\$15,050.00
PARTS	\$33,781.78
CORES	\$5,834.37
OTHER	\$1,559.00
SUBLET	\$0.00
SUBTOTAL	\$56,225.15
MISCELLANEOUS	\$350.00
TAX	\$3,097.38
TOTAL (NO CORE)	\$53,838.16
TOTAL (W/ CORE)	\$59,672.53

Signature: _____ Printed Name: _____ Date _____

*PO Required for Charge Accounts

Purchase Order #: _____

- (1) OUR TERMS ARE PAYMENT ON DELIVERY@SERVICE CHARGE OF 1 1/2% PER MONTH (18% PER ANNUM) RECEIVED WITH 30 DAYS OF INVOICE DATE. IF VVG HAS EXTENDED CREDIT TERMS, PAYMENT IS DUE PER THE CREDIT ARRANGEMENT. IN THE EVENT LEGAL ACTION IS REQUIRED TO ENFORCE PAYMENT, CUSTOMER AGREES TO PAY VVG ALL COURT COSTS AND ATTORNEY FEES
- (2) A 20% RESTOCKING CHARGE WILL BE CHARGED ON ALL ITEMS RETURNED.
- (3) ALL REQUESTS FOR RETURN MUST BE:
- A. IN ORIGINAL CLEAN CARTON
 - B. UNUSED
 - C. WITHIN 30 DAYS OF INVOICE DATE, AND ACCOMPANIED BY A COPY OF THE INVOICE.
- (4) NO ELECTRICAL ITEMS MAY BE RETURNED.
- (5) NO SPECIAL ORDER ITEMS MAY BE RETURNED.
- (6) ALL PARTS SOLD AND/OR INSTALLED BY VVG ARE WARRANTED BY THE MANUFACTURER. VVG ACCEPTS NO RESPONSIBILITY FOR FIT, TYPE, OR QUALITY OF ANY VENDOR ITEM.
- (7) KITS AND SETS ARE NOT RETURNABLE IF CARTON IS OPENED
- (8) CORES MUST BE RETURNED WITH 5 WORKING DAYS OF INVOICE DATE AND ACCOMPANIED BY A COPY OF THE INVOICE. CORES MUST BE DRAINED, ASSEMBLED AND IN ORIGINAL CARTON
- (9) ALL SPECIAL ORDERED PARTS THAT YOU HAVE MADE A DEPOSIT ON MUST BE PICKED-UP WITH 10 DAYS YOUR DEPOSIT IS FORFEITED.
- (10) VVG IS NOT RESPONSIBLE FOR LOST INCOME OF ANY TYPE WHICH RESULTS FROM A UNITS NON-OPERATION WHILE BEING REPAIRED. THE DEALER IS NOT RESPONSIBLE FOR UNAVAILABILITY OF PARTS OR DELAYS IN PARTS SHIPMENT BEYOND DEALER'S CONTROL.
- (11) ALL RETURNED CHECKS ARE SUBJECT TO A \$35.00 HANDLING FEE
- (12) LABOR WARRANTY IS 45 DAYS
- (13) VVG IS NOT RESPONSIBLE FOR LOSS OR DAMAGE TO THE VEHICLE OR ITS CONTENTS DUE TO COLLISION NOT DUE TO ITS NEGLIGENCE; OR DUE TO THEFT OR OTHER CASUALTY REGARDLESS OF WHETHER OR NOT SUCH FIRE, THEFT OR OTHER CASUALTY IS DUE TO ITS NEGLIGENCE
- (14) CUSTOMER STATES NO ARTICLES OF PERSONAL PROPERTY HAVE BEEN LEFT IN THE VEHICLE AND DEALER IS NOT RESPONSIBLE FOR INSPECTION THEREOF
- (15) DUE TO THE TYPE OF SERVICE REQUESTED SOME REPAIRS MUST BE SUBLET
- (16) IF THE VEHICLE DESCRIBED HEREIN IS NOT CALLED FOR WITHIN THREE (3) DAYS AFTER SUCH NOTICE IS GIVEN, A STORAGE CHARGE OF \$25.00 PER DAY WILL BE MADE FOR EACH DAY THEREAFTER
- (17) SAID DEALER IS AUTHORIZED TO DELIVER THE VEHICLE DESCRIBED HEREIN OR ANY OF ITS CONTENTS TO ANY PERSON PRESENTING THIS RECEIPT
- (18) **CALIFORNIA PROP 65 WARNING** : DIESEL ENGINE EXHAUST AND/OR CHEMICALS ARE KNOWN TO THE STATE OF CALIFORNIA TO CAUSE CANCER, REPRODUCTIVE HARM OR BRITH DEFECTS INCLUDING CUMENE, ETHYLBENZENE, N-HEXANE, METHYL ISOBUTYL KETONA, SILICA, TETRAFLUROETHYLENE, TITANIUM DIOXICE AND TOLUENE. THESE CHEMICALS CAN BE FOUND IN ITEMS SOLD IN THE PARTS DEPARTMENT, DISTRIBUTED TO EMPLOYEE IN THE SERVICE DEPARTMENT OR INHALED ON FACILITY PROPERTY. FOR MORE INFORMATION GO TO WWW.P65WARNINGS.CA.GOV (TITLE 27 SEC. 25603,25604,25605,25506)

MEETING DATE September 25, 2024

ITEM TITLE REVISION OF THE FEMA HAZARD MITIGATION GRANT PROGRAM RESOLUTION AUTHORIZED FOR HAZARDOUS FUELS REDUCTION AND DEFENSIBLE SPACE THROUGHOUT DESIGNATED AREAS OF THE SAN DIEGO RIVER CORRIDOR

DIRECTOR/DEPARTMENT Justin Matsushita, Fire *AB for JM*

SUMMARY

On August 14, 2024, the Santee City Council accepted and appropriated the FEMA Hazard Mitigation Grant Program Funds (HMGP DR 4610-917-009R) for hazardous fuels reduction and defensible space throughout the designated areas of the San Diego River Corridor, phase one of a two-phased project.

While the August 14, 2024, Resolution did designate the City Manager, Director of Finance, and Director of Fire and Life Safety (Fire Chief), as the Applicant's Authorized Agents, it only authorized the City Manager to execute all necessary documents to accept, manage, and seek reimbursement for FEMA Hazard Mitigation Grant (HMGP DR 4610-009R). The California Governor's Office of Emergency Services has notified the City that a new Resolution is required that authorizes the City Manager, Director of Finance, and Director of Fire and Life Safety (Fire Chief) to execute all necessary documents to accept, manage, and seek reimbursement for FEMA Hazard Mitigation Grant (HMGP DR 4610-009R) in order for all three positions to be recognized as the Applicant's Authorized Agents.

FINANCIAL STATEMENT *EB for HJ*
N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MJB*

It is recommended that the Council adopt the revised Resolution, authorizing the City Manager, Director of Finance, and Director of Fire and Life Safety (Fire Chief) to execute all necessary documents to accept, manage, and seek reimbursement for HMGP DR 4610-917-009R.

ATTACHMENT

Revised Resolution
Resolution #098-2024

RESOLUTION NO. _____

REVISED RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE ACCEPTANCE AND APPROPRIATION OF FEMA HAZARD MITIGATION GRANT PROGRAM FUNDS FOR HAZARDOUS FUELS REDUCTION AND DEFENSIBLE SPACE THROUGHOUT DESIGNATED AREAS OF THE SAN DIEGO RIVER CORRIDOR, PHASE ONE OF A TWO PHASED PROJECT

WHEREAS, the Federal Emergency Management Agency (FEMA) provides grant funding through the Hazard Mitigation Grant Program (HMGP) to state, local, tribal, and territorial governments for the development of hazard mitigation plans, and to rebuild to reduce or mitigate future disaster losses in their communities; and

WHEREAS, proposed projects are assessed based upon a demonstration of need, a benefit cost analysis (BCA) of the project, and alignment with identified priority mitigation efforts determined by FEMA. Wildfire and vegetation management projects include the creation of defensible space around homes, structures, and critical facilities by the reduction of flammable vegetation, as well as hazardous fuel reduction from the removal of vegetative fuels proximate to at-risk structures; and

WHEREAS, in April 2024 the City of Santee applied for HMGP assistance for the clearing of 415 acres in the wildland-urban interface of Santee with a proposed cost of \$7,284,240 consisting of \$6,555,816 in Federal funds and \$728,424 in non-Federal (cost share) funds. The grant application also included an additional request of \$363,712 for management costs that do not require a cost share match; and

WHEREAS, on June 24, 2024 the City of Santee was notified of the approval of application HMGP DR 4610-917-009R for the reduction of hazardous and defensible space creation throughout pre-identified areas of the San Diego River Corridor; and

WHEREAS, the HMGP Project will be funded and completed in two phases, the first phase of the project includes the development of a comprehensive plan for vegetation and debris removal that includes community outreach, document preparation, a work schedule if different than original estimate, and completion of Environmental and Historic Preservation documents including California Environmental Quality Act (CEQA); and

WHEREAS, the Federal funding obligated for Phase 1 is \$477,396, the local jurisdiction cost share for Phase 1 is \$53,044, and also includes \$26,522 obligated from FEMA for Management Costs that does not require a cost share match; and.

WHEREAS, on May 8 2024 the Santee City Council adopted Resolution #050-2024, accepting \$907,568 from the San Diego River Conservancy (SDRC) to assist with the grant match requirement for a FEMA Hazardous Mitigation Grant Program (HCGP), The SDRC has authorized the utilization of \$53,044 for the cost share match requirement for Phase 1 of this project; and.

WHEREAS, upon completion of Phase 1 and approval by FEMA, the remaining encumbered funds from the \$7,284,240 project total will be authorized for Phase 2.

RESOLUTION NO. _____

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, that the City Council hereby:

1. Authorizes the appropriation and expenditure of \$503,918 in HMGP funds in accordance with all program requirements to the Phase 1 activities; and
2. Authorizes the appropriation and expenditure of \$53,044 in SDRC funds in accordance with all program requirements for Phase 1 activities; and
3. Designates the City Manager, Director of Finance, and Director of Fire and Life Safety (Fire Chief), as Applicant's Authorized agents; and
4. Authorizes the City Manager, Director of Finance, and Director of Fire and Life Safety to execute all necessary documents to accept, manage, and seek reimbursement for HMGP DR 4610-0914-009R.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 25th day of September 2024, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, INTERIM CITY CLERK

RESOLUTION NO. 098-2024

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
AUTHORIZING THE ACCEPTANCE AND APPROPRIATION OF FEMA HAZARD
MITIGATION GRANT PROGRAM FUNDS FOR HAZARDOUS FUELS REDUCTION
AND DEFENSIBLE SPACE THROUGHOUT DESIGNATED AREAS OF THE SAN
DIEGO RIVER CORRIDOR, PHASE ONE OF A TWO PHASED PROJECT**

WHEREAS, the Federal Emergency Management Agency (FEMA) provides grant funding through the Hazard Mitigation Grant Program (HMGP) to state, local, tribal, and territorial governments for the development of hazard mitigation plans, and to rebuild to reduce or mitigate future disaster losses in their communities; and

WHEREAS, proposed projects are assessed based upon a demonstration of need, a benefit cost analysis (BCA) of the project, and alignment with identified priority mitigation efforts determined by FEMA. Wildfire and vegetation management projects include the creation of defensible space around homes, structures, and critical facilities by the reduction of flammable vegetation, as well as hazardous fuel reduction from the removal of vegetative fuels proximate to at-risk structures; and

WHEREAS, in April 2024 the City of Santee applied for HMGP assistance for the clearing of 415 acres in the wildland-urban interface of Santee with a proposed cost of \$7,284,240 consisting of \$6,555,816 in Federal funds and \$728,424 in non-Federal (cost share) funds. The grant application also included an additional request of \$363,712 for management costs that do not require a cost share match; and

WHEREAS, on June 24, 2024, the City of Santee was notified of the approval of application HMGP DR 4610-917-009R for the reduction of hazardous and defensible space creation throughout pre-identified areas of the San Diego River Corridor; and

WHEREAS, the HMGP Project will be funded and completed in two phases, the first phase of the project includes the development of a comprehensive plan for vegetation and debris removal that includes community outreach, document preparation, a work schedule if different than original estimate, and completion of Environmental and Historic Preservation documents including California Environmental Quality Act (CEQA); and

WHEREAS, the Federal funding obligated for Phase 1 is \$477,396, the local jurisdiction cost share for Phase 1 is \$53,044, and also includes \$26,522 obligated from FEMA for Management Costs that does not require a cost share match; and

WHEREAS, on May 8, 2024, the Santee City Council adopted Resolution #050-2024, accepting \$907,568 from the San Diego River Conservancy (SDRC) to assist with the grant match requirement for a FEMA Hazardous Mitigation Grant Program (HCGP), The SDRC has authorized the utilization of \$53,044 for the cost share match requirement for Phase 1 of this project; and

WHEREAS, upon completion of Phase 1 and approval by FEMA, the remaining encumbered funds from the \$7,284,240 project total will be authorized for Phase 2.

