

City Council

Mayor John W. Minto Vice Mayor Rob McNelis – District 1

Vice Mayor Rob McNelis – District

Councilmember Ronn Hall – District 2 Councilmember Laura Koval – District 3

Councilmember Dustin Trotter - District 4

CITY OF SANTEE

REGULAR MEETING AGENDA
Santee City Council

Interim City Manager | Gary Halbert City Attorney | Shawn D. Hagerty City Clerk | James Jeffries

MEETING INFORMATION

Wednesday, July 9, 2025 6:30 p.m. 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) <u>www.cityofsanteeca.gov</u>

IN-PERSON ATTENDANCE

Members of the public who wish to view the Council Meeting live may watch the live taping of the 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 start when the participant begins speaking.



REGULAR MEETING AGENDA July 9, 2025 | 6:30 p.m.



ROLL CALL: Mayor John W. Minto

Vice Mayor Rob McNelis – District 1 Councilmember Ronn Hall – District 2 Councilmember Laura Koval – District 3 Councilmember Dustin Trotter – District 4

LEGISLATIVE INVOCATION: Carlton Oaks Baptist Church – Craig Barnett

PLEDGE OF ALLEGIANCE

PRESENTATION: SANDAG Draft 2025 Regional Plan

CONSENT CALENDAR:

PLEASE NOTE: Consent Calendar items are considered routine and will be approved by one motion with no separate discussion. The public, staff or Council Members may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be submitted 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 Jeffries)
- (2) Approval of Payment of Demands as Presented. (Finance Jennings)
- (3) Second Reading and Adoption of an Ordinance to Adopt the Santee Fire Hazard Severity Zone Map as Recommended by Cal Fire for Compliance with Government Code Section 51179 and Find that the Action is Not a Project and Therefore Not Subject to the California Environmental Quality Act. (City Clerk Jeffries)
- (4) Approval of a City Cell Phone and Personal Cell Phone Stipend Policy to Provide Guidance on the Use of City-Issued Cell Phones and Provision of Cell Phone Stipends for City Employees. (City Manager Halbert)
- (5) Adoption of a Resolution Levying Special Taxes to be Collected During Fiscal Year 2025-26 to Pay the Annual Cost of Municipal Maintenance Services within Community Facilities District No. 2015-1 (Municipal Maintenance Services) of the City of Santee. (Finance Jennings)
- (6) Adoption of a Resolution Levying Special Taxes to be Collected During Fiscal Year 2025-26 to Pay Costs Related to the Authorized Public Improvements within Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee. (Finance Jennings)





- (7) Adoption of a Resolution Levying Special Taxes to be Collected During Fiscal Year 2025-26 to Pay the Annual Cost of Municipal Services within Community Facilities District No. 2017-2 (Weston Municipal Services) of the City of Santee. (Finance Jennings)
- (8) Adoption of a Resolution Levying Charges for Fire Suppression Service ("Fire Benefit Fee") for Fiscal Year 2025-26. (Finance Jennings)

NON-AGENDA PUBLIC COMMENT (15 minutes):

Persons wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda. This first Non-Agenda Public Comment period is limited to a total of 15 minutes. Additional Non-Agenda Public Comment will be heard prior to Council Reports.

PUBLIC HEARING:

(9) Continued Public Hearing for Tentative Map TM-2023-0003 and Development Review Permit DR-2023-0007 for a Multi-Family Residential Development Consisting of 42 Units and Related Site Improvements on a 4.65 Gross Acre Parcel Located at 10939 Summit Avenue (APN 378-190-01-00) in the R-7 (Medium Density Residential) Zone and Finding the Project is Subject to California Environmental Quality Act (CEQA) Sections 15164 Addendum to an EIR and 15183 Projects Consistent with a Community Plan or Zoning (Applicant: Warmington Residential). (Planning and Building – Sawa)

Recommendation:

- 1. Re-open, conduct, and close the Public Hearing; and
- Find Tentative Map TM-2023-0003 and Development Review Permit DR-2023-0007 Exempt from the provisions of CEQA pursuant to Section 15183 and subject to Section 15464 of the CEQA Guidelines and authorize the filing of a Notice of Exemption: and
- 3. Approve Tentative Map TM-2023-0003 per the Resolution; and
- 4. Approve Development Review Permit DR-2023-0007 per the Resolution.





(10) Public Hearing on a Resolution Establishing a Special Assessment on Certain Parcels of Land that were Subject to Involuntary Weed Abatement and/or Administrative Fees by the City and for Which Costs have Not been Paid by the Owner(s) of Record of Said Parcels and Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act ("CEQA") per State CEQA Guidelines Section 15301(c). (Planning and Building – Sawa)

Recommendation:

- 1. Conduct and close Public Hearing; and
- 2. Approve the cost report and account of unpaid weed abatement invoices; and
- 3. Adopt the Resolution confirming report and ordering abatement costs to be a special assessment on the properties referenced in the report and as shown on the itemized list of properties.
- (11) Public Hearing for the FY 2025-26 Santee Landscape Maintenance District ("SLMD") Annual Levy of Assessments. (Finance Jennings)

Recommendation:

- 1. Conduct and close the Public Hearing; and
- 2. Adopt the Resolution confirming an assessment diagram and assessment and providing for the FY 2025-26 SLMD annual levy of assessments.
- (12) Public Hearing for the FY 2025-26 Town Center Landscape Maintenance District ("TCLMD") Annual Levy of Assessments. (Finance Jennings)

Recommendation:

- 1. Conduct and close the Public Hearing; and
- 2. Adopt the Resolution confirming an assessment diagram and assessment and providing for the FY 2025-26 TCLMD annual levy of assessments.
- (13) Public Hearing for the FY 2025-26 Santee Roadway Lighting District ("SRLD")
 Annual Levy of Assessments. (Finance Jennings)

Recommendation:

- 1. Conduct and close the Public Hearing; and
- 2. Adopt the Resolution confirming an assessment diagram and assessment and providing for the FY 2025-26 SRLD annual levy of assessments.





(14) Resolution Approving the Annual Levy, as a Successor Agency to County Services Area (CSA) 69, a Special Tax within the Santee-Lakeside Emergency Medical Services Authority Boundary for FY 2025-2026 and Collection on the Property Tax Roll. (Finance – Jennings)

Recommendation:

Adopt the Resolution approving the annual levy of a special tax within its territory within the CSA 69 Reorganization Boundary for FY 2025-26 and collection on the property tax roll.

NEW BUSINESS:

(15) Initial Presentation of Staff Recommendations for Proposed Organizational Restructuring. (City Manager – Halbert)

Recommendation:

Receive the presentation and discuss staff's recommendations for reorganization and provide direction on proposed changes. Staff will return in August with a final implementation plan, incorporating any City Council directed changes and budget amendments.

NON-AGENDA PUBLIC COMMENT (Continued):

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

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





BOARDS, COMMISSIONS & COMMITTEES JULY AND AUGUST REGULAR MEETINGS

July	-02	Santee Park and Recreation Committee	—Cancelled—	Council Chamber
July	09	Council Meeting		Council Chamber
July	14	Community Oriented Policing Committee		Council Chamber
July	23	Council Meeting Cancelled—		Council Chamber
•		· ·		
Aug.	06	Santee Park and Recreation Committee		Council Chamber
Aug.	-09	Community Oriented Policing Committee	—Cancelled—	Council Chamber
Aug.	13	Council Meeting		Council Chamber
Aug.	27	Council Meeting		Council Chamber

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

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

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 12132 of the American with Disabilities Act of 1990 (42 USC § 12132). Any person with a disability who requires modification or accommodation in order to participate in a meeting should direct such a request to the City Clerk's Office at (619) 258-4100, ext. 114 at least 48 hours before the meeting, if possible.



MEETING DATE July 9, 2025

ITEM TITLE SANDAG PRESENTATION ON DRAFT 2025 REGIONAL PLAN

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

The Regional Plan is a long-range plan for transportation, land use, housing, and the environmental needs of the San Diego region, that meets key state and federal mandates, including GHG reduction and air quality standards. It provides a roadmap for how the region will develop over the next 25 years and how the region will invest in transportation infrastructure that provides more convenient and safe choices for getting around. Staff will present an overview of the plan, regulatory requirements, transportation investments, and next steps.

CITY ATTORNEY REVIEW ⋈ N/A • ☐ Completed

RECOMMENDATION

Receive the presentation.

ATTACHMENT

None.



MEETING DATE July 9, 2025

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, 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

<u>CITY ATTORNEY REVIEW</u> □ 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 July 09, 2025

ITEM TITLE

APPROVAL OF PAYMENT OF DEMANDS

DIRECTOR/DEPARTMENT Heather Jennings, Finance & har High

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 &

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>	Description		<u>Amount</u>
06/18/25	Accounts Payable	\$	47,967.27
06/18/25	Accounts Payable		555,390.14
06/25/25	Accounts Payable		152,522.48
06/26/25	Payroll		502,626.62
06/26/25	Accounts Payable		2,250,883.02
06/26/25	Accounts Payable		26,421.31
06/27/25	Accounts Payable		50,590.52
07/01/25	Retiree Health		5,203.00
07/01/25	Accounts Payable		151,084.64
	TOTAL	\$	3,742,689.00
		-	

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

Heather Jennings, Director of Finance

Heather tennings

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Voucher List CITY OF SANTEE

Bank code: ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amoun
139565	6/18/2025	10001 US BANK	000033		WELLNESS	150.00
			00057		2025 AWARDS TICKETS	100.00
			00088345		WELLNESS EVENT	302.88
			001939		STATION SUPPLIES	731.52
			0023571		GRAFFITI REMOVAL	146.20
			0024782		SMALL TOOLS	46.82
			002619		CULTURE WORKSHOP	1,225.78
			002sdlr		MARKETING CREDITS FOR PEACH	810.00
			00386-02-087223		FOUNTAIN MAINTENANCE SUPPLIE	194.68
			0061029		ENGINEERING SUPPLIES	7.91
			0069016		MATERIALS & SUPPLIES	28.79
			009512		STATE FIRE CERTIFICATION	4.49
			010042		MEETING SUPPLIES	17.99
			011186		PUB ED EVENT	21.46
			014223		SENIOR SUPPLIES	63.20
			015840		OFFICE SUPPLIES	7.99
			017954		SENIOR SUPPLIES	62.57
			018162		EMPLOYEE PROGRAM	20.00
			018290		SENIOR PROGRAM SUPPLIES	67.84
			0197268		BADGES	382.39
		9	0197269		BADGE	154.05
			0200436		BADGE	204.87
			023196		WELLNESS	51.02
			0234894		MATERIALS & SUPPLIES	96.85
			024890		WELLNESS	23.32
			025271		LAND USE INCIDENTALS	36.37
			025308		STATION SUPPLIES	172.31
			0273850		TYPE 6 SUPPLIES	75.15
			027536		APPARATUS COMMITTEE	99.16
			027969		MEETING OFFICE SUPPLIES	24.33
			029208		SHOP SUPPLIES	300.62
			029536		MEETING SUPPLIES	10.68
			030764		LAND USE INCIDENTALS	159.80
			031109		TEEN CENTER SUPPLIES	41.35
			032538		CFED CONFERENCE	20.93
			03296C		EMPLOYEE PROGR	20.00

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Voucher List CITY OF SANTEE

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amoun
139565	6/18/2025	10001 US BANK	(Continued)			
			033211		WELLNESS EVENT	22.90
			036966		WELLNESS EVENT	17.56
			040763		CFED CONFERENCE	6.39
			04292025		OFFICE SUPPLIES	74.46
			042976		MEETING SUPPLIES	18.23
			044905		ENGINEERING SUPPLIES	23.96
		<	045001		TEEN - ART IN THE PARK SUPPLIE:	13.20
			046968		OFFICE SUPPLIES	3.58
			048018		SMALL TOOLS	1,092.70
			048578		WELLNESS	56.94
			048937		OFFICE SUPPLIES	72.69
			05012025		EVENT PROMOTION	90.00
			05012025		OFFICE SUPPLIES-RATERS	14.20
			050292		INTERVIEW PANEL SUPPLIES	88.49
			05222025		OFFICE SUPPLIES	4.85
			053143		SPARC MEETING SUPPLIES	94.21
			0546636		CROSSING GUARD SUPPLIES	297.75
			059948		SPECIAL EVENTS MATERIALS	50.00
			062098		FIRE ACADEMY GRADUATION	50.94
			062948		WELLNESS EVENT	27.47
			064349		SENIOR BUS TRIP	49.82
			064468		EMPLOYEE RECOGNITION PROGR	18.53
			0673842		OFFICE SUPPLIES -	41.46
			067792		LAND USE INCIDENTALS	9.99
			068874		WELLNESS EVENT	6.24
			070332		INTERVIEW PANEL SUPPLIES	18.31
			070490		OFFICE SUPPLIES	50.35
			074846		TEEN CENTER ACTIVITY SUPPLIES	73.52
			075206		MEETING SUPPLIES	28.88
			0757833		WELLNESS	39.81
			075904		INTERVIEW PANEL SUPPLIES	96.37
			082467		MEETING SUPPLIES	16.68
			082978		REFRESHMENTS FOR MEETING	39.90
			084078		SENIOR TRIP - LA BREATAR PITS	503.80
			091937		CHIEF OFFICER LEADERSHIP	200.00
			093078		BRUSH 5	109.75

Voucher List CITY OF SANTEE

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oucher/	Date	Vendor	Invoice	PO #	Description/Account	Amoun
139565	6/18/2025	10001 US BANK	(Continued)			
			093194		INTERVIEW PANEL INCIDENTALS	10.76
			094035		COMPUTER SUPPLIES	7.52
			097953		SENIOR PROGRAM SUPPLIES	34.29
			1023383		MATERIALS & SUPPLIES	169.99
			1023385		MATERIALS & SUPPLIES	122.69
			109304		MEETING SUPPLIES	20.58
-			11214		MEETING SUPPLIES	19.74
			114005		FITNESS EQUIPMENT REPAIR	129.79
			1194755746-A		EMS WEEK	121.94
			1194755746-B		EMS WEEK	130.43
			120996041686		CITY OF SANTEE PLANNING DIV SI	275.00
			120996217293		2025 ADVANCED CEQA WEBINAR F	125.00
			1223058		MATERIALS & SUPPLIES	96.95
			1243		PUBLIC EDUCATION SUPPLIES	2,495.00
			128		INTERVIEW PANEL SUPPLIES	172.39
			13382	· ·	STATE FIRE CERTIFICATION	150.00
			1381015		MATERIALS & SUPPLIES	82.84
			14007498		PARK KIOSK SIGNS	1,157.62
			1404878		PROFESSIONAL DEVELOPMENT	722.73
			1405102		PROFESSIONAL DEVELOPMENT	722.73
			14103748		CR, EQUIPMENT RETURNED	-192.98
			149001		DISC GOLF MACHINE ANNUAL FEE	1,020.00
			152175		STAFF SHIRTS	666.37
			1531021		SIGNAGE	21.51
			1549648595		MEDIC UNIT SUPPLIES	90.23
			1581067		EQUIPMENT SUPPLIES	19.38
			17129-20250512		SD FAIR TICKETS	15.00
			1713		FACILITY SUPPLIES	2,390.00
			17645325		EMAIL MARKETING SUBSCRIPTION	350.00
			2031902		MATERIALS & SUPPLIES	48.29
			210019534		GOVERNMENT SOCIAL MEDIA VIR1	599.00
			2157806		MATERIALS & SUPPLIES	193.92
			21584		SENIOR BUS TRIP	2,595.00
			223337		LICENSE RENEWAL - MORGAN	180.00
			224EF6C2-0001		PLANNING SUBSCRIPTION	224.95
			240318		EMPLOYEE PROGR	20.00