RESOLUTION NO. 098-2024

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, that the City Council hereby:

1. Authorizes the appropriation and expenditure of \$503,918 in HMGP funds in accordance with all program requirements to the Phase 1 activities; and .
2. Authorizes the appropriation and expenditure of \$53,044 in SDRC funds in accordance with all program requirements for Phase 1 activities; and
3. Designates the City Manager, Director of Finance, and Director of Fire and Life Safety (Fire Chief), as Applicant's Authorized agents; and
4. Authorizes the City Manager to execute all necessary documents to accept, manage, and seek reimbursement for HMGP DR 4610-0914-009R.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 14th day of August 2024, by the following roll call vote to wit:

AYES: HALL, KOVAL, MCNELIS, MINTO, TROTTER

NOES: NONE

ABSENT: NONE

APPROVED:




JOHN W. MINTO, MAYOR

ATTEST:



JAMES JEFFRIES, ASSISTANT CITY CLERK

CERTIFICATE OF CITY CLERK	
I, <u>James Jeffries</u> <u>Interim</u> City Clerk of the City of Santee, California, do hereby certify the foregoing to be a true and exact copy of <u>Reso. No 098-2024</u> duly passed and adopted by the City Council of said City on the date thereon recited.	
 City Clerk	<u>8/29/24</u> Date

MEETING DATE September 25, 2024

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN DIEGO REGIONAL FIRE FOUNDATION AND THE CITY OF SANTEE IN COLLABORATION WITH THE CENTRAL ZONE FIRE AGENCIES FOR THE CENTRAL ZONE RADIO GRANT.

DIRECTOR/DEPARTMENT Justin Matsushita, Department *AB For JM*

SUMMARY

The San Diego Regional Fire Foundation (Fire Foundation) has approved a grant for radio acquisition for the following Central Zone fire agencies - Alpine Fire Protection District (Alpine), Barona Tribal Fire Department (Barona), Bonita/Sunnyside Fire Protection District (Bonita), Heartland Fire Rescue Department (Heartland), Lakeside Fire Protection District (Lakeside), San Miguel Fire Protection District (San Miguel), City of Santee Fire Department (Santee), and Sycuan Tribal Fire Department (Sycuan). The Fire Foundation will provide \$393,876 (90%) in funds, and the Central Zone Fire agencies have committed a combined \$43,764 (10%) in grant matching funds.

Alpine has agreed to act as the coordinating agency on behalf of the Central Zone. Coordinating agency responsibilities include: determining the type and number of radios needed; acquiring all radios; distribution of all radios; and collection of cost match funds (10%) from each participating agency.

The City of Santee will receive a total of 31 radios through the participation in this grant. The City of Santee will execute a Memorandum of Understanding (MOU) with the Fire Foundation regarding the general conditions required to complete the radio purchase.

FINANCIAL STATEMENT *CB for HJ*

The total Fire Foundation grant amount allocated for Santee's radio purchase is \$66,374 (\$59,737 [90%] Fire Foundation funds and \$6,637 [10%] Santee matching funds). Alpine will pay for the radios on behalf of Santee, and Santee will reimburse Alpine \$6,637 which is included in the FY 24/25 operating budget.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

1. Authorizing the City Manager to execute the MOU between the Fire Foundation on behalf of the City of Santee.

ATTACHMENT

MOU
Central Zone Radios Distribution List





SAN DIEGO REGIONAL FIRE & EMERGENCY SERVICES FOUNDATION AND THE SAN DIEGO COUNTY CENTRAL ZONE FIRE AGENCIES

MEMORANDUM OF UNDERSTANDING

The San Diego Regional Fire & Emergency Services Foundation (Fire Foundation) and the following San Diego County Central Zone fire agencies (Central Zone) – Alpine Fire Protection District (Alpine), Barona Tribal Fire Department (Barona), Bonita/Sunnyside Fire Protection District (Bonita), Heartland Fire Rescue Department (Heartland), Lakeside Fire Protection District (Lakeside), San Miguel Fire Protection District (San Miguel), City of Santee Fire Department (Santee), and Sycuan Tribal Fire Department (Sycuan) enter into this MOU for the acquisition, ownership, operation, and maintenance of mobile and portable radios (Radios).

The Fire Foundation has \$393,876 (90%) in funds approved and the Central Zone has committed \$43,764 (10%) for a total of \$437,640 for the acquisition of 200 Radios. (See attached schedule, San Diego Regional Fire Foundation / San Diego River Conservancy: Central Zone Radio Grant for a detailed listing by agency of the radios to be acquired, the cost match by agency and the grant funding by agency.)

Alpine has agreed to lead this effort by working with each agency to determine the type and number of single head and dual head mobile and portable radios needed by each Central Zone fire agency then to order, acquire, pay for, and distribute all the Radios. Each Central Zone fire agency will reimburse Alpine for 10% of the cost of their radios. The Fire Foundation will reimburse Alpine for 90% of the cost of the Radios, or a total of \$393,876 if all available funds are expended.

The \$393,876 funded by the Fire Foundation comes from a portion of a grant received from the San Diego River Conservancy (Conservancy). The Fire Foundation is solely involved in providing its share of the funding. The Central Zone has full responsibility for the Radios.

The Central Zone agrees to the following conditions:

GENERAL CONDITIONS

1. Alpine, on behalf of the Central Zone, will purchase and pay for Radios, then provide the Fire Foundation a copy of the invoice and proof of payment. The Fire Foundation will then reimburse Alpine for its ninety percent (90%) portion of the acquisition cost as specified above. Alpine must give the Fire Foundation 90 days advance notice before the Fire Foundation's payment will need to be made, additionally, Alpine will have sole responsibility for collecting the ten percent (10%) of the cost being paid by each Central Zone fire agency.
2. Alpine will provide the Fire Foundation pictures of the Radios within 30 days of receipt of the Radios. Alpine will also arrange for a group picture of all the Fire Chiefs receiving Radios.
3. Central Zone shall assume any obligation to furnish any additional funds that may be necessary to put the Radios into service.
4. Each Central Zone fire agency will hold title to the Radios provided to their agency and for which they paid their 10%.
5. The term of the MOU is upon approval through December 31, 2029.

PROJECT EXECUTION

1. Ensure that everybody utilizing the Radios are trained and qualified in their safe use.
2. Maintain the Radios in good working order and store them in a manner to safeguard this asset.
3. Each Central Zone fire agency will be solely responsible for all ownership, operating, permitting, and maintenance expenses associated with their Radios.
4. Each Central Zone agency will make the radios available for inspection by the Fire Foundation or the Conservancy at mutually agreed times.

PROJECT REPORTING AND ADMINISTRATION


1. Each Central Zone agency will provide information and quotes from each Fire Chief to the Fire Foundation to include in a press release or various media outlets describing the project awarded and how it will benefit their community. Each Central Zone fire agency will mention the Conservancy’s and Fire Foundation’s support in providing the Radios in its contact with the media, on social media postings, and on its website. Fire Chiefs agree to participate in at least one event with the Fire Foundation regarding the Radios.
2. This MOU may be amended by mutual agreement in writing between the Central Zone fire agencies and the Fire Foundation.

PROJECT TERMINATION

1. If the Central Zone fire agencies fail to complete this Project or comply with the terms of this MOU, the Central Zone shall be liable for immediate repayment to the Fire Foundation for the full amount paid by the Fire Foundation for the Radios.

This MOU is approved and effective upon receipt of the last signature from each agency below:

- Alpine Fire Protection District
- Barona Tribal Fire Department
- Bonita/Sunnyside Fire Protection District
- Heartland Fire & Rescue Department
- Lakeside Fire Protection District
- San Miguel Fire Protection District
- City of Santee Fire Department
- Sycuan Tribal Fire Department

	A	B	C	D	E	F	G	H
1								
2								
3		Central Zone Radios						
4		San Diego Regional Fire Foundation / San Diego River Conservancy Grant						
5		Attachment to MOU						
6								
7								
8	Radio Cost *	\$2,290.95	\$3,067.16	\$2,105.12				
9								
10	Agency	Mobile - Single Head	Mobile - Dual Head	Portable	Total Radios	Total Radio Cost	Agency Funded (10%)	Grant Funded (90%)
11	Alpine	0	0	9	9	\$18,946	\$1,895	\$17,051
12	Lakeside	8	0	0	8	\$18,328	\$1,833	\$16,495
13	El Cajon	9	2	12	23	\$52,014	\$5,201	\$46,813
14	La Mesa	6	5	16	27	\$62,763	\$6,276	\$56,487
15	Lemon Grove	3	1	5	9	\$20,466	\$2,047	\$18,419
16	Sycuan	9	0	15	24	\$52,195	\$5,220	\$46,976
17	Santee	6	0	25	31	\$66,374	\$6,637	\$59,736
18	San Miguel	7	0	35	42	\$89,716	\$8,972	\$80,744
19	Barona	0	0	15	15	\$31,577	\$3,158	\$28,419
20	Bonita	0	0	12	12	\$25,261	\$2,526	\$22,735
21	Total	48	8	144	200	\$437,640	\$43,764	\$393,876
22								
23								
24	<i>* Includes tax and shipping.</i>							

MEETING DATE September 25, 2024

ITEM TITLE PUBLIC HEARING FOR A CONDITIONAL USE PERMIT CUP-2023-0003 FOR A RECREATIONAL VEHICLE AND SELF-STORAGE FACILITY AND RELATED SITE IMPROVEMENTS ON A 4.85 ACRE VACANT SITE LOCATED AT 8355 GRAVES AVENUE (APN 387-061-11 & -12) IN THE GENERAL COMMERCIAL (GC) ZONE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE CLASS 32 INFILL EXEMPTION (APPLICANT: CHRIS COOK, CAMERON CONSTRUCTION CO. L.P.)

DIRECTOR/DEPARTMENT Sandi Sawa / Planning & Building Department *SS*

SUMMARY

The proposed project is a request for a Conditional Use Permit for a recreational vehicle (RV) and self-storage facility on a 4.85-acre project site located at 8355 Graves Avenue (APN 387-061-11 and -12). The project would be constructed in two phases. Phase 1 would consist of the construction of a 179-space RV storage facility, including canopy-covered RV storage areas, with associated parking, landscaping, and bio-retention areas. Phase 2 would remove 97 of the uncovered RV parking spaces to construct two self-storage buildings (Buildings A & B), totaling 135,000 square feet. Building A would be an 89,500-square-foot three-story building, and Building B would be a 45,500-square-foot two-story building. The proposed project would also provide approximately 29,063 square feet of landscaping, including along the Graves Avenue frontage and project perimeter with a combination of trees, shrubs, and grass. Access to the project site would be via two driveways from Graves Avenue.

ENVIRONMENTAL REVIEW

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332; Class 32 of the CEQA Guidelines (In-fill Development), because the project is consistent with the General Plan and Zoning Ordinance, is located in an urbanized area on property less than five acres, has no habitat value, would not result in any significant effects on traffic, noise, air quality or water quality, and can be served by all required utilities and public services.

FINANCIAL STATEMENT *EB for HS*

Staff costs for application processing are paid on an actual cost recovery basis. Development Impact Fees are estimated to total \$563,600.23.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

- 1) Conduct and close the public hearing; and
- 2) Find Conditional Use Permit CUP-2023-0003 Categorically Exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
- 3) Approve Conditional Use Permit CUP-2023-0003 per the attached Resolution.