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Voucher List CITY OF SANTEE

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/oucher	Date	Vendor	Invoice	PO #	Description/Account	Amoun
139565	6/18/2025	10001 US BANK	(Continued)			
			2405848		OFFICE SUPPLIES	159.57
			25-0305		IDENTIFICATION TAGS	44.70
			25-0306		IDENTIFICATION TAGS	44.76
			250428-08-312		BUSINESS MEETING	107.28
			250505-07-8		BUSINESS LUNCH	49.97
			2514190		MATERIALS & SUPPLIES	107.69
			2603452		MATERIALS & SUPPLIES	17.52
			268251		EVENT SUPPLIES	19.40
			2719411		OFFICE SUPPLIES	40.21
			285FGZ		NEOGOV CONFERENCE	308.60
			29294926		GENERAL EVENT PROMOTIONS	649.57
			29494363		EVENT STAGE BANNER	94.45
			29519085		BANNER STAND	170.25
			29532606		RECREATION BANNERS	256.59
			29551339		CONCERT BANNER PRINTING	129.05
			2F252697		MATERIALS & SUPPLIES	852.57
			311542878		COUNTY OF SD - RECORDER	0.45
			311542878-2		RECORDED DOCUMENT - SERVICE	0.01
			3511996		MATERIALS & SUPPLIES	21.51
			3512025		MATERIALS & SUPPLIES	16.02
			3513988		MATERIALS & SUPPLIES	32.17
			3525011		APA MEMBERSHIP	120.09
			355004		SMALL TOOLS	1,756.11
			3724		BANNER DECAL	62.40
			3725052		OFFICE SUPPLIES	53.58
			3881863		EQUIPMENT REPAIR PARTS	18.25
			3922-1		MATERIALS & SUPPLIES	845.61
			3bde0dfc2401		IIMC MEMBERSHIP	235.00
			42225557		CONFERENCE TRANSPORTATION	52.94
			42225602		ART CONFERENCE TRANSPORTAT	9.53
			42225943		CONFERENCE TRANSPORTATION	40.24
			423251259		CONFERENCE TRANSPORTATION	35.97
			42325-JM		TRANPORTATION	35.70
			4233829		IRRIGATION SUPPLIES	37.00
			42425-JM		TRANSPORTATION	7.11
			42525-JM		TRANSPORTATION	11.16

Voucher List CITY OF SANTEE

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oucher/	Date	Vendor	Invoice	PO #	Description/Account	Amoun
139565	6/18/2025	10001 US BANK	(Continued)			
			4262025-JM		LODGING	801.30
			42625-JM		PARKING	104.00
			42725-JM		TRANSPORTATION	28.82
			43025-PW		SUPPLIES	355.00
			4387		PARMA MEMBERSHIP	300.00
			43T5C4-2		FLIGHT CHANGES	31.03
			444352		OFFICE SUPPLIES	64.38
			4525830		OFFICE SUPPLIES	43.24
			454		MEMORIAL DAY	250.00
			45895-DP		DEPOSIT	256.2
			45896-DPS		DEPOSIT	256.2
			45897-DP		DEPOSIT	256.2
			475431		STATION SUPPLIES	12.9
			480560		WELLNESS	368.59
			493204		WELLNESS	293.2
		5013732		IRRIGATION MATERIALS	32.26	
			5047024		MAILING OF DAMAGED FRAME	16.12
			5079901		PROFESSIONAL DEVELOPMENT	960.00
			5125-PW		SUPPLIES	248.90
			5153047		OFFICE SUPPLIES	128.99
		,	5222698		OFFICE SUPPLIES	269.36
			5236252		MARKETING ORGANIZATIONAL SUI	274.53
			5287439		CODE SUPPLIES	6.78
			5339910		MEETING SUPPLIES	14.86
			5365802		OFFICE SUPPLIES	24.61
			5375418		LIGHT POLE BANNER BRACKETS	694.20
			552025-JC		SHIPPING	273.92
			5621164		TRANSPORTATION CHARGE	21.99
			5677030		MATERIALS & SUPPLIES	385.45
			5997065		VEHICLE EQUIPMENT	107.72
			6033068		MATERIALS & SUPPLIES	107.42
			60517		SENIOR BOX LUNCHES	1,280.76
			6153815		SMALL TOOLS	14.00
			6182613		IRRIGATION SUPPLIES	29.01
			621713		RENEWAL OF ICMA MEMBERSHIP I	200.00
			6361807		VEHICLE REPAIR PART	46.32

Voucher List CITY OF SANTEE

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Bank code: ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
139565	6/18/2025	10001 US BANK	(Continued)		V.	
			64619018		CANVA ANNUAL SUBSCRIPTION	119.99
			6489042		EQUIPMENT SUPPLIES	68.95
			6501052		MATERIALS & SUPPLIES	32.43
			6511574		EQUIPMENT SUPPLIES	182.72
			6576221		MATERIALS & SUPPLIES	129.29
			6880254		BUILDING SUPPLIES	40.95
			7011465		MATERALS & SUPPLIES	54.31
			7115442		ENGINEERING SUPPLIES	9.90
			71721222		CONFERENCE LODGING	267.36
			7334634		MEETING SUPPLIES	12.99
			7359353		SENIOR EVENT	1,706.40
			73962		MATERIALS & SUPPLIES	76.78
			74312		IRRIGATION MATERIALS	68.06
			7449314		CROSSING GUARD SUPPLIES	67.08
			7761866		MATERIALS & SUPPLIES	40.77
			8014933		MATERIALS & SUPPLIES	376.90
			8054648		WELLNESS EVENT	149.77
			80820		OFFICE SUPPLIES	605.52
			8126615		LIGHT POLE BANNER BRACKETS	694.20
			8473822		OFFICE SUPPLIES	34.46
			8515005		MATERIALS & SUPPLIES	16.14
			8521475		MATERIALS & SUPPLIES	62.01
			8542522		MATERIAL & SUPPLIES	103.35
			87908	2.	OFFICE SUPPLIES	17.48
			8947451		MOVIE IN THE PARK DVD	21.54
			9138660		MATERIALS & SUPPLIES	114.87
			9234242		MATERIALS & SUPPLIES	26.51
			9345806		WELLNESS EVENT	26.52
			99137		WELLNESS	1.29
			9917856		ENGINEERING SUPPLIES	12.23
			A335291		VEHICLE MAINTENANCE	400.00
			AF62B70D-0006		HOMEBASE SOFTWARE	240.00
			C27181/1		SMALL TOOLS	695.66
			CHECK #1		WELLNESS	133.07
			CHECK #7		WELLNESS	109.81
			dh7FJdfRFhjJ		OFFICE SUPPLIES	61.28

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1 Vouchers in this report

Voucher List CITY OF SANTEE

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47,967.27

Total vouchers:

Bank code: ubgen

Voucher	Date Ve	ndor	Invoice	PO#	Description/Account	Amount
139565	6/18/2025 10	001 US BANK	(Continued)			
			HT1250		EQUIPMENT REPAIR PARTS	14.33
			IGN25-042025		NEOGOV CONFERENCE	1,200.00
			INV/2025/17356		MATERIALS & SUPPLIES	63.11
			INV-2027		3CMA SAVVY AWARD SUBMISSION	190.00
			INV-626673-6921835		STORM WATER DOMAIN RENEWAL	35.00
			LT-15480997		PEER SUPPORT SUBSCRIPTION	90.00
			XKBNC		NEOGOV CONFERENCE	180.27
			XtTy7RxnjxgJ		OFFICE SUPLIES	96.50
					Total:	47,967.27
	1 Vouchers for b	oank code: ubgen			Bank total :	47,967.27

Prepared by:

Date:

Approved by:

Date:

Voucher List CITY OF SANTEE

vchlist 06/18/2025

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Bank code: ubgen Voucher Date Vendor Invoice PO# Description/Account Amount 139566 6/18/2025 15087 34TH STREET INC 55277 LEADERSHIP TRAINING 8,700.00 2025-150 Total: 8.700.00 139567 6/18/2025 15392 4LEAF INC J4263F 55080 PLANNING SVCS - DEV DEPOSIT 3,325.00 Total: 3,325.00 139568 6/18/2025 14917 ADDIGY INC CINV-29716 55269 APPLE DEVICE MGMT SOFTWARE 2.137.50 Total: 2,137.50 139569 6/18/2025 10010 AIS TRUST ACCOUNT NEWPORT 3098921 MOVIE IN THE PARK EVENT INSUR 467.00 Total: 467.00 139570 6/18/2025 15573 AMERICAN AED LLC INV356266 **EMS EQUIPMENT** 55203 4.162.38 Total: 4.162.38 139571 6/18/2025 10412 AT&T 000023515055 **TELEPHONE** 930.01 Total: 930.01 139572 6/18/2025 10516 AWARDS BY NAVAJO 0525349 54834 35.56 **NAMETAGS** Total: 35.56 139573 6/18/2025 10022 BRAUN NORTHWEST INC 40205 REVISED 54607 AMBUI ANCE 334,247.61 Total: 334,247.61 139574 6/18/2025 10032 CINTAS CORPORATION 694 4231821504 54844 MISC SHOP RENTALS 74.14 Total: 74.14 139575 6/18/2025 10486 COUNTY OF SAN DIEGO 06112025 NOE-TRAFFIC SIGNAL AND COMM 50.00 Total: 50.00 139576 6/18/2025 10333 COX COMMUNICATIONS 094486701; JUN25 CITY HALL GROUP BILL 3,502.53 3,502.53 Total: 139577 6/18/2025 12655 DELL MARKETING LP 10814549092 MONTHLY WEBSITE HOSTING FEE 55204 477.97 Total: 477.97 139578 6/18/2025 12438 DIESEL PRINT CO LLC 3719 55202 SUMMER SEASONAL LIGHT POLE I 4.086.23

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Voucher List CITY OF SANTEE

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Bank code :	ubgen							
Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
139578	6/18/2025	12438 12438	DIESEL PRINT CO LLC	(Continued)			Total :	4,086.23
139579	6/18/2025	14325 DREAMSEA	TS LLC	4780367	55151	STATION 20 FURNITURE	Total :	3,037.24 3,037.24
139580	6/18/2025	13442 EBBIN MOS	ER + SKAGGS LLP	5110	52777	MSCP SUBAREA PLAN	Total :	11,636.25 11,636.25
139581	6/18/2025	10251 FEDERALE	XPRESS	8-892-27537		FEDEX SHIPPING CHARGES	S Total :	77.30 77.30
139582	6/18/2025	13393 FIRE CATT,	LLC	15728	55276	ANNUAL HOSE TESTING	Total :	4,338.40 4,338.40
139583	6/18/2025	15673 HALBERT, G	BARY	6102025-GH		MILEAGE REIMBURSEMENT	Total :	74.20 74.20
139584	6/18/2025	10490 HARRIS & A	SSOCIATES INC	67595	55159	PROFESSIONAL SVS - FANI	TARAN Total:	14,646.25 14,646.25
139585	6/18/2025	15440 IDI Q		INV-IDIQ10812		ID PROTECTION	Total :	572.40 572.40
139586	6/18/2025	10204 LIFE ASSIST	INC	1601755 1603225	54807 54807	EMS SUPPLIES EMS SUPPLIES	Total :	72.08 4,134.06 4,206.14
139587	6/18/2025	15641 LITTLE LEAF	RNERS PRESCHOOL	6974		BUSINESS LICENSE REFUN	D Total :	42.00 42.00
139588	6/18/2025	10174 LN CURTIS A	AND SONS	INV951770	55168	WILDLAND HOSE FOR TYPE	6 Total:	5,932.72 5,932.72
139589	6/18/2025	11783 MINTO, JOHI	N	04262025		MILEAGE REIMBURSEMENT	Total :	27.58 27.58
139590	6/18/2025	15342 NAPAAUTO	PARTS	960276	55003	PPE SUPPLIES		509.36

509.36

Total:

Voucher List CITY OF SANTEE

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
139591	6/18/2025	10308 O'REILLY AUTO PARTS	2968-287928	54864	VEHICLE REPAIR PART Total:	27.45 27.45
139592	6/18/2025	10344 PADRE DAM MUNICIPAL WATER DIST	29700015; MAY25 90000366; MAY25		CONSTRUCTION METER GROUP BILL Total:	251.50 44,629.00 44,880.50
139593	6/18/2025	10092 PHOENIX GROUP INFO SYSTEMS	022025031	54878	FY 24/25 PARKING CITE PROCESS Total :	473.63 473.63
139594	6/18/2025	12062 PURETEC INDUSTRIAL WATER	2292413 2292414	55043 55043	DEIONIZED WATER SERVICE DEIONIZED WATER SERVICE Total:	25.05 49.72 74.77
139595	6/18/2025	14539 ROGERS ANDERSON MALODY & SCOTT	78000	54867	FY 24/25 AUDIT SERVICES Total:	1,940.00 1,940.00
139596	6/18/2025	10097 ROMAINE ELECTRIC CORPORATION	12-064727	54958	VEHICLE SUPPLIES Total:	147.09 147.09
139597	6/18/2025	14797 SEDANO FORD OF LM INC	20515185	54895	VEHICLE REPAIR PARTS Total:	337.32 337.32
139598	6/18/2025	12223 SITEONE LANDSCAPE SUPPLY LLC	154133971-001	54925	IRRIGATION PARTS Total:	173.56 173.56
139599	6/18/2025	14240 SPICER CONSULTING GROUP	1835 1887 1915 1940	54687 55161 55161 55161	ASSMNT ENG & CFD SVCS FY 23-2 ASSMNT ENG & CFD SVCS FY 24-2 ASSMNT ENG & CFD SVCS FY 24-2 ASSMNT ENG & CFD SVCS FY 24-2 Total:	2,763.56 2,818.83 2,818.83 2,818.83 11,220.05
139600	6/18/2025	10217 STAPLES ADVANTAGE	6032575291	54870	OFFICE SUPPLIES - P&B E Total :	93.11 93.11
139601	6/18/2025	10119 STEVEN SMITH LANDSCAPE INC	3579	54812	A1 LANDSCAPE SERVICES Total:	2,089.80 2,089.80

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Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
139602	6/18/2025	5 10250 THE EAST COUNTY	00153271		NOTICE OF PREPARATION - DRAF1 Total :	500.50 500.50
139603	6/18/2025	5 14892 TIME MANUFACTURING COMPANY	N23590	54312	VERSALIFT PLATFORM LIFT Total:	75,286.83 75,286.83
139604	6/18/2025	5 11112 ULINE	192496959	55223	FACILITY SUPPLIES CITY HALL Total:	1,248.49 1,248.49
139605	6/18/2025	5 12480 UNITED SITE SERVICES	114-14070250	55056	FENCING FOR COURT RESURFACI Total:	696.40 696.40
139606	6/18/2025	5 15626 VERDANTAS INC	67065	55248	TEMP. CARPORT STRUCTURE - CI ⁻ Total :	2,110.50 2,110.50
139607	6/18/2025	5 14097 VOICES FOR CHILDREN	2-011325	54968	CDBG SUBRECIPIENT Total:	1,615.60 1,615.60
139608	6/18/2025	5 10318 ZOLL MEDICAL CORPORATION	4198687 4208697 4209067 4210314 90113094	54817 54817 54817 54817 54817	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES	907.26 1,039.05 42.37 2,539.09 651.00 5,178.7 7

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43 Vouchers for bank code: ubgen

43 Vouchers in this report

Date: _

Bank total:

Total vouchers:

555,390.14

555,390.14

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Bank code: ubgen

Voucher	Date	Vendor	Invoice	Description/Account	Amount
51137	6/25/2025	10956 FRANCHISE TAX BOARD	PPE 6/18/25	CA STATE TAX WITHHELD TOTAL:	38,002.77 38,002.77
51148	6/25/2025	10955 DEPARTMENT OF THE TREASURY	PPE 6/18/25	FED WITHHOLDING & MEDICARE TOTAL:	114,519.71 114,519.71
	2 Vouchers fo	r bank code: ubgen		Bank Total:	152,522.48
	2 Vouchers in	this report		Total vouchers:	152,522.48

Prepared By: Date: ____

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Payroll Processing Report CITY OF SANTEE

6/5/2025 to 6/18/2025-2 Cycle b

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Hours/units Rate Amount Src Plan Base Wages Deduction Benefit/Cont LvPlan Accrued Taken Banked		EARNING	SS SECTION			DEDUCTION	IS SECTION			LEAV	E SECTION		
sb-1 sb-3 69,36 sffa 3,562.24 sffapc 1,015.22 st1cs3 75,472.96 2,264,19 st2cs3 15,934.38 478.03 -478.03 texlif vaccpr 698.10 vaccpt vanpt vanpt vanpt vanpt vanpt vanpt vanpt valpipr 31.12 vision 13,936.74 536.98 voladd 17.50 voldis 292.21 vollif vollpb -145.88	Туре	Hours/units	Rate	Amount Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
sb-3 sffa 3,562.24 sffapc 1,015.22 st1cs3 75,472.96 2,264.19 -2,264.19 st2cs3 15,934.38 478.03 -478.03 texlif vaccpr 698.10 vaccpt 170.76 vcanpt vacnpt vacpt 132.95 vgcipt vgcipt vgsipt vgsipt vision 13,936.74 536.98 voladd voldis voldis voldis voldif vollpb -145.88					roth	121,252.38	13,137.71						
sffa 3,562.24 sffapc 1,015.22 s11cs3 75,472.96 2,264.19 s12cs3 15,934.38 478.03 -478.03 texlif 249.64 vaccpr 698.10 vaccpt 170.76 vcanpt 419.08 vcanpt 132.95 vgcipt 63.62 vghipr 31.12 vision 13,936.74 536.98 voladd 17.50 voldds 292.21 vollif 145.88 vollpb -145.88					sb-1		91.14						
sffapc 1,015.22 st1cs3 75,472.96 2,264.19 -2,264.19 st2cs3 15,934.38 478.03 -478.03 texlif 249.64 vaccpr 698.10 vaccpt 170.76 vcanpr 419.08 vcanpt 132.95 vgcipt 63.62 vghipr 31.12 vision 13,936.74 536.98 voladd 17.50 voldis 292.21 vollif 145.88 vollpb -145.88					sb-3		69.36						
st1cs3 75,472.96 2,264.19 -2,264.19 st2cs3 15,934.38 478.03 -478.03 texlif 249.64 -478.03 vaccpr 698.10 -478.03 vacpt 170.76 -478.03 vcanpt 419.08 -478.03 vgipt 31.12 -478.03 vgipt 31.12 -478.03 vsion 13,936.74 536.98 voladd 17.50 -475.88 vollif 145.88 vollif 145.88 vollif -145.88					sffa		3,562.24						
st2cs3 15,934.38 478.03 -478.03 texlif 249.64 vaccpr 698.10 vaccpt 170.76 vcanpr 419.08 vcanpt 132.95 vgcipt 63.62 vghipr 31.12 vision 13,936.74 536.98 voladd 17.50 voldis 292.21 vollif 145.88 vollpb -145.88					sffapc		1,015.22						
texlif					st1cs3	75,472.96	2,264.19	-2,264.19					
vaccpt 170.76 vanpr 419.08 vcanpt 132.95 vgcipt 63.62 vghipr 31.12 vision 13,936.74 536.98 voladd 17.50 voldis 292.21 vollif 145.88 vollpb -145.88					st2cs3	15,934.38	478.03	-478.03					
vacpt 170.76 vcanpr 419.08 vcanpt 132.95 vgcipt 63.62 vghipr 31.12 vision 13,936.74 536.98 voladd 17.50 voladd 17.50 voldis 292.21 vollif 145.88 vollpb -145.88					texlif		249.64						
vcanpr 419.08 vcanpt 132.95 vgcipt 63.62 vghipr 31.12 vision 13,936.74 536.98 voladd 17.50 voldis 292.21 vollif 145.88 vollpb -145.88					vaccpr		698.10						
vcarpt 132.95 vgcipt 63.62 vghipr 31.12 vision 13,936.74 536.98 voladd 17.50 voldis 292.21 vollif 145.88 vollpb -145.88					vaccpt		170.76						
vgcipt 63.62 vghipr 31.12 vision 13,936.74 536.98 voladd 17.50 voldis 292.21 vollif 145.88 vollpb -145.88					vcanpr		419.08						
vghipr 31.12 vision 13,936.74 536.98 voladd 17.50 voldis 292.21 vollif 145.88 vollpb -145.88					vcanpt		132.95						
vision 13,936.74 536.98 voladd 17.50 voldis 292.21 vollif 145.88 vollpb -145.88					vgcipt		63.62						
voladd 17.50 voldis 292.21 vollif 145.88 vollpb -145.88					vghipr		31.12						
voldis 292.21 vollif 145.88 vollpb -145.88						13,936.74	536,98						
vollif 145.88 vollpb -145.88					voladd		17.50						
vollpb -145,88					voldis		292.21						
					vollif		145.88						
					vollpb			-145.88					
Grand 16,871.11 788,928.69 286,302.07 87,718.99 Gross: 788,928.69 Fotals Net: 502,626.62	rand	16,871.11		788,928.69			286,302.07	87,718.99		Gross:	788,928.69		