ATTACHMENTS

Staff Report
Aerial Vicinity Map
Project Plans
Class 32 CEQA Exemption Analysis
Resolution



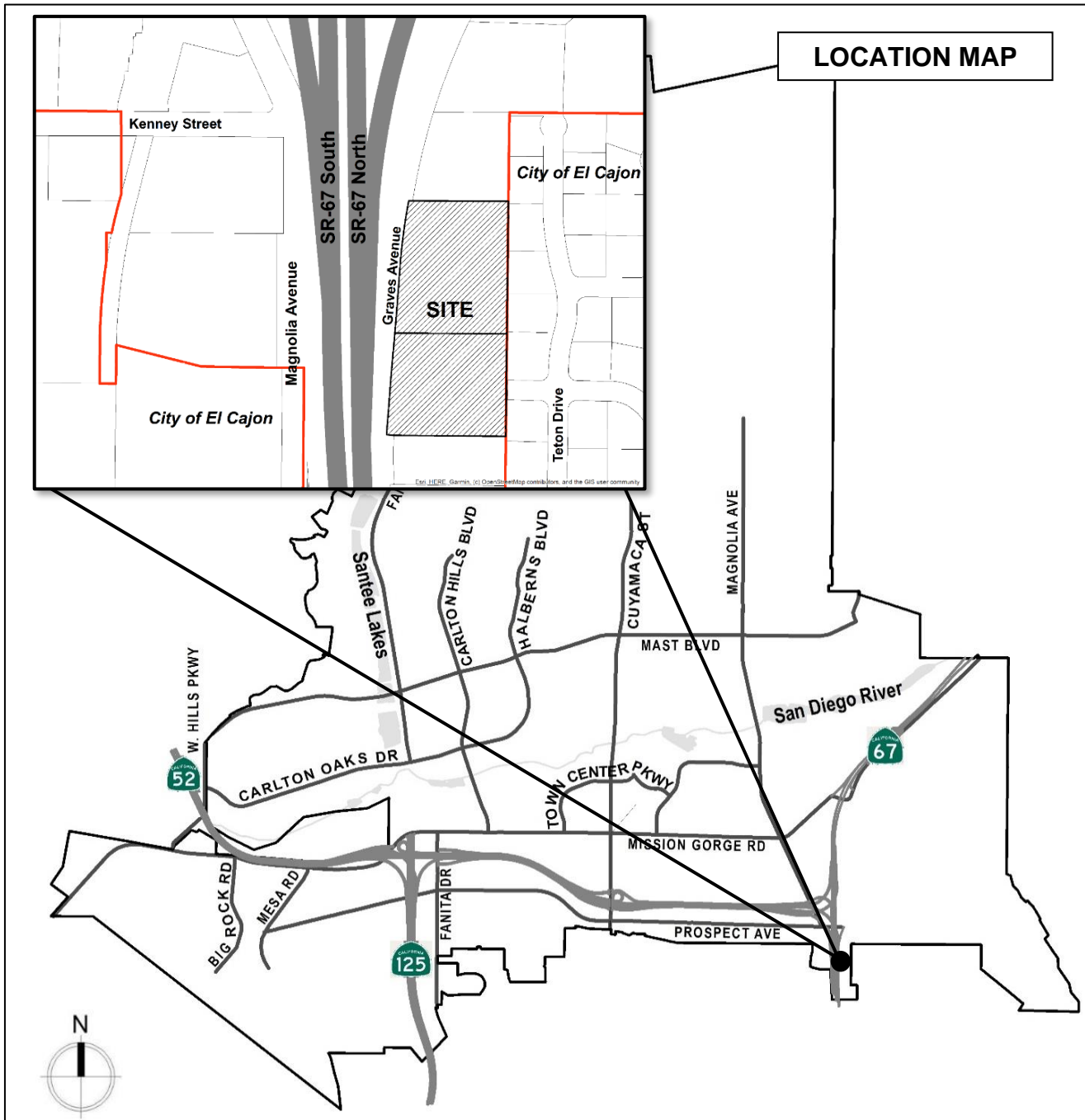
STAFF REPORT

PUBLIC HEARING FOR A CONDITIONAL USE PERMIT CUP-2023-0003 FOR A RECREATIONAL VEHICLE AND SELF-STORAGE FACILITY AND RELATED SITE IMPROVEMENTS ON A 4.85 ACRE VACANT SITE LOCATED AT 8355 GRAVES AVENUE (APN 387-061-11 & -12) IN THE GENERAL COMMERCIAL (GC) ZONE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE CLASS 32 INFILL EXEMPTION

APPLICANT: CHRIS COOK, CAMERON CONSTRUCTION CO. L.P.

**CITY COUNCIL MEETING
September 25, 2024**

Notice of the Public Hearing was published in the East County Californian on September 13, 2024 and 59 adjacent owners or residents of property within 300 feet of the request and other interested parties were notified by U.S. Mail on September 13, 2024.



A. SITUATION AND FACTS

1. Requested by Chris Cook
2. Land Owner..... Cameron Construction Co., L.P.
3. Type and Purpose of Request RV and Self-Storage Facility
4. Location 8355 Graves Ave
5. Site Area 4.85 acre
6. Number of lots Two
7. Hillside Overlay No
8. Existing Zoning..... General Commercial (GC)
9. Surrounding Zoning North: Medium High Density Residential (R-14)
South: Medium High Density Residential (R-14)
East: County of San Diego
West: General Industrial (IG) and SR-67
10. General Plan Designation General Commercial (GC)
11. Existing Land Use..... Vacant
12. Surrounding Land Use..... North: Multi-family residences
South: Multi-family residences
East: Single-family residences
West: Public right-of-way
13. Terrain Generally flat with a gentle upward slope from Graves Avenue
14. Environmental Status The project is exempt from the California Environmental Quality Act ("CEQA") pursuant to the State CEQA Guidelines Section 15332, In-Fill Development.
15. APN..... 387-061-11-00 and 387-061-12-00
16. Within Airport Safety Zone..... Safety Zone 2 and 3. Airport Land Use Consistency Determination issued on July 11, 2024.

B. BACKGROUND

Existing Conditions:

The 4.85-acre project site is located at 8355 Graves Avenue, on the eastern side of Graves Avenue, approximately 1,000 feet south of Prospect Avenue. The project site is currently vacant. Previously, the project site contained a single house, which was demolished in August 2018. The project site is surrounded by a single-family residential development to the east (in unincorporated San Diego County), multi-family residential development to the north and south, and Graves Avenue and State Route 67 (SR-67) to the west. Beyond SR-67 lie industrial buildings and the Gillespie Field Airport.

C. PROJECT DESCRIPTION

Overview:

The proposed project involves the construction and operation of a recreational vehicle (RV) and self-storage facility on a site in the General Commercial (GC) Zone. The project would be constructed in two phases. Phase 1 would consist of the construction of a 179-space RV storage facility with associated parking, landscaping, and retention areas. Phase 1 would include the construction of four canopies (Canopy A, B, C & D) placed in an outer ring on the project site covering a total of 82 RV spaces and an aggregate area of 68,057 square feet. The canopy sides facing the exterior perimeter of the project site would be screened by articulated 16-foot high walls on four- to six-foot high stem walls. Phase 1 would include the installation of a permanent landscape buffer along Graves Avenue and on the side and rear yards with a combination of trees, shrubs, and groundcover as shown in the rendering below:



Rendering of project frontage along Graves Avenue

Phase 2 would remove 97 of the uncovered RV parking spaces located in the center of the site to construct two self-storage buildings totaling 135,000 square feet. Building A

would be an 89,500-square-foot three-story building, and Building B would be a 45,500-square-foot two-story building. Upon buildout, approximately 29,036square-feet of total on-site landscaping would be provided.

The proposed RV and self-storage facility will operate as a satellite location to the existing Rockvill RV and self-storage facility at 10775 Rockvill Street. The proposed facility will not contain an office. New customers will be directed to the Rockvill facility office, which is open every day from 8:00 a.m. to 5:00 p.m., for information, facility tours, and rental contracts. Like the Rockvill facility, the proposed facility will be open to customers through a key-padded entry that is activated for access from 5:00 a.m. to 9:00 p.m. The proposed facility will be patrolled by staff about seven times per day and have 24-hour security camera surveillance throughout the site. Access to the project site would be via two locations: a southerly 24- foot-wide one-lane driveway for egress only and a northerly 30-foot-wide two-lane primary access driveway from Graves Avenue.

D. ANALYSIS

General Plan and Zoning Ordinance Consistency:

The General Plan designation and zoning classification of the site is General Commercial (GC). As set forth in the Land Use Element of the General Plan, the general commercial designation provides for commercial areas with a wide range of retail and service activities. Intended uses include shopping centers, department stores, restaurants, financial institutions, automotive uses and other specialized services. Appropriate areas to be established with general commercial activities should have direct access to major roads, prime arterials or freeways.

The GC Zone implements the General Commercial land use designation of the General Plan. As set forth in Santee Municipal Code (SMC) Section 13.12.020, the GC Zone is intended for general commercial activities and services of a more intensive nature. These uses would be located primarily along major transportation routes and would include major shopping facilities, major service-oriented uses, and major financial and corporate headquarters, which are designed to serve the City or the region as a whole. The proposed RV storage and self-storage use would be consistent with the general commercial land use designation and GC Zone as it is a specialized, service-oriented use located along major transportation routes (Graves Avenue, Prospect Avenue, SR-125 and SR-67). In accordance with SMC Section 13.12.030, RV and self-storage facilities proposed within the GC Zone require a CUP. The proposed self-storage facility would be the eighth self-storage facility approved in the City, six of which are currently in operation and one, All Right Storage at 8708 Cottonwood Avenue, which was entitled in 2021 and is slated for construction. The City is also currently processing a CUP proposing to expand an existing storage facility.

Development Standards

The subject project is subject to the development standards of the GC Zone as set forth in Santee Municipal Code (SMC) Section 13.12.040. The proposed project complies with the building height requirements and main building and accessory carport (canopy) structure setbacks of the GC Zone as summarized in Table 1.

Table 1: Development Standards Summary for the General Commercial (GC) zone

	Requirement	Proposed Project
Maximum Building Height	40 feet	Building A: 36 feet Building B: 24 feet
Maximum Carport (Canopy) Height	25 feet	Canopy A: 16 feet Canopy B: 16 feet Canopy C: 16 feet Canopy D: 16 feet
Building Setbacks		
Streets	10 feet	Graves Ave.: 67 feet
Interior side	20 feet	Northern side: 60 feet Southern side: 54 feet
Rear	20 feet	64 feet
Carport (Canopy) Setbacks		
Streets	10 feet	10 feet
Interior Side	10 feet	10 feet
Rear	10 feet	10 feet

Landscaping:

The project would comply with the landscape requirements set forth in SMC Section 13.36.100, specifically regarding the parking and general landscape standards. California native or drought-tolerant plants are proposed to the maximum extent feasible to minimize the need for irrigation. The development would include approximately 29,063-square-feet of landscaping throughout the project site, including drought-tolerant shade and accent trees, a variety of shrubs and groundcover, and a bio-retention area for stormwater treatment. The setback along Graves Avenue will be fully landscaped with 24 trees to enhance the project's streetscape and provide visual relief to the mass and scale of the storage facility.

On-Site Parking

Upon buildout of Phase II, the project will include four conventional parking spaces and 82 RV parking spaces varying in size. The parking would accommodate vehicles from compact vehicles to full-size recreational vehicles. The project will also provide one electric vehicle charging station. In accordance with SMC Section 13.24.040, self-storage facilities must provide parking at a rate of 1 space for every 5,000 square feet of gross floor area. As such, upon buildout of Phase 2, a total of 27 spaces must be maintained

available for the self-storage facility (Buildings A & B). A condition of approval requires the applicant to designate and maintain 23 of the RV parking spaces surrounding the self-storage facility buildings available for use by customers of the self-storage units prior to the issuance of a building permit for either Building A or B. With Phase 2, the applicant intends on designating the smaller RV storage spaces that surround the proposed self-storage building as customer parking. These designated spaces, which range in size from 12'x30' to 14'x40', would be adequate in accommodating passenger vehicles and moving trucks.

Architecture

The proposed RV carport canopies along the perimeter of the site would be screened with 16-foot walls constructed on stem retaining walls four to six feet in height, for overall wall heights of 20 to 22 feet. The walls would be constructed of decorative split-face block and be further articulated by stucco-finish fascia columns and metal cornices. Primary wall colors would be earth toned with the metal cornices in a red accent color. The perimeter canopy walls would be the most visible structures from Graves Avenue and surrounding properties and would screen most of Buildings A and B upon project buildout. Building A would have a maximum building height of 36 feet and three stories. Building B would have a maximum building height of 24 feet and two stories. Both buildings would be designed with stucco finishes in earth tone colors matching the perimeter canopy walls. The proposed buildings would be further articulated with reveals, color changes between stories, and a first-story with split-face block and roll-up metal doors in a red accent color.

Compatibility with Adjacent Land Uses

The project site is adjacent to an apartment complex to the north, State Route 67 across Graves Avenue to the west, an apartment complex to the south, and single-family homes to the east. The proposed project design, including the landscape buffers provided around the perimeter of the site and wall screening, and the project's conditions of approval, including performance standards related to noise and lighting, ensure the proposal's compatibility with existing adjoining residential uses. Photometric plans, dated March 11, 2024, demonstrate no light intrusion onto adjoining residential properties with both project phases. A condition of approval requires all light fixtures to be installed in accordance with these photometric plans. A condition of approval also limits hours of operation of the facility from 5:00 a.m. to 9:00 p.m. The proposed use is also a compatible land use with the nearby Gillespie Field Airport as determined by the San Diego County Airport Land Use Commission on July 11, 2024.

Traffic

A full traffic study with Level of Service (LOS) analysis was not required because the daily trips generated by the project are under 1,000 trips. Therefore, the project is not expected to have a significant impact on the surrounding roadway network. Additionally, the project is considered a local serving project, therefore, a Vehicle Miles Traveled (VMT) analysis was not required.

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th

Edition (2021), RV storage land uses generate 0.1796 trip per parking space and self-storage land uses generate 1.45 trips per 1,000 square feet. The proposed project is anticipated to generate a total of 32 daily trips during Phase 1 and 213 daily trips with Phase 2.

Drainage

The project site would be graded and separated into five on-site drainage basins. The project site would modify the drainage patterns but keep the existing discharge point. The proposed biofiltration basins would be utilized for treatment, hydromodification, and 100-year flow attenuation. A brow ditch would be installed along the northeasterly and northerly property line that would convey a portion of the offsite runoff towards a curb outlet at the northwesterly corner of the site. The runoff would then drain to a curb inlet along Graves Avenue where it would drain to the public storm drain system.

Development Impact Fees

The proposed development would trigger development impact fees as listed below:

Drainage	\$ 363,344.63 (estimated)
Traffic.....	\$ 172,389.20
Traffic Signal.....	\$ 27,866.40
Total	\$563,600.23

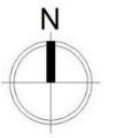
Environmental Status

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332; Class 32 of the CEQA Guidelines (In-fill Development), because the project is consistent with the General Plan and Zoning Ordinance, is located in an urbanized area on property less than five acres, has no habitat value, would not result in any significant effects on traffic, noise, air quality or water quality, and can be served by all required utilities and public services.

E. STAFF RECOMMENDATION

- 1) Conduct and close the public hearing; and
- 2) Find Conditional Use Permit CUP-2023-0003 Categorically Exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
- 3) Approve Conditional Use Permit CUP-2023-0003 per the attached Resolution.

AERIAL VICINITY MAP
RV & Self Storage Facility – 8355 Graves Ave
Conditional Use Permit CUP-2023-0003



The Project Plans attachment is available via the below link:

<https://www.cityofsanteeca.gov/departments/city-clerk/document-central/city-clerk/council-agendas/2024/09-25-2024-item-9-project-plans.pdf>

The Class 32 CEQA Exemption Analysis attachment is available via the below link:

<https://www.cityofsanteeca.gov/departments/city-clerk/document-central/city-clerk/council-agendas/2024/09-25-2024-item-9-class-32-ceqa-exemption-analysis.pdf>

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING CONDITIONAL USE PERMIT CUP-2023-0003 FOR A RECREATIONAL VEHICLE AND SELF-STORAGE FACILITY AND RELATED SITE IMPROVEMENTS ON A 4.85 ACRE VACANT SITE LOCATED AT 8355 GRAVES AVENUE (APN 387-061-11 & -12) IN THE GENERAL COMMERCIAL (GC) ZONE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE CLASS 32 INFILL EXEMPTION

APPLICANT: CHRIS COOK, CAMERON CONSTRUCTION CO. L.P.

WHEREAS, the Project site is in the General Commercial (GC) zone district; and

WHEREAS, the City of Santee (Santee) Municipal Code (SMC) requires a Conditional Use Permit (CUP) for on-site recreational vehicle (RV) storage facilities and self-storage facilities in the General Commercial (GC) zone; and

WHEREAS, on January 24, 2024, Cameron Construction Co. L.P. submitted a complete application for a CUP to establish an on-site recreational vehicle storage and self-storage facility located at 8355 Graves Avenue; and

WHEREAS, the Project would be constructed in two phases. Phase 1 would construct a 179-space RV storage facility with canopy-covered RV storage areas, associated parking, landscaping, and retention areas. Phase 2 would remove 97 of the RV parking spaces to construct two self-storage buildings (Buildings A & B), totaling 135,000 square feet. Building A would be an 89,500-square-foot three-story building, and Building B would be a 45,500-square-foot two-story building; and

WHEREAS, the Project is consistent with the applicable General Plan designation and all applicable general plan policies, and with the Zoning Ordinance land use regulations; and

WHEREAS, the Project is located within Safety Zone 2 and 3 of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). On February 5, 2024, the Federal Aviation Administration determined that the Project, as designed, presented no hazard to air navigation, and the Airport Land Use Commission (ALUC) determined that the Project as consistent with the ALUCP on July 11, 2024; and

WHEREAS, based on the environmental assessment, the City, as lead agency under the California Environmental Quality Act (“CEQA”), Public Resources Code Section 21000 *et seq.* has determined the Project is categorically exempt from environmental review under State CEQA Guidelines and Section 15332, “Infill Development Projects” as the Project is consistent with the General Plan Designation and zoning, includes a Project area of less than five acres, is surrounded by urban uses, was previously developed and used, has no value as habitat for rare, endangered species, and is adequately served by utilities and public services; and

RESOLUTION NO.

WHEREAS, the City has adopted a Capital Improvement Plan (CIP) for Fiscal Years 2022-2026 in accordance with Government Code section 66002 that identifies the public infrastructure services and facilities the City provides, maintains, and improves, such as roads, sidewalks, traffic circulation, water drainage, utilities, and parks in the interest of the public's health, safety, and welfare ("Public Facility or "Public Facilities"); and

WHEREAS, the Mitigation Fee Act (Gov. Code sections 66000-66025) authorizes the City to impose fees as a condition of issuing a building permit to offset/help fund the impacts of new construction of Public Facilities when the purpose and use of the fee is reasonably related to the type of development project and to the need for the Public Facility (Gov. Code section 66001(a)); and

WHEREAS, in 2019, the City adopted a comprehensive Development Impact Fees and Dedication Ordinance, Ordinance 565, which was amended by Ordinance 612 in 2023, to require the Director of Finance to annually prepare and make available to the public a report that, among other things, demonstrates the relationship between development impact fees and the City's determination and use of such fees consistent with the Mitigation Fee Act; and

WHEREAS, Resolution 097-2023 recognizes that new development requires the construction of capital improvements such as drainage improvements, traffic improvements, traffic signals, public park facilities, community facilities and other public improvements, public services and community amenities. The resolution provides the current City of Santee Development Impact Fee Report, and makes findings related to the purpose and use of the City's impact fees, how the fees relate to a development project and impact on Public Facilities, and how the individual fees are calculated; and

WHEREAS, the Project calls for new construction that will both benefit from and burden various Public Facilities, specifically drainage, traffic, and traffic signal facilities, based on the demand generated by the Project for those facilities. As a result, the Project is subject to the assessment of development impact fees based on the Project's commercial use classification and size and measured by its proportional contribution to the cost of capital improvements to specific Public Facilities; and

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

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

RESOLUTION NO.

WHEREAS, the Planning & Building Department scheduled CUP-2023-0003 for a public hearing on September 25, 2024; and

WHEREAS, on September 25, 2024, the City Council held a duly advertised public hearing on CUP-2023-0003; and

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

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

SECTION 1: CUP-2023-0003 is exempt per CEQA Guidelines and Section 15332, "Infill Development Projects" as the Project is consistent with the General Plan Designation and Zoning, includes a Project area of less than 5 acres, is surrounded by urban uses, was previously developed and used, has no value as habitat for rare, endangered species, and is adequately served by utilities and public services. No further environmental review is required for the City to adopt this Resolution.

SECTION 2: The following circumstances, required by SMC Section 13.06.030(E)(1)-(4) to be met prior to the issuance of a CUP, are found to apply for the reasons stated:

A. *That the proposed use is in accord with the General Plan, the objectives of the Zoning Ordinance, and the purposes of the district in which the site is located*

That the proposed use is in accordance with the Santee General Plan, the objectives of the Development Code, and the purpose of the district in which the site is located.

The site is located in the General Commercial (GC) zoning district, which is intended to allow automotive uses and other specialized services. The Project, an RV and self-storage facility, is permitted within the GC land use designation and zoning district with an approved CUP.

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

The proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity because 1) the proposed use is consistent with the General Plan and Zoning Ordinance; 2) the proposed use as designed and conditioned is consistent with surrounding uses; 3) on-site circulation with adequate vehicular access via two new driveways will provide for vehicular safety and efficient site access; and 4) improvements to the property, including landscaping along Graves Avenue, will enhance the appearance of the site.

RESOLUTION NO.

- C. *That the proposed use complies with each of the applicable provisions of the Zoning Ordinance.*

The proposed use, as designed and conditioned, complies with applicable provisions of the Zoning Ordinance including setbacks, building heights, parking, and landscaping, and all proposed public improvements will meet the public works standards of the City.

SECTION 3: CUP-2023-0003 to establish an RV and self-storage facility at 8355 Graves Avenue is hereby approved subject to the following conditions:

- A. Following Project approval, the applicant shall schedule a post approval meeting with the City Project Planner to discuss the Project conditions of approval, timing of design and construction and implementation of the Project conditions. The meeting shall be scheduled within thirty days of Project approval and prior to any plan submittals. The applicant should include their Project design team including Project architect, their design engineer, and their landscape architect. (Planning)
- B. All construction shall be in substantial conformance with the Project plans approved on September 25, 2024 and as amended by this Decision. (All Departments)
- C. Minor or Major Revisions to the CUP, such as but not limited to changes to the building elevations, site design, or landscape design, shall be approved by the Planning & Building Director, unless in the Planning & Building Director's judgment, a Major Revision should be reviewed by the City Council. (Planning)
- D. The Project shall be compliance with the adopted California Building Standards Code at the time of building permit application and shall be subject to expirations for plan review per SMC Sections 11.04.030 and 11.06.030. (Building)
- E. The applicant shall obtain building permits, as necessary, for the proposed work in compliance with all applicable SMC sections, Uniform Building Code, California Building Code, Uniform Plumbing Code, National Electric Code, Uniform Mechanical Code, Public Works Standards of the City of Santee, and all requirements of the Fire Department. (All Departments)
- F. All building permits shall expire per the California Building Code Section 105. (Building)
- G. The applicant shall comply with all applicable requirements of the SMC, Land Development Manual, and Public Works Standards of the City of Santee. (All Departments)
- H. Prior to issuance of a building permit, the following conditions shall apply:

RESOLUTION NO.

1. The applicant shall include provisions in their design contract with their design consultants that following approval by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies, as the City may deem appropriate. A letter of acknowledgement of this requirement from each design consultant is required at the time of plan submittal. This letter shall be in a format acceptable to the Director of Engineering. (Engineering)
2. The project shall utilize high-efficiency equipment and fixtures consistent with the current California Green Building Standards Code and Title 24 of the California Code of Regulations. (Planning)
3. The project shall include the installation of infrastructure necessary for electric vehicle parking, as well as providing preferential parking for electric vehicles. The project shall provide bike parking on-site. (Planning)
4. The project shall comply with the Santee Water Efficient Landscape Ordinance. The ordinance promotes water conservation and efficiency by imposing various requirements related to evapotranspiration rates, irrigation efficiency, and plant factors. (Planning)
5. The project shall comply with Chapters 9.02 and 9.04 of the Santee Municipal Code that pertain to solid waste management and demolition and construction debris recycling. (Planning)
6. In conformance with San Diego Air Pollution Control District's Rule 67.0.1, Architectural Coatings, the project shall use low volatile organic compound paints. (Planning)
7. The Construction Contractor shall ensure that construction of the project complies with the recommendations identified in the project-specific geotechnical investigation. Recommendations related to general construction, seismic considerations, earthwork, foundations, building floor slabs, lateral earth pressures, corrosivity, drainage, storm infiltrations, exterior concrete and masonry flatwork and paved areas shall be adhered to during all project design and construction. (Planning)
8. All construction plans shall include the following notes:
 - a. Operations shall conform to SMC Section 5.04.090.
 - b. All equipment shall be equipped with properly maintained mufflers.
 - c. The construction contractor shall place noise-generating construction equipment and locate construction staging areas at the greatest

RESOLUTION NO.

possible distance from sensitive uses whenever feasible during all project construction.