<< No Errors / 11 Warnings >>

PRE 4/18/25 PRE 4/18/25 Raydak 4/26/25

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Voucher List CITY OF SANTEE

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Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
139609	6/26/2025	15392 4LEAF INC	J4263K J4276C	55080 55068	4LEAF, INC. PLNG SVCS - DEV DEF CANNABIS BUSINESS PERMIT APP Total :	4,950.00 24,000.00 28,950.00
139610	6/26/2025	10003 A & B SAW & LAWNMOWER SHOP	3827	54942	SMALL TOOL PARTS & REPAIRS Total :	999.76 999.76
139611	6/26/2025	11139 ACE UNIFORMS, LLC - SAN DIEGO	SD0225948 SD0225949 SD0226042	54825 54825 54825	WEARING APPAREL WEARING APPAREL WEARING APPAREL Total:	170.22 242.41 170.46 583.09
139612	6/26/2025	13321 ALPHA PROJECT FOR THE	0010088-IN	55105	ENCAMPMENT CLEANUPS Total:	2,684.88 2,684.88
139613	6/26/2025	10510 AMAZON WEB SERVICES, INC	2193109929		AMAZON CLOUD SERVICES Total:	100.00 100.00
139614	6/26/2025	11999 AMERICAN ASPHALT SOUTH INC	CIP 2025-03 1P CIP 2025-03 1R	55214	PROGRESS PAYMENT #1 CIP 2025- RETENTION Total :	93,087.00 -4,654.35 88,432.65
139615	6/26/2025	11445 AMERICAN MESSAGING	L1072898ZF		FD PAGER SERVICE Total:	219.44 219.44
139616	6/26/2025	15380 ANDERSON, MARK	2505		INSTRUCTOR PAYMENT Total:	48.00 48.00
139617	6/26/2025	10293 AUTO ZONE INC	03347296389	54833	VEHICLE REPAIR PARTS Total:	134.60 134.60
139618	6/26/2025	14306 AZTEC LANDSCAPING INC	J2074	54798	CUSTODIAL SERVICES - PARKS Total:	4,972.43 4,972.43
139619	6/26/2025	10020 BEST BEST & KRIEGER LLP	LEGAL MAY 2025		LEGAL SVCS MAY 2025 Total:	129,731.15 129,731.15

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
139620	6/26/2025	13292 BORDER RECAPPING LLC	25-0274546-008 25-0274977-008	54818 54818	TIRES TIRES Total:	332.64 230.30 562.94
139621	6/26/2025	15684 BRADY, AIDEN	296158		LIVESCAN Total:	35.00 35.00
139622	6/26/2025	11402 CARROLL, JUDI	07012025-96		MEADOWBROOK HARDSHIP PROC Total :	147.64 147.64
139623	6/26/2025	14502 CB MUSIC PRODUCTIONS LLC	20250612Santee	55275	SUMMER CONCERT ENTERTAINME Total:	7,500.00 7,500.00
139624	6/26/2025	15661 CHEARY CUSTOM CREATIONS	1460		BUSINESS LICENSE REFUND Total:	108.00 108.00
139625	6/26/2025	12349 CHOICE LOCKSMITHING	052725COS 052925WGV	54843 54843	LOCKSMITH SERVICES - AS NEEDI LOCKSMITH SERVICES - AS NEEDI Total :	115.83 125.00 240.83
139626	6/26/2025	12328 CINTAS CORP. #2	5273858802	55039	FIRST-AID KIT SERVICE Total:	996.88 996.88
139627	6/26/2025	11409 CLAYTON, SYLVIA	07012025-340		MEADOWBROOK HARDSHIP PROG Total :	154.50 154.50
139628	6/26/2025	15152 COAR DESIGN GROUP	22871	54666	NEW FIRE STATION CITY OPERATION Total:	6,825.00 6,825.00
139629	6/26/2025	10161 CORE SERVICES INC	91294	54916	CUSTODIAL SERVICES - OFFICES Total:	1,400.00 1,400.00
139630	6/26/2025	11862 CORODATA SHREDDING INC	DN1525321		CORODATA SHREDDING SERVICES Total:	55.20 55.20
139631	6/26/2025	10171 COUNTY OF SAN DIEGO AUDITOR &	05/2025 AGENCY REV 05/2025 DMV REVENUE 05/2025 PHOENIX REV		05/2025 AGENCY PARK CITE REPT 05/2025 DMV PARK CITE REPT 05/2025 PHOENIX CITE REV REPT	186.25 281.25 923.00

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Bank code :	ubgen						
Voucher	Date	Vendo	r	Invoice	PO #	Description/Account	Amount
139631	6/26/2025	10171	10171 COUNTY OF SAN DIEGO AU	DITOR & (Continued)		Total :	1,390.50
139632	6/26/2025	10358	COUNTY OF SAN DIEGO	25CTOFSAN11 25CTOFSASN11	54987 54908	SHERIFF RADIOS 800 MHZ RADIO ACCESS Total :	2,714.00 2,296.24 5,010.24
139633	6/26/2025	15413	COUNTYWIDE MECHANICAL SYSTEMS	74409 74803	55099 55099	PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS & RELATED M Total :	579.11 1,041.20 1,620.31
139634	6/26/2025	10333	COX COMMUNICATIONS	052335901; JUN25 063453006; JUN25 064114701; JUN25		8950 COTTONWOOD AVE 9534 VIA ZAPADOR 8115 ARLETTE ST Total :	196.48 97.63 195.61 489.72
139635	6/26/2025	10046	D MAX ENGINEERING INC	9248 9249	54850 54849	SANTEE 24-25 CONSTRUCTION INS STORMWATER PROGRAM ASSISTA Total:	2,189.96 10,112.80 12,302.76
139636	6/26/2025	13582	DOWNSTREAM SERVICES INC	184513	55224	TRASH CAPTURE DEVICE CLEANIN Total:	12,960.00 12,960.00
139637	6/26/2025	13442	EBBIN MOSER + SKAGGS LLP	5120	52777	MSCP SUBAREA PLAN Total:	57,780.00 57,780.00
139638	6/26/2025	12593	ELLISON WILSON ADVOCACY, LLC	2025-06-06	54917	LEGISLATIVE ADVOCACY SERVICE Total:	1,500.00 1,500.00
139639	6/26/2025	10251	FEDERAL EXPRESS	8-900-29164		FEDEX SHIPPING Total:	63.48 63.48
139640	6/26/2025	12876	FUN 4 KIDS ENTERTAINMENT	000529 000530	55191 55191	ENTERTAINMENT AGREEMENT ENTERTAINMENT AGREEMENT Total :	225.00 375.00 600.00
139641	6/26/2025	12120	GEOCON INCORPORATED	125040180	55087	GEOTECHNICAL REVIEW - CUYAM, Total:	1,035.00 1,035.00

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Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
139642	6/26/2025	10490 HARRIS & ASSOCIATES INC	67579	55142	SAFETY & ENV JUSTICE ELEMENT Total:	350.00 350.00
139643	6/26/2025	11196 HD SUPPLY FACILITIES	9237452865 9237510524	55060 55060	FACILITIES MAINTENANCE SUPPLI FACILITIES MAINTENANCE SUPPLI Total:	1,398.23 452.77 1,851.00
139644	6/26/2025	14459 HMC ARCHITECTS	179587	53747	SANTEE COMMUNITY CENTER CIP Total:	3,643.50 3,643.50
139645	6/26/2025	11724 ICF JONES & STOKES INC	INV-00000140258	53609	MSCP SUBAREA PLAN Total:	8,757.50 8,757.50
139646	6/26/2025	11807 IMPERIAL SPRINKLER SUPPLY	0021000819-001	54804	IRRIGATION SUPPLIES Total:	25.60 25.60
139647	6/26/2025	14833 INTERWEST CONSULTING GROUP	1012877CORRECTION 1095671B 1256879 1379404 1513949 1573462 1573476 1684471 1795514 1811869	55193 55193 55193 55193 55193 55193 55193 55193 55193	BUILDING EXPERT CONSULTING Total:	0.12 3,399.31 1,480.08 658.60 10,460.73 8,818.85 2,581.15 8,748.46 3,507.80 3,040.00 42,695.10
139648	6/26/2025	15316 JD ANIMAL REMOVAL INC	1889	54805	DEAD ANIMAL REMOVAL SERVICE Total:	1,440.00 1,440.00
139649	6/26/2025	13231 JENNINGS, HEATHER	070125HJ		PER DIEM FOR 2025 GFOA CONFEI Total:	362.00 362.00
139650	6/26/2025	14956 JET ADVERTISING LLC	12667	54953	WEBSITE CONSULTANT UPDATES Total:	187.50 187.50
139651	6/26/2025	10203 LAKESIDE EQUIPMENT SALES &	253211	54929	EQUIPMENT RENTAL	286.38