- d. The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible. (Planning)
9. To coordinate with the City Geographic Information System (GIS), horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from Record of Survey (ROS) 11252. All plans, exclusive of building plans, shall be prepared at an engineering scale of 1" =20' unless otherwise approved by the Project engineer. (Engineering)
10. Applicant shall ensure that all property corners are properly monumented. If corners have been lost or do not exist, corners shall be set and a Record of Survey filed prior to issuance of a building permit. (Engineering)
11. Applicant shall consolidate the existing development parcels into one (1) parcel through the filing of a parcel map to be reviewed and approved through the Engineering Department. The requirement for a tentative parcel map is hereby waived with the approval of the Project. (Engineering)
12. Parcel Map - The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following: (Engineering)

Please include the following with the first submittal:

- a. Parcel Map
- b. Current preliminary title report (dated within six months of submittal date) which shows current ownership.
- c. All documents listed in the preliminary title report.
- d. All reference documents used to prepare the parcel map.
- e. Closure calculations for the map.
- f. Resolution of Approval approving the Project.

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

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

Please include the following:

RESOLUTION NO.

- a. A copy of the map in Autocad format for incorporation into the City GIS data base.
 - b. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal (Padre Dam) and / or Helix Water (Helix) Districts if they are to sign the map.
 - c. Copies of all certified return receipts for all signature omission letters.
 - d. Subdivision Guarantee.
13. Starting with the first plan check submittal, all plan sets shall be submitted concurrently to Padre Dam Municipal and Helix Water Districts for review and approval. The City does not coordinate the review process with Padre Dam and Helix, this is the responsibility of the design engineer and the landscape architect. Failure to properly coordinate this review may result in delay of issuance of permits required for construction. It is incumbent upon the applicant to oversee the plan submittals of their design consultants. (Engineering)
14. Street Improvement Plans shall be submitted to the Engineering Department for review and acceptance. Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way, the applicant shall have plans accepted, agreements executed, securities posted, and an encroachment permit issued. All improvements shall be installed in accordance with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development (Engineering):
- a. Install streetlights along Graves Avenue spaced in accordance with Santee Public Works Standards.
 - b. Construct a 30-foot-wide commercial driveway on Graves Avenue (north end) and an exit only 24-foot-wide commercial driveway on Graves Avenue (south end) per City of Santee Standards. The driveway design shall be per the Santee Public Works Standard Drawing PW-38 and to the satisfaction of the Director of Engineering.
 - c. Widen Graves Avenue to 66' curb to curb and 76' right-of-way. Show curb, gutter, sidewalks, street lighting, fire hydrants and pedestrian ramps at curbs.
 - d. Street Improvement plans shall be one hundred percent (100%) complete at the time of plan check submittal, be prepared in accordance with City guidelines and the requirements set forth herein and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. The applicant shall make an electronic

RESOLUTION NO.

submittal via the Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:

- 1) 100% complete improvement plans.
- 2) Estimate for the cost of construction.
- 3) Resolution of Approval approving the Project.

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

15. Precise Grading Plans shall be submitted to the Engineering Department for review and acceptance. (Engineering)
 - a. Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the City Project Engineer.
 - b. All recommended measures identified in the approved geotechnical study shall be incorporated into the Project design and construction.
 - c. Grading plans shall include preliminary recommendations for all pavement design sections within the Project limits. The pavement structural section shall be designed based on the "R" value method using a minimum traffic index of 5.0. Structural sections shall consist of asphalt concrete over approved aggregate base material. Minimum concrete section shall be 5 ½ inches Portland Cement Concrete (PCC) over-compacted, non-expansive soil. Mix design shall be a minimum class 520-C-2500. R-value test data and design calculations shall be submitted for approval to the Engineering Department a minimum of seven days prior to placement of paving. The pavement design report shall conform to Santee Form 435 – PAVEMENT DESIGN AND R-VALUE TEST SUBMITTAL PROCEDURES.
 - d. Grading plans shall be one hundred percent (100%) complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal (EnerGov). The items to be submitted include but are not limited to the following:
 - 1) 100% complete Grading, landscape, and irrigation plans.
 - 2) A completed grading permit application.

RESOLUTION NO.

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

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

16. Provide a geotechnical study prepared in accordance with the Santee General Plan. The investigation will be subject to independent third-party review to be paid for by the applicant. The applicant shall place a deposit with the Engineering Department in an amount satisfactory to the Director of Engineering to cover the cost of the review. All recommended measures identified in the approved study shall be incorporated into the Project design. The Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be accessed from the City's website. (Engineering)
 - a. The geotechnical report shall analyze any proposed infiltration techniques (trenches, basins, dry wells, permeable pavements with underground reservoir for infiltration) for any potential adverse geotechnical concerns. Geotechnical conditions such as: slope stability, expansive soils, compressible soils, seepage, groundwater depth, and loss of foundation or pavement subgrade strength should be addressed, and mitigation measures provided.
17. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any streetlights required for the development, pay

RESOLUTION NO.

the necessary streetlight energizing and temporary operating costs.
(Engineering)

18. Replace failed or inadequate pavement to the centerline and/or sidewalk adjacent to the site on Graves Avenue to the satisfaction of the Director of Engineering. (Engineering)
19. New utility structures serving the property shall be located interior to the Project off public streets and screened from view and conform to the City of Santee Design Guidelines & Surface Utility Maintenance Manual. (Engineering)
20. Applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees are estimated (assumes 0 sf of Office and 136,600 sf of Industrial for a total building footprint of 136,600 sf) to be as follows: (Engineering):
21. The applicant shall pay all development impact fees in effect at the time of issuance of building permits and as determined to apply the Project. At present, the fees are estimated to be as follows:
 - a. Drainage Fees: \$363,344.63 (estimated based on \$ 1,507.00/1000 square feet of increased impermeable area). Drainage fees are calculated in accordance with SMC §12.30.160 and the City's Fee Schedule and, in this case, are the result of the total square footage, divided by 1,000, of impermeable surface to be constructed, including but not limited to, roof area, parking lots, driveways, patios, streets, and sidewalk and the fee rate (dollars per 1,000 square foot unit) for the respective land uses. (SMC §12.30.160(C)). These drainage fees will mitigate the impacts directly resulting from this Project, which drains directly into the City's existing stormwater system. Those fees are necessary to repair and rehabilitate the City's master storm drain facilities. The City Council therefore finds that there is a nexus between the impacts of the Project and the mitigation provided through the drainage fees. The amount of these drainage fees is also correlated with the impacts of the Project. The City Council therefore finds that there is a rough proportionality between the impacts of the Project and the mitigation provided through the drainage fees.
 - b. Traffic Mitigation Fees: \$172,389.20 (estimated based on a fee rate of \$ 1,262.00/1000 square feet of building area). Traffic mitigation fees are calculated in accordance with SMC §12.30.190 and the City's Fee Schedule and, in this case, are the result of the total square footage of structures divided by 1,000 and multiplied by the fee rate (dollars per 1,000 square foot unit) for the respective land uses. (SMC §12.30.190(C)). These traffic fees will mitigate the impacts of the number of trips resulting from this Project. These fees are necessary to

RESOLUTION NO.

improve the City's roadway circulation system. The City Council therefore finds that there is a nexus between the impacts of the Project and the mitigation provided through the traffic fees. The amount of these traffic fees is also correlated with the impacts of the Project. The City Council therefore finds that there is a rough proportionality between the impacts of the Project and the mitigation provided through the traffic fees.

- c. Traffic Signal Fees: \$27,866.40 (estimated based on a fee rate of \$204.00/1000 square feet of building area). Traffic signal fees are calculated in accordance with SMC §12.30.180 and the City's Fee Schedule and, in this case, are the result of the total square footage of structures divided by 1,000 and multiplied by the fee rate (dollars per 1,000 square foot unit) for the respective land uses. (SMC §12.30.180(C)). These traffic signal fees will mitigate the impacts of new traffic signal users directly resulting from this Project and will fund improvements and upgrades to the City's traffic signal system. The City Council therefore finds that there is a nexus between the impacts of the Project and the mitigation provided through the traffic signal fees. The amount of these traffic signal fees is also correlated with the impacts of the Project. The City Council therefore finds that there is a rough proportionality between the impacts of the Project and the mitigation provided through the traffic signal fees.
 - d. Impact fees are calculated in accordance with the City's Fee Schedule and fee ordinances in effect at the time the building permits are issued. The applicant shall provide certification of the final site and building areas by their engineer of work to be approved by the Director of Engineering for use in calculating the final fee amounts. Fees shall be adjusted on an annual basis in accordance with the Municipal Code. (Engineering)
22. Following the issuance of a grading permit the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the Project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide three originals of the pad compaction certification from the geotechnical engineer and three originals of the pad elevation certification from the Project civil engineer to the City Project Engineer. (Engineering)
 23. Provide a drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality. (Engineering)

RESOLUTION NO.

- a. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands, and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards, including analysis of the 10-year, 50-year and 100-year frequency storms, and be based on full development of upstream areas.
 - b. The drainage study shall compute rainfall runoff characteristics from the Project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the 10-year, 50-year and 100-year frequency six-hour storm during critical hydrologic conditions for soil and vegetative cover. Storm events shall be developed using isopluvial maps and in accordance with the San Diego County Hydrology Manual.
24. Provide a Storm Water Quality Management Plan (SWQMP) prepared in accordance with the City of Santee Storm Water Ordinance and in accordance with the City of Santee Best Management Practices (BMP) Design Manual dated February 2016. The SWQMP must include best management practices (BMPs) to address water quality and hydromodification. An Operation and Maintenance Plan describing maintenance requirements and costs for BMP maintenance and provision of maintenance verification shall be provided. (Engineering)

The SWQMP shall include the following:

- a. Develop and implement appropriate Best Management Practices (BMPs) to ensure that the Project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source Control, and Structural Treatment Control shall be implemented in accordance with the approved SWQMP.
- b. The Project design shall incorporate Low Impact Development (LID) and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Parking areas shall be designed to drain to landscape areas. Private roads shall be designed to drain to vegetated swales or landscaped areas.
- c. The site shall comply with full trash capture requirements by providing completely enclosed trash and recycling enclosures and fitting all storm drain inlets with a State certified grate/screen or trash rack. Said devices

RESOLUTION NO.

must be designed to capture debris of 5 mm or greater, while preventing flooding potential. In addition, any adjacent public storm drain inlet structure to which the site discharges must also be retrofitted with trash capture devices. The device which shall be used for public inlets is the ADS FlexStorm Connector Pipe Screen system or approved equal.

- d. All inlets must be labeled with concrete stamp or equivalent - stating, "No Dumping - Drains to River". If work is performed on a public inlet, the public inlet must be labeled with the following standard specification: Public storm drain inlet markers shall be 4" diameter, stainless steel, natural embossed, inlet marker as manufactured by Almetek Industries or approved equal. Marker shall contain/state "No Dumping" with "Fish w/Wave" symbol and "Drains to Waterways" legend. Marker shall contain 2" long x 1/4" diameter threaded rod and shall be installed flush and wet-set in top of inlet, centered on width of inlet opening.
 - e. Down spouts and HVAC systems are not permitted to be connected to any storm drain conveyance system. All non-storm water discharges must either drain to landscaped areas or be plumbed to the sewer.
 - f. Fire suppression systems must be designed to be able to discharge to a sewer clean out for all maintenance and testing activities, or otherwise captured and contained on-site.
 - g. California native/drought-tolerant plants shall be used to the maximum extent feasible to minimize the need for irrigation. Where irrigation is necessary, then the system shall be designed and installed to prevent overspray or irrigation runoff during normal operations and during a break in the line.
 - h. Provide a narrative in the source control section regarding the types of material to be stored outdoors and how materials shall be covered and/or protected from the outside elements and be stored above the finished grade to prevent contact with the storm water runoff.
 - i. The final Project submittal shall include a standalone Operation and Maintenance (O&M) Plan in accordance with the City of Santee BMP Design Manual.
25. Construction Site Storm Water Compliance (Engineering)
- a. Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, WQ 2022-0057-DWQ) prior to start of construction. This Project disturbs one or more acres of soil or disturbs less than one acre but is part of a larger common plan of development that in total disturbs

RESOLUTION NO.

one or more acres. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.

- b. Submit a copy of the draft Project specific Storm Water Pollution Prevention Plan (SWPPP) to the City for review and approval. The Construction SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the Project. The Construction SWPPP must list Best Management Practices (BMP's) the applicant will use to protect storm water runoff and the placement of those BMP's. Section XIV of the Construction General Permit describes the SWPPP requirements.
26. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the Project will be required prior to issuance of building permit. (Engineering)
 27. Submit a current preliminary title report (dated within six months of plan submittal) and all documents listed in the title report. Copies of recorded documents must be clear and legible copies of the original recorded document. (Engineering)
 28. Trench work when required within City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. Trench plates or temporary pavement placement shall be installed at the end of each workday. Advance warning signs on lighted barricades notifying the public of trench plates and/or uneven pavement shall be placed and maintained until permanent pavement repairs are made. The maximum length of time including weekends and holidays that trench plates may remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed. (Engineering)
 29. The Project is subject to requirements for persons with disabilities per California Building Code (CBC) Title 24, Part 2, Sections 11B. This includes but is not limited to areas noted below. (Building)
 - a. Accessible route to all facilities. 11B-206.2. Access to the trash enclosure is required.
 30. Address numbers shall be placed near the roofline of all structures visible from the street. Numbers shall be block style, 15" in height, black in color (or other approved color), in contrast with their background. (Fire and Sheriff)

RESOLUTION NO.

31. At least one fire hydrant is required. The hydrant shall have two, 2 1/2" ports and one, 4" port. Hydrants shall be of all bronze construction, painted "fire hydrant yellow" and be installed per Padre Dam requirements. Exact location of required hydrants is to be determined by the Fire Marshall prior to installation. All underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed and approved prior to the delivery of construction materials. (Fire)
32. Each building or address (equipped with an automatic fire sprinkler system) shall have a walk-in, enclosed, fire sprinkler riser room accessible from the outside of the building or address. The exact size and location of the riser room shall be approved by the Fire Department prior to construction. This room shall contain the fire sprinkler riser(s) for the building/address, pressure gauges for the system, applicable valves, sprinkler head box, "test and drain" inspectors test valve and any diagrams or documentation for the fire protection systems. These rooms shall have exterior locking hardware and a Knox Box shall be located at an approved location near the room for easy Fire Department access. The room shall be provided with lighting on the emergency circuit or have battery backup power. The rooms may be shared with other utilities. (Fire)
33. A Knox Box shall be located at the front of each building or other required location(s). Knox Box applications may be obtained from the Fire Department. Approval of the number and exact mounting location shall be determined by the Fire Department prior to installation. (Fire)
34. A minimum of one, 2A10BC fire extinguisher shall be located every 75' of travel distance throughout the buildings. Exact extinguisher location to be determined by the Fire Department prior to installation. (Fire)
35. All automatic gates across fire apparatus access roads shall be equipped with approved emergency key switches. (Fire)
36. A site safety plan in accordance with California Fire Code Chapter 33 will be required at the construction permit/architectural application. (Fire)
37. An emergency responder radio coverage system will be required in accordance with California Fire Code Section 510 in each building unless a coverage test is performed that demonstrates there is sufficient coverage in each building. (Fire)
38. A construction permit for the private fire service main serving the hydrants and automatic sprinkler systems shall be submitted to the Santee Fire Department and reviewed prior to installation. (Fire)

RESOLUTION NO.

39. Trash receptacles shall comply with SMC Section 13.30.020(J) and shall be enclosed by a solid six-foot-high decorative block or stucco wall with view obstructing metal gates painted to match the proposed building. A solid-covered roof shall also be provided for the trash enclosure. (Planning)
 40. Landscape plans shall be certified by a licensed landscape architect for compliance with the Landscape and Irrigation Regulations set forth in SMC Chapter 13.36 and the California Model Water Efficient Landscape Ordinance. (Planning)
 41. All new signs shall be approved separately through a Sign Permit subject to the requirements of SMC Chapter 13.32. (Planning)
 42. Any equipment, whether on the roof, on the side of a building, or on the ground, shall be screened from view. The method of screening shall be architecturally integrated with the building design in terms of material, color, shape and size. All elevations submitted for building plan check shall show the method of screening of any proposed rooftop mechanical equipment. (Planning)
 43. All construction plans shall include the following notes: (Planning)
 - a. Operations shall conform to the SMC Section 5.04.090.
 - b. All equipment shall be equipped with properly maintained mufflers.
 - c. The construction contractor shall place noise-generating construction equipment and locate construction staging areas at the greatest possible distance from sensitive uses whenever feasible during all Project construction.
 - d. The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible. (Planning)
 44. One electric vehicle charging station, Level 2 or higher, shall be provided.
 45. Light fixtures and lighting shall comply with the Photometric Plan and shall not cause light intrusion onto adjoining properties. (Planning)
 46. Prior to issuance of a building permit for Phase 2 of the Project, the applicant shall provide a site plan designating 23 RV spaces throughout the site for guest parking to the satisfaction of the Planning & Building Director. Upon buildout of Phase 2, a total of 27 guest parking spaces shall be available at all times. (Planning)
- I. Prior to Grading, the following conditions shall apply:

RESOLUTION NO.

1. Construction, including tree removal, shall not occur during bird nesting season, which is generally between February 15 and August 15. If it is not feasible to avoid construction, including tree removal, during the bird nesting season, then a pre-construction survey shall be conducted by a qualified biologist no more than seven days prior to the start of construction to determine if active nests are present in trees to be removed. The qualified biologist conducting the survey(s) shall have, at a minimum, a bachelor's degree in biology, ecology, zoology, or a related field of science, and at least two years of experience conducting biological field surveys, including surveys for nesting birds. (Planning)
2. If construction initiation occurs between January 15 and September 15, a pre-construction nesting bird and raptor survey of the project impact area shall be completed by a qualified biologist prior to vegetation removal. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). If any active nests are detected, the area will be flagged and mapped along with a buffer as recommended by the qualified biologist. The buffer area(s) established by the qualified biologist will be avoided until the nesting cycle is complete or it is determined that the nest is no longer active. The qualified biologist shall be a person familiar with bird breeding behavior and capable of identifying the bird species of San Diego County by sight and sound and determining alterations of behavior as a result of human interaction. Buffers will be based on species-appropriate buffers and/or local topography and line of sight, species behavior and tolerance to disturbance, and existing disturbance levels, as determined appropriate by the qualified biologist. (Planning)
3. Prior to any grading, clearing, or construction activities, a qualified biologist shall be retained by the project applicant and shall provide evidence to the satisfaction of the City Planning & Building Department of submittal of a 1602 Streambed Alteration Agreement to California Department of Fish and Wildlife (CDFW) and, if applicable, compliance with any required conditions. The qualified biologist shall also provide periodic biological monitoring during project construction to prevent inadvertent disturbance to potentially federal and state jurisdictional waters. The project biologist shall verify the implementation of the following best management practices during construction:
 - a. Prior to any grading, clearing, or construction activities, the project applicant shall install prominently colored Environmentally Sensitive Area fencing or silt fencing wherever the limits of grading are adjacent to jurisdictional waters to be avoided, as identified by the qualified biologist. Fencing shall remain in place during all construction activities.

RESOLUTION NO.

- b. During construction, the project shall use silt fences, fiber rolls, gravel bags, and soil stabilization measures such as erosion control mats and hydroseeding as necessary and applicable.
 - c. Staging/storage areas for construction equipment and materials will not be located in or adjacent to jurisdictional waters.
 - d. No spoils, debris, rubbish, cement, or concrete, or washing thereof, oil, or petroleum products will be stored where it may be washed by rainfall or runoff into jurisdictional waters.
 - e. No equipment maintenance or fueling will be performed within or near jurisdictional waters, where petroleum products or other pollutants from the equipment may enter these areas. Any equipment or vehicles driven and/or operated adjacent to a jurisdictional water will be checked and maintained by the operator daily to prevent leaks of oil or other petroleum products.
 - f. When construction operations are completed, any excess materials or debris will be removed from the work area. (Planning)
4. The construction contractor shall use construction equipment powered by California Air Resources Board certified Tier 4, or newer, engines and haul trucks that conform to current U.S. Environmental Protection Agency truck standards. (Planning)
 5. During all grading and site preparation activities, the on-site construction superintendent shall ensure implementation of standard best management practices as required by the San Diego Air Pollution Control District Rule 55, Fugitive Dust Control. (Planning)
 6. During all grading and site preparation activities, the on-site construction superintendent shall ensure implementation of applicable California Department of Resources Recycling and Recovery Sustainable (Green) Building Program Measures. (Planning)
 7. All residential units located within 500 feet of the construction site shall be sent a notice regarding the construction schedule at least 15 days prior to the start of any grading activity. A sign legible at a distance of 50 feet shall also be posted at the construction site. All notices and the signs shall indicate the dates and durations of construction activities, as well as provide a telephone number for the "noise disturbance coordinator." (Planning)
 8. A "noise disturbance coordinator" shall be established. The noise disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall

RESOLUTION NO.

determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall be required to implement reasonable measures to reduce noise levels. (Planning)

9. The following shall be incorporated into the project construction plan: "Control of Construction Hours. Construction activities occurring as part of the project shall be subject to the limitations and requirements of Section 5.04.090 of the SMC, which states that construction activities may occur between 7:00 a.m. and 7:00 p.m. Mondays through Saturdays. No construction activities shall be permitted outside of these hours or on Sundays and holidays." (Planning)
10. Prior to the start of ground-disturbing activities, the applicant shall retain a qualified archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for archaeology (U.S. Department of the Interior 2012). The applicant shall also retain a Native American monitor of Kumeeyaay decent. (Planning)
11. Prior to start of ground-disturbing activities, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The applicant shall ensure that construction personnel attend the training and sign an attendance acknowledgement form. The applicant shall retain documentation demonstrating attendance. (Planning)
12. The qualified archaeologist, or an archaeological monitor (working under the direct supervision of the qualified archaeologist), shall observe all initial ground-disturbing activities, including but not limited to brush clearance, vegetation removal, grubbing, grading, and excavation. The qualified archaeologist, in coordination with the applicant and the City, may reduce or discontinue monitoring if it is determined by the qualified archaeologist that the possibility of encountering buried archaeological deposits is low based on observations of soil stratigraphy or other factors. Archaeological monitoring shall be conducted by an archaeologist familiar with the types of archaeological resources that could be encountered within the project site. The archaeological monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of a discovery until the qualified archaeologist has evaluated the discovery and determined appropriate treatment (as prescribed below). The archaeological monitor shall keep daily logs detailing the types of activities and soils observed, and any discoveries. After monitoring has been completed, the qualified archaeologist shall prepare a monitoring report that details the results of monitoring. The report shall be submitted to the City and any Native

RESOLUTION NO.

American groups who request a copy prior to issuance of a building permit. A copy of the final report shall be filed at the South Coastal Information Center. (Planning)

13. The Native American monitor shall be present for any pre-construction meeting and for all ground-disturbing activities associated with the project. Should any cultural or tribal cultural resources be discovered, no further grading shall occur in the area of the discovery until the City Planner, or designee, with concurrence from the Native American monitor, are satisfied that treatment of the resource has occurred. In the event that a unique archaeological resource or tribal cultural resource is discovered, and in accordance with Public Resources Code Section 21083.2(b)(1), (2), and (4), the resource shall be moved and buried in an open space area identified by the Native American monitor, which will not be subject to further grading activity, erosion, flooding, or any other ground disturbance that has the potential to expose the resource. No identification of the resource shall be made; however, the applicant shall plot the new location of the resource on a map showing latitudinal and longitudinal coordinates and provide that map to the Native American Heritage Commission (NAHC) for inclusion in the Sacred Lands File. Disposition of the resources shall be at the discretion of the City of Santee, but in accordance with the foregoing. (Planning)
14. In the event of the unanticipated discovery of archaeological materials, all work shall immediately cease in the area (within 100 feet) of the discovery until it can be evaluated by the qualified archaeologist in consultation with the Native American monitor. Construction shall not resume until the qualified archaeologist has conferred with the applicant and the City on the significance of the resource and received approval from the City to resume construction. (Planning)
15. If it is determined that the discovered archaeological resource constitutes a historical resource or a unique archaeological resource under CEQA, avoidance and preservation in place is the preferred manner of mitigation. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, a Cultural Resources Treatment Plan shall be prepared and implemented by the qualified archaeologist in consultation with the applicant and the City that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource. The qualified archaeologist and the City shall consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resources, beyond those which are scientifically important, are considered. (Planning)

RESOLUTION NO.