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Voucher List CITY OF SANTEE

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Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
139651	6/26/2025	10203 LAKESIDE EQUIPMENT SALES &	(Continued) 253290 253303	54929 54929	EQUIPMENT RENTAL EQUIPMENT RENTAL	286.38 286.38
			253443	54929	EQUIPMENT RENTAL Total:	286.38 1,145.52
139652	6/26/2025	10997 LAKESIDE FIRE PROTECTION	061525CB		FY25 Q4 SLEMSA CLERK OF THE B Total:	5,315.00 5,315.00
139653	6/26/2025	10204 LIFE ASSIST INC	1603483 1605508 1605529 1605890	54807 54807 54807 54807	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES	1,359.62 1,241.04 666.35 227.69

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
139660	6/26/2025	11442 PATTERSON, EDWARD	07012025-225		MEADOWBROOK HARDSHIP PROG	142.45 142.45
139661	6/26/2025	15653 PECKHAM & MCKENNEY	05222025	55263	CITY MANAGER RECRUITMENT Total:	9,666.66 9,666.66
139662	6/26/2025	10092 PHOENIX GROUP INFO SYSTEMS	032025031	54878	FY 24/25 PARKING CITE PROCESS Total:	710.28 710.28
139663	6/26/2025	15681 PICKETT, LINDA	1015604.003		REFUND OF SERVICE FEE Total:	14.76 14.76
139664	6/26/2025	10157 PRIMO DJ'S	15329919		ENTERTAINMENT FOR MOVIE IN THE Total:	650.00 650.00
139665	6/26/2025	12062 PURETEC INDUSTRIAL WATER	2301342 2301343	55043 55043	DEIONIZED WATER SERVICE DEIONIZED WATER SERVICE Total:	25.05 49.72 74.77
139666	6/26/2025	10095 RASA	5859	54976	MAP CHECK - BUENA VISTA PARCE Total :	1,050.00 1,050.00
139667	6/26/2025	10798 RENSBERRY, SAM	WCISA-SR-2		LODGING Total :	384.33 384.33
139668	6/26/2025	15686 RESPONSIBLE RESIDENTIAL	1336S		REFUNDABLE DEPOSIT Total:	5,715.61 5,715.61
139669	6/26/2025	10606 SD COUNTY SHERIFF'S DEPT	SHERIFF APRIL 2025		LAW ENFORCEMENT APRIL 2025 Total:	1,470,467.71 1,470,467.71
139670	6/26/2025	10407 SAN DIEGO GAS ELECTRIC	1000022409;JUNE25		TRAFFIC SIGNAL - ELECTRICAL ME Total:	896.00 896.00
139671	6/26/2025	13061 SAN DIEGO HUMANE SOCIETY &	JUN-25	54959	ANIMAL CONTROL SERVICES Total:	38,674.00 38,674.00
139672	6/26/2025	10768 SANTEE SCHOOL DISTRICT	9717	55044	JOINT USE FIELDS - RIO SECO	914.51

Voucher List CITY OF SANTEE

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Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
139672	6/26/2025	10768 10768 SANTEE SCHOOL DISTRICT	(Continued)		Total :	914.51
139673	6/26/2025	13171 SC COMMERCIAL, LLC	IN-0000136517 IN-0000137343		PROPANE / FUEL PROPANE/FUEL Total:	23.53 63.02 86.55
139674	6/26/2025	14523 SCA OF CA, LLC	CA1002283 CA1002615	54811 54811	STREET SWEEPING SVCS STREET SWEEPING SVCS Total :	31,019.58 717.00 31,736.58
139675	6/26/2025	10110 SECTRAN SECURITY INC	25060627	54924	FY 24/25 ARMORED CAR TRANSPC Total:	180.24 180.24
139676	6/26/2025	10585 SHARP REES-STEALY MEDICAL	103095 700000364	54981	PRE EMPLOYMENT PHYSICAL MEDICAL SERVICES Total:	120.00 3,401.00 3,521.00
139677	6/26/2025	12223 SITEONE LANDSCAPE SUPPLY LLC	154306665-001 154369852-001 154381710-001 154390899-001 154523845-001 154524065-001 154952917-001	54925 54925 54925 54925 54925 54925 54925	IRRIGATION PARTS	3,876.01 158.74 49.07 86.67 132.35 44.12 78.93 4,425.89
139678	6/26/2025	10837 SOUTHWEST TRAFFIC SIGNAL	84323 84324 84325 84326 84327 84328	54948 54948 54948 54948 54955 54955	TRAFFIC SIGNAL - MARKOUT REPORTANT REPORTANT SIGNAL - MISC. TASK TRAFFIC SIGNAL - PM INSPECTION TRAFFIC SIGNAL - SERVICE CALLS TRAFFIC SIGNAL - MARKOUT REPORTANT SIGNAL - SERVICE CALLS TOTAL:	585.00 2,080.00 3,255.00 3,970.87 533.57 164.96 10,589.40
139679	6/26/2025	11910 SPECTRUM GAS PRODUCTS	00876301 00876302	55028 55028	OXYGEN CYLINDER RENTAL FOR S OXYGEN CYLINDER RENTAL FOR S Total:	173.60 97.65 271.25

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
139680	6/26/2025	11403 ST JOHN, LYNNE	07012025-78		MEADOWBROOK HARDSHIP PROC Total :	147.93 147.93
139681	6/26/2025	10217 STAPLES ADVANTAGE	6033120211 6033854297 6033918751	54897 54870 54870	OFFICE SUPPLIES OFFICE SUPPLIES - P&B, E OFFICE SUPPLIES - P&B, E Total:	158.17 89.87 91.57 339.61
139682	6/26/2025	10027 STATE OF CALIFORNIA	821596		FINGERPRINT APPS Total:	544.00 544.00
139683	6/26/2025	10119 STEVEN SMITH LANDSCAPE INC	3623 3624 3625 3628	54812 54900 54901 54900	A 1 LANDSCAPE SERVICES A 2 LANDSCAPE SERVICES A 3 LANDSCAPE SERVICES A 2 LANDSCAPE SERVICES Total:	59,925.88 21,760.00 11,482.00 2,812.00 95,979.88
139684	6/26/2025	15523 CALMAT DBA	3429181 3460187	55222 55222	ASPHALT MATERIALS & SUPPLIES ASPHALT MATERIALS & SUPPLIES Total :	470.38 2,565.86 3,036.24
139685	6/26/2025	10250 THE EAST COUNTY	00153479		NOTICE OF PUBLIC HEARING - FAN Total :	668.50 668.50
139686	6/26/2025	15638 THE ORIGINAL POOP BAGS	633226	55247	PET WASTE BAGS Total:	6,462.85 6,462.85
139687	6/26/2025	15120 THE WATCHLIGHT CORPORATION	888480	54912	SECURITY ALARM SERVICES Total:	110.00 110.00
139688	6/26/2025	14543 TOPCON SOLUTIONS INC	90345414	55219	SOFTWARE SUBSCRIPTION RENE Total:	6,493.50 6,493.50
139689	6/26/2025	14354 TRILOGY MEDWASTE WEST, LLC	1749685 1749686	54913 54913	BIOMEDICAL WASTE DISPOSAL BIOMEDICAL WASTE DISPOSAL Total :	296.39 162.35 458.74
139690	6/26/2025	10257 TYLER TECHNOLOGIES INC	045-520672		FY25-26 TYLER/EDEN ANNUAL MAI	52,836.53