16. If human remains are encountered, all work shall halt in the vicinity (within 100 feet) of the discovery and the San Diego County Coroner will be contacted in accordance with Public Resources Code (PRC) Section 5097.98 and Health and Safety Code Section 7050.5. The applicant and the City will also be notified. If the County Coroner determines that the remains are Native American, the NAHC will be notified in accordance with Health and Safety Code Section 7050.5, subdivision (c), and PRC Section 5097.98 (as amended by Assembly Bill 2641). The NAHC will designate a Most Likely Descendant (MLD) for the remains per PRC Section 5097.98. The MLD shall complete the inspection of the site within 48 hours of being granted access and shall provide recommendations for the treatment of the remains. Until the landowner has conferred with the MLD, the applicant will ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity, is adequately protected according to generally accepted cultural or archaeological standards or practices. (Planning)

J. During Construction, the following conditions shall apply:

1. Construction shall occur during the permissible hours as defined in SMC Section 5.04.090. The applicant shall comply at all times with the following work hour requirements:
 - a. No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the Project prior to 7:00 am and all work for the day shall be completed by 7:00 pm, no exceptions.
 - b. No work is permitted on Sundays or City Holidays.
 - c. No deliveries, including equipment drop off and pick-up, shall be made to the Project except between the hours of 8:00 a.m. and 6:00 p.m., Monday through Saturday, excluding Sundays and City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are permitted.
 - d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, additional reduction of work hours may be imposed by the Engineering Department.

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

RESOLUTION NO.

sign content shall be provided by the Engineering Department.
(Engineering, Planning, Building)

2. The contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices. (Planning)
 3. The contractor shall locate equipment staging areas that will create the greatest distance between construction-related noise / vibration sources and sensitive receptors nearest the Project site during all Project construction. (Planning)
 4. Idling equipment shall be turned off when not in use. (Planning)
 5. Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging. (Planning)
- K. Prior to Occupancy, the following conditions shall apply:
1. Applicant shall place all new utilities required to serve the Project underground. No overhead facilities or extension of overhead facilities is permitted. (Engineering)

In addition, the applicant shall underground any existing overhead facilities on-site and underground any overhead facilities adjacent to the Project to the satisfaction of the Director of Engineering. Adjacent facilities are defined as existing overhead facilities in the abutting half street and may include extension of the undergrounding to either side of the Project to the nearest existing utility pole.
 2. Applicant shall obtain parcel map approval and record the parcel map. Once recorded, the applicant shall within thirty days of recordation, provide one mylar copy and seven sets of prints of the map to the City for their permanent records. The prints shall be bound and stapled. The prints and mylar shall be in accordance with City standards in effect at the time of recordation. (Engineering)
 3. Applicant shall provide two print copies and a digital copy of both the final approved Storm Water Quality Management Plan and the O&M Plan. (Engineering)
 4. Applicant shall submit a printed and digital copy of the BMP Certification package. The BMP certification package includes but is not limited to: 'wet' signed and stamped certification form(s), all BMP related product receipts and materials delivery receipts, an inspection and installation log sheet, and photographs to document each stage of BMP installation. (Engineering)

RESOLUTION NO.

5. Prior to issuance of the final phase of occupancy, an executed contract must be in place with a qualified storm water service provider and a copy of the SWQMP provided to the consultant and the property manager. (Engineering)
 6. Applicant shall dedicate approximately 13 feet for public right-of-way along Graves Avenue adjacent to the site such that the ultimate right-of-way width to the existing Caltrans right-of-way is 76 feet. Additional right-of-way may be required as necessary to provide adequate transition to match existing improvements. (Engineering)
 7. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers. (Engineering)
 8. Construct all improvements within the public right-of-way and improvements as shown on the approved precise grading plans. Improvements shall be completed to the satisfaction of the Director of Engineering. (Engineering)
 9. The Project should install three streetlights along Grave Avenue at approximately 180 feet spacing from the existing streetlights on the north and south side of the Project. (Traffic)
 10. Graves Avenue should be widened to its ultimate width of collector street at 32 feet to face of curb and 42 feet to right of way from centerline. The Project should install new curb, gutter and sidewalk along the entire frontage and restripe Graves Avenue to include a two way left turn lane and parking lane. (Traffic)
 11. The driveways should be built per Santee Public Works Standard PW-38. (Traffic)
 12. Prior to occupancy an AutoCAD site-plan drawing shall be provided on CD to the Fire Department for emergency response mapping. The site plan shall show all fire access roadways/driveways, buildings, address numbers, fire hydrants, fire sprinkler connections, and other details as required. Please contact the Fire Department for submission details. (Fire)
 13. A bond, equal to the cost of full landscape installation, shall be required and shall not be released for a minimum of one year until said landscaping is demonstrated to be fully viable. (Planning)
- L. Upon establishment of the use pursuant to this CUP, the following conditions shall apply:

RESOLUTION NO.

1. All required landscaping shall be adequately watered and maintained in a healthy and thriving condition, free from weeds, trash, and debris. (Planning)
2. The parking areas and driveways shall be well maintained. (Planning)
3. Facility hours of operation (customer access) shall be limited to the hours between 5:00 a.m. and 9:00 p.m.
4. All groundcover installed pursuant to an approved landscape plan shall provide 100 percent coverage within nine months of planting or additional landscaping, to be approved by the Planning & Building Department, shall be required in order to meet this standard. The developer shall be responsible for this planting even if their involvement in the Project is otherwise complete. (Planning)
5. Customer access to the facility shall be limited to the hours between 5:00 a.m. and 9:00 p.m. (Planning)

SECTION 4: The applicant shall defend, indemnify, and hold harmless the City of Santee and its officers, employees, and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack or set aside, void, or annul the approval of the City of Santee concerning this CUP, or any action relating to or arising out of its approval.

SECTION 5: The terms and conditions of CUP-2023-0003 shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this CUP and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 6: SMC Chapter 1.08, provides for the issuance of administrative citations for Municipal Code violations. Should non-compliance with said terms and conditions of this Development Review Permit or any violation of the Municipal Code that includes the City's Storm Water Ordinance, the City has the right to issue administrative citations containing an assessment of civil fines for each violation and collect administrative fines for violations.

SECTION 7: The approval of CUP-2023-0003 expires on September 25, 2027 at 5:00 p.m. except where substantial use has commenced prior to its expiration. If use of the development has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension received 60 days prior to the original expiration date. The City Council expressly grants to the Planning & Building Director the authority to extend the expiration date of this approval pursuant to SMC Section 13.04.090, when a request for an extension is filed 60 days prior to the original expiration date.

RESOLUTION NO.

SECTION 8: Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on September 25, 2024.

SECTION 9: Staff is directed to file a Notice of Exemption for approval of the Project with the San Diego County Clerk. The City of Santee hereby notifies the applicant that the County Clerk collects a documentary handling fee for the processing of CEQA documents. The applicant should remit to the City of Santee Planning & Building Department, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$50.00. Failure to remit the required fee in full within the time specified above will result in a delay of the start of the thirty (35) day statute of limitations on court challenges to the approval under CEQA.

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

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 25th day of September 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, INTERIM CITY CLERK

MEETING DATE September 25, 2024

ITEM TITLE CONSIDERATION OF DEVELOPMENT IMPACT FEES ASSOCIATED WITH ACCESSORY DWELLING UNITS

DIRECTOR/DEPARTMENT Shawn Hagerty, City Attorney

SUMMARY

Since 2019, the City has waived development impact fees (DIFs) for Accessory Dwelling Units (ADUs) in an effort to minimize the cost of development to potentially encourage an increase in affordable housing units. The waiver was implemented for a five-year trial period, which will expire on September 27, 2024.

Between 2003 and 2019, 17 ADUs were constructed, but only measured 750 square feet or more. Since 2019, building permits for 35 ADUs of 750 square feet or more have been issued. No DIFs have been assessed for these units.

With the expiration of this waiver, City Council has the opportunity to collect development impact fees for ADUs that are 750 square feet or more in an amount proportionate to the square footage of the primary residence. In the alternative, City Council can reconsider a waiver of some or all impact fees as they relate to ADUs of 750 square feet or more.

In no event can development impact fees be assessed for ADUs under 750 feet, including any Junior Accessory Dwelling Units that, by definition, are less than 500 square feet.

FINANCIAL STATEMENT *EB for HS*

Upon expiration of the development impact fee waiver, the City can begin to collect Development Impact Fees for new ADUs of 750 square feet or more in an amount proportionate to the square footage of the primary residence.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Staff recommends that City Council provide direction on the following options:

- (1) Allow the waiver to lapse and take no additional action;
- (2) Allow the waiver to lapse at this time, but direct that the issue be brought back in connection with the City Council's consideration of the upcoming Comprehensive Development Impact Fee Nexus Study; or
- (3) Schedule and notice a public hearing to introduce and conduct a first reading and a second reading of a zoning ordinance amendment to reduce or waive some or all Development Impact Fees for ADUs.

ATTACHMENTS

Staff Report



STAFF REPORT

CONSIDERATION OF DEVELOPMENT IMPACT FEES ASSOCIATED WITH ACCESSORY DWELLING UNITS

CITY COUNCIL MEETING
SEPTEMBER 24, 2024

A. **Objective**

This agenda item seeks City Council input and direction on Development Impact Fees (“DIF”) for accessory dwelling units (“ADUs”).

Since September 2019, the City has waived all development impact fees associated with ADUs in an effort to encourage the production of affordable housing units. This waiver was enacted following a July 24, 2019 Public Workshop, which led to the adoption of Ordinance No. 568 and the creation of a five-year trial period during which all development impact fees associated with ADUs have been waived. This trial period will expire on September 27, 2024.

B. **ADU Legal Changes and Development Impact Fees**

Many changes to California laws governing ADUs have been enacted since September 2019, the first of which became effective as quickly as January 1, 2020. The majority of these legislative changes imposed new limits on local authority to regulate ADUs to encourage the development of ADUs as housing options. The City of Santee’s Municipal Code (“SMC”) has been amended to keep pace with these changes, as reflected in Ordinance 572 adopted January 8, 2020, Ordinance 597 adopted January 12, 2022, Ordinance 606 adopted December 14, 2022, and Ordinance 609 adopted January 11, 2023, without revisiting or modifying the fee waiver.

Since January 2020, the SMC ADU fee language found at section 13.10.045(H)(1)(a) and (b) tracks the language of the Government Code. Like the Government Code, the SMC confirms that independently of the fee waiver, no DIFs are assessed for ADUs under 750 square feet. In the absence of the waiver, DIFs for ADUs of 750 square feet and over are can be assessed proportionately in relation to the square footage of the primary dwelling unit. Since adoption of Ordinance 572 in January 2020, the SMC regulation in full reads:

H. Fees.

1. Impact Fees.

- a. No impact fee is required for an ADU that is less than 750 square feet in size. For purposes of this subsection (H), “impact fee” means a “fee” under the Mitigation Fee Act (Gov. Code Section 66000(b)) and a fee under the Quimby Act (Gov. Code Section 66477). “Impact fee” here

does not include any connection fee or capacity charge for water or sewer service.

- b. Any impact fee that is required for an ADU that is 750 square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (E.g., the floor area of the ADU, divided by the floor area of the primary dwelling, times the typical fee amount charged for a new dwelling.)
- c. All applicable development impact fees for an ADU proposed to be constructed on a lot with a proposed or existing single family residence shall be waived for a five-year trial period, commencing on September 27, 2019, and ending on September 27, 2024.

C. **ADU Development Impact Fees Within the Region**

At the time of its adoption in 2019, Ordinance 568 aligned with actions taken in other jurisdictions in the region seeking to remove obstacles to housing development. Decisions in neighboring jurisdictions with respect to ADU development fees ranged from reducing the fees charged in one or more of the DIF categories, to a waiver of one or more of the DIF categories, to a full waiver of all impact fees. Only Santee and the County of San Diego adopted trial programs. The County's five-year trial program to waive DIFs expired on January 9, 2024 and, since then, all relevant fees have been charged to all ADUs that were not permitted as of that date, even if the qualifying process had already begun. County-wide, impact fees charged for ADU development still vary. For example, the City of La Mesa waives the first \$2,000 of DIFs and the City of Poway waives 50 percent of DIFs. The City of Solana Beach and the City of Vista waive certain DIFs if the ADU is deed restricted to low income households. Other municipalities have no waiver or discount.

D. **ADU Development and Development Impact Fees in Santee**

Between 2003 and 2019, 19 building permits for ADUs were issued and 17 were constructed. Their square footage ranged from 240 square feet to 1,188 square feet. Notably, only three measured 750 square feet or more and of those three, only one received a building permit.

Since 2019, 35 building permits for ADUs with a floor area of 750 square feet or more have been issued. As a result of the DIF waiver, none of these ADUs was assessed for their impacts.

E. Options

Three options are provided for discussion:

Option 1: Allow the waiver to lapse and take no additional action:

Pros:

- All new ADUs of 750 square feet or more will contribute proportionally towards the cost of public facilities impacted by their development

Cons:

- Would increase the cost of developing an ADU of 750 square feet or more
- Could discourage new ADU development

Option 2: Allow the waiver to lapse and direct that the issue be brought back in connection with the upcoming Comprehensive Development Impact Fee Nexus Study

Pros:

- All new ADUs of 750 square feet or more will contribute proportionally towards the cost of public improvements impacted by their development unless and until further modified

Cons:

- Could increase the cost of developing an ADU of 750 square feet or more unless and until further modified

Option 3: Reduce or Waive Certain Development Impact Fees for ADUs

Pros:

- Will minimize the cost of developing an ADU of 750 square feet or more
- Could encourage new ADU development

Cons:

- Minimizes the revenue stream available for public improvements impacted by their development

F. **Staff Recommendation**

Staff recommends that the City Council provide direction on the following options:

- (1) Allow the waiver to lapse and take no additional action;
- (2) Allow the waiver to lapse at this time, but direct that the issue be brought back in connection with the City Council's consideration of the upcoming Comprehensive Development Impact Fee Nexus Study; or
- (3) Schedule and notice a public hearing to introduce and conduct a first reading and a second reading of a zoning ordinance amendment to reduce or waive some or all Development Impact Fees for ADUs.

MEETING DATE September 25, 2024

ITEM TITLE RESOLUTION APPOINTING JAMES JEFFRIES AS CITY CLERK AND APPROVING THE EMPLOYEE MANAGEMENT SERVICES AGREEMENT

DIRECTOR/DEPARTMENT Rida Freeman, Director of Human Resources 

SUMMARY

On July 19, 2024, the position of City Clerk became vacant. The Director of Human Resources, Rida Freeman, advised the City Council of its options to fill the position.

The Council had the option to direct the City of Santee Human Resources Department to conduct a recruitment, to retain a third-party recruitment firm to conduct a recruitment process, or to offer a promotional opportunity to an existing qualified employee.

The City Council directed the City Manager to offer a promotion to the current Assistant City Clerk, James Jeffries, and to negotiate the terms of his employment. Mr. Jeffries meets the qualifications of the position of City Clerk and has been filling the role of City Clerk since its vacancy. The matter is now before City Council to consider the appointment of Mr. Jeffries to the position of City Clerk, and to consider approval of the Employee Management Services Agreement.

FINANCIAL STATEMENT 

Funding for the approved salary and benefits is included in the adopted General Fund operating budget.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION 

Adopt a Resolution to appoint James Jeffries as City Clerk and approve the Employee Management Services Agreement.

ATTACHMENT

Resolution
Employee Management Services Agreement



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
APPOINTING JAMES JEFFRIES AS CITY CLERK AND APPROVING THE
EMPLOYEE MANAGEMENT SERVICES AGREEMENT**

WHEREAS, the position of City Clerk became vacant on July 19, 2024; and

WHEREAS, the City Council of the City of Santee determined that Assistant City Clerk James Jeffries meets the required qualifications of the position of City Clerk; and

WHEREAS, the City Manager has completed discussions with James Jeffries for the terms of his employment; and

WHEREAS, the City Council of the City of Santee desires to appoint James Jeffries as the City Clerk effective September 26, 2024; and

WHEREAS, the City Council has authorized a proposed Employee Management Services Agreement by and between James Jeffries and the City of Santee and now desires to approve said agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Santee, California, does hereby declare that James Jeffries is appointed as City Clerk and the Employee Management Services Agreement provided in Exhibit "A," is approved.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 25th day of September 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, INTERIM CITY CLERK

Attachment: Exhibit "A" – Employee Management Services Agreement

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

MANAGEMENT SERVICES AGREEMENT EXECUTIVE MANAGEMENT

This Management Services Agreement (“Agreement”) is made effective September 25, 2024 by and between the CITY OF SANTEE, a public entity (“City”), and James D. Jeffries, (“Employee”).

1. Employee has been employed as the Assistant City Clerk and City desires to employ the services of Employee, in the position of City Clerk to perform the duties of that position.
2. In exchange for certain benefits as described below and severance compensation as described below, Employee agrees that this is the sole and entire Agreement between the City and Employee regarding the term of employment and the termination thereof, and that this Agreement can be terminated at any time by either party.
3. Employee desires to accept employment, on an at-will basis, as a City Clerk with the City of Santee.

IN CONSIDERATION OF THE MUTUAL COVENANTS AND AGREEMENT HEREIN CONTAINED, IT IS HEREBY AGREED AS FOLLOWS:

1. Employee shall serve as a City Clerk during the term of this Agreement. Employee will perform such duties specified in the Santee Municipal Code, state law, the job description of the position subject to modification by the City Manager of the City of Santee (“City Manager”) and/or City Council, and any additional duties which are assigned by the City Manager and/or City Council which are legally permissible and proper duties. Employee agrees to abide by all City policies and procedures. Where there is a conflict between those policies and procedures and specific terms of this Agreement, this Agreement shall prevail.
2. **Term:** City agrees to employ and Employee accepts employment with the City under the terms of this Agreement until Employee’s employment is terminated in accordance with this Agreement.
3. **Salary and Benefits:** Employee will receive a base annual salary of \$115,000 payable in installments at the same time as other employees of the City are paid. Employee shall receive a six (6) month performance review and consideration of a salary increase by the City Council to be completed by March 31, 2025. Employee may also receive additional increases, if any, as determined by the City Council. Employee is considered an Executive Management Employee in the Salary and Benefit Plan for Management for purposes of fringe benefits and salary adjustments. As such, Employee shall be entitled

to participate in all employee benefit programs and plans established, and as amended, by the City for Executive Management Employees.

Employee may also be eligible for increases in base salary and/or other benefits in such amounts and to such extent as the City Council may determine based on the annual performance review of Employee. City may in its discretion, also provide Employee with any other additional benefits that it chooses to provide to Employee.

The following benefits are the current benefits which will be provided to Employee as Executive Management, which may be amended from time to time by the City Manager and/or City Council.

a. Sick Leave

The Employee shall be entitled to eight (8) hours of sick leave per calendar month accrued at a rate of 3.69 hours per bi-weekly pay period. The maximum accrual for sick leave is 2,000 hours.

b. Vacation

The vacation accrual schedule for Executive Management is as follows:

EXECUTIVE MANAGEMENT	
0 – 9 years:	Fifteen working days
9 – 14 years:	Twenty working days
14 – 19 years:	Twenty two working days
19 – 24 years:	Twenty four working days
24+ years:	Twenty five working days

c. Vacation Cash Out Program

The Employee shall have the ability to convert up to 80 hours of vacation to cash each fiscal year, per the City’s Vacation Cash Out Program Administrative Policy (APM).

d. Administrative Leave

64 hours per fiscal year

e. Tuition Reimbursement

Ability to receive up to \$2,500 per fiscal year based on the City’s Tuition Reimbursement Policy.

f. Auto Allowance:

Shall receive \$350 per month

- g. Technology Allowance:
Shall receive \$150 per month

4. Termination and Severance Pay:

a. Termination

The City Council may terminate this Agreement and Employee's employment at any time with or without cause and without notice. Employee may terminate this Agreement and Employee's employment at any time upon written notice to the City.

b. Severance

- (1) In the event that Employee's employment is terminated by the City without cause, while Employee is willing and able to perform the duties of City Clerk, after at least 90 days employment with the City, Employee shall be entitled to a lump sum cash settlement, equal to six (6) months base salary, exclusive of incentive or bonus pay, benefits and other non-cash remuneration, except health benefits which will be continued, at the same level of City contribution provided Executive Management employees for six (6) months or until the Employee begins other employment, whichever occurs first. To receive severance, Employee must execute a Settlement Agreement and General Release satisfactory to the City. In the event the Employee elects not to sign the Settlement Agreement and General Release, Employee will not be entitled to severance pay.
- (2) Employee will not be entitled to severance if employment is terminated by the City at any time for cause, or if Employee resigns, retires, or is unable to perform the essential functions of the position with reasonable accommodations.
 - a) Cause for termination shall be defined for purposes of this Agreement as (i) malfeasance, (ii) gross negligence, (iii) fraud, (iv) serious misconduct, or (v) conviction of a felony on the part of Employee. Conviction for purposes of this Agreement includes a judgment entered after a trial, plea of guilty or plea of nolo contendere.
- (3) The promise and tender of payment to Employee, of any severance compensation payable herein, is in lieu of any damages which Employee might claim arising out of the termination of the employment relationship between the parties, including lost wages, breach of contract, express or implied, breach of covenant of good faith and fair dealing, emotional distress and anxiety, or any similar contractual and personal injury claims.

(4) This section is intended to comply with the provisions of Government Code section 53260, et seq. This agreement in no way affects Employee's rights to continue health insurance coverage as required under COBRA for Employee and Employee's eligible dependents.

5. **Withholding of Taxes:** City will withhold from any monies payable pursuant to this Agreement all federal, state, City or other taxes as may be required by any law, or governmental regulation or ruling.

6. **Hours of Work:**

- a. Employee is expected to conduct City business and perform Employee's duties for the City during the City's normal business hours. However, the City recognizes that Employee must devote a great deal of time outside normal office hours to the business of the City, and therefore Employee will be allowed to take reasonable time off during normal business hours.
- b. Except upon prior written consent of the City Council, Employee, during the term of this Agreement and while employed by the City, shall not engage, directly or indirectly, in any other business, commercial, or professional activity (whether or not pursued for pecuniary advantage) that is or may be competitive with City, that might create a conflict of interest with City, or that otherwise might interfere with business of City, or any affiliated entity. Employee shall not spend more than ten (10) hours per week in teaching, consulting, or other non-City connected business without the express prior approval of the City Manager.

7. **Professional Development:**

- a. City recognizes and wishes to encourage professional development of Employee. To this end, Employee is encouraged to continue professional development through involvement with professional associations, organizations and such other national, regional, state, and local government groups and committees of which the employee may be a member. City agrees to budget and pay reasonable professional dues, subscriptions and related expenses of the Employee necessary for participation in such organizations. City agrees to budget and pay for reasonable travel and subsistence expenses of Employee in attending meetings, conferences, seminars, and classes which assist in Employee's professional advancement.
- b. The amount of funds budgeted for professional development is limited based on available resources as appropriated by the City Council and may vary each fiscal year. All requests for professional development as outlined above are subject to City Manager approval.

8. **Statutory Obligations; Abuse of Office or Position:** Pursuant to Government Code Section 53243, et seq. which became effective on January 1, 2012, if Employee is convicted of a crime involving an abuse of his/her office or position, all of the following shall apply: (1) if Employee is provided with administrative leave pay pending an investigation, Employee shall be required to fully reimburse such amounts paid; (2) if the City pays for the criminal legal defense of Employee (which would be in its sole discretion, as it is generally not obligated to pay for a criminal defense), Employee shall be required to fully reimburse such amounts paid; and (3) if this Agreement is terminated, any cash settlement related to the termination that Employee may receive from the City shall be fully reimbursed to the City. For this Section, abuse of office or position means either: (1) an abuse of public authority, including waste, fraud, and violation of the law under color of authority; or (2) a crime against public justice, including a crime described in Title 7 commencing with section 92 of the Penal Code.
9. **Waiver of Breach:** The waiver by either party, or the failure of either party to claim a breach of any provision of this Agreement, shall not operate or be construed as a waiver of any subsequent breach.
10. **Assignment:** The rights and obligations of the respective parties hereto under this Agreement shall inure to the benefit and shall be binding upon heirs, legal representatives, successors and assigns of the parties hereto; provided, however, that this Agreement shall not be assignable by either party without prior written consent of the other party. Any attempted assignment is void.
11. **Entire Agreement:** This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the subject matter hereof and contains all of the covenants and agreements between the parties with respect to said subject matter in any manner whatsoever. Any modification of this Agreement will be effective only if it is in writing and signed by both Employee and City Manager.
12. **Governing Law:** This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of California. Any action to interpret or enforce terms of this Agreement shall be held exclusively in the state court in San Diego County, California. Employee expressly waives any right to remove any such action from San Diego County otherwise permitted by the California Code of Civil Procedure section 394.
13. **Partial Invalidity:** If any provision of this Agreement is found to be invalid or unenforceable by any court, the remaining provisions hereof shall remain in effect unless such partial invalidity or unenforceability would defeat an essential business purpose of this Agreement.