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Voucher List CITY OF SANTEE

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Voucher	Date	Vendo	r	Invoice	PO #	Description/Account	Amount
139690	6/26/2025	10257	10257 TYLER TECHNOLOGIES INC	(Continued)		Total :	52,836.53
139691	6/26/2025	10133	UNDERGROUND SERVICE ALERT	24-254087 520250712	54871 54871	DIG ALERTS - STATE FEE DIG ALERT - MONTHLY TICKETS Total :	53.60 132.10 185.70
139692	6/26/2025	12480	UNITED SITE SERVICES	114-14071610	55056	FENCING FOR FIELD MAINTENANC Total:	2,941.20 2,941.20
139693	6/26/2025	10475	VERIZON WIRELESS	6115703241		CELL PHONE SERVICE Total:	538.67 538.67
139694	6/26/2025	15410	VORASANE, TYLER	05212025		MILEAGE REIMBURSEMENT Total:	91.70 91.70
139695	6/26/2025	10331	WHITE CAP LP	10021747149	54961	TOOLS, MATERIALS & SUPPLIES Total:	291.04 291.04
	87 Vouchers f	or bank	code: ubgen			Bank total :	2,250,883.02

87 Vouchers in this report

Total vouchers: 2,250,883.02

Prepared by: Date:_ Approved by: _ Date: ___

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Voucher List CITY OF SANTEE

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
139696	6/26/2025	12724 AMERICAN FIDELITY ASSURANCE	D859298		VOLUNTARY LIFE INS-AM FIDELITY Total :	4,714.56 4,714.56
139697	6/26/2025	12903 AMERICAN FIDELITY ASSURANCE CO	2535883A 2535884A		FLEXIBLE SPENDING ACCOUNT FLEXIBLE SPENDING ACCOUNT Total:	3,046.15 3,046.15 6,092.30
139698	6/26/2025	12722 FIDELITY SECURITY LIFE	166844591		EYEMED - VOLUNTARY VISION Total:	1,118.43 1,118.43
139699	6/26/2025	10508 LIFE INSURANCE COMPANY OF	June 2025		LIFE INSURANCE Total:	3,172.19 3,172.19
139700	6/26/2025	14452 MEDICAL AIR SERVICES ASSC	June 2025		MEDICAL AIR TRANSPORT SVCS Total:	151.00 151.00
139701	6/26/2025	14458 METROPOLITAN LIFE INSURANCE	86161417		VOLUNTARY LEGAL Total:	714.00 714.00
139702	6/26/2025	10784 NATIONAL UNION FIRE INSURANCE	June 2025		VOLUNTARY AD&D Total:	35.05 35.05
139703	6/26/2025	10335 SAN DIEGO FIREFIGHTERS FEDERAL	June 2025		LONG TERM DISABILITY-SFFA Total:	1,357.00 1,357.00
139704	6/26/2025	10424 SANTEE FIREFIGHTERS	PPE 6/18/25		DUES/PEC/BENEVOLENT/BC EXP Total:	4,708.71 4,708.71
139705	6/26/2025	10776 STATE OF CALIFORNIA	PPE 6/18/25		WITHHOLDING ORDER Total:	449.53 449.53
139706	6/26/2025	10776 STATE OF CALIFORNIA	PPE 6/18/25		WITHHOLDING ORDER Total:	260.30 260.30
139707	6/26/2025	14467 TEXAS LIFE INSURANCE COMPANY	SM0F0U20250514001		VOLUNTARY INS RIDERS Total:	499.35 499.35

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Voucher List CITY OF SANTEE

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Bank code: ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account		Amount
139708	6/26/2025	10001 US BANK	PPE 6/18/25		PARS RETIREMENT		2,507.36
						Total:	2,507.36
139709	6/26/2025	14600 WASHINGTON STATE SUPPORT	PPE 6/18/25		WITHHOLDING ORDER		641.53
						Total:	641.53
1	14 Vouchers	for bank code: ubgen			Bank	total:	26,421.31
1	14 Vouchers i	in this report			Total voud	chers :	26,421.31

Prepared by:

Approved by

Date:

Date:

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Voucher List CITY OF SANTEE

Bank code: ubgen

Voucher	Date	Vendor	Invoice	PO#	Description/Account		Amount
6007823	6/27/2025	14705 RHS MISSIONSQUARE	PPE 6/18/25		RETIREE HSA		5,135.46
						Total :	5,135.46
6235710	6/27/2025	14704 457 MISSIONSQUARE	PPE 6/18/25		ICMA - 457	Total :	45,455.06 45,455.06
:	2 Vouchers f	for bank code : ubgen				Bank total :	50,590.52
2	2 Vouchers i	n this report			То	tal vouchers :	50.590.52

Prepared by:

Date:

Approved by:

Date:

7-2-25

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Payroll Processing Report CITY OF SANTEE

7/1/2025 to 7/31/2025-1 Cycle m

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EARNINGS SECTION				DEDUCTIONS SECTION			LEAVE SECTION			
Туре	Hours/units	Rate Amount Src	<u>Plan</u> .	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken Banked	Lost
Grand To	tals		Employees:	30						
reth		5,460.00	catax fedtax	5,460.00 5,460.00	46.00 211.00					
Grand Totals	0.00	5,460.00			257.00	0.00		Gross: Net:	5,460.00 5,203.00	

<< No Errors / No Warnings >>

PRE 7/21/25
Paydale 11./25

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Voucher List CITY OF SANTEE

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Bank code :

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Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
6254	7/1/2025	10353 PERS	06 25 4		RETIREMENT PAYMENT Total:	151,084.64 151,084.64
	1 Vouchers	for bank code: ubgen			Bank total :	151,084.64
	1 Vouchers	in this report			Total vouchers :	151,084.64

Prepared by:

Date:_

Approved by: _

Date:

MEETING DATE July 9, 2025

ITEM TITLE SECOND READING AND ADOPTION OF AN ORDINANCE TO ADOPT THE SANTEE FIRE HAZARD SEVERITY ZONE MAP AS RECOMMENDED BY CAL FIRE FOR COMPLIANCE WITH GOVERNMENT CODE SECTION 51179 AND FIND THAT THE ACTION IS NOT A PROJECT AND THEREFORE NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

DIRECTOR/DEPARTMENT James Jeffries, City Clerk

SUMMARY

The Introduction and First Reading of the above-entitled Ordinance was approved at a Regular City Council Meeting on Wednesday, June 25, 2025. The Ordinance is now presented for Second Reading and adoption.

Vote at First Reading:

AYES:

KOVAL, MCNELIS, MINTO, TROTTER

NOES:

NONE

ABSENT:

HALL

ENVIRONMENTAL REVIEW

The consideration of the Fire Severity Zone Map is not a "project" as defined by the California Environmental Quality Act ("CEQA") because it does not cause a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment (Public Resources Code section 21065; CEQA Guidelines section 15378).

FINANCIAL STATEMENT

The financial impacts of the adoption of the Santee Fire Hazard Severity Zone Map, as required by state law, are unknown at this time.

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

RECOMMENDATION &

Conduct the Second Reading and adopt the Ordinance.

ATTACHMENT

Ordinance

Santee Fire Hazard Severity Zone Map



ORDINANCE	NO.	
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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA DESIGNATING MODERATE, HIGH, AND VERY HIGH FIRE HAZARD SEVERITY ZONES BY MAP TO COMPLY WITH THE REQUIREMENTS OF CALIFORNIA GOVERNMENT CODE SECTION 51179

WHEREAS, California Government Code sections 51175 et seq. set forth laws intended to classify lands in the state where moderate, high, and very high fire hazards exists in order that public officials may implement measures to reduce fire risks; and

WHEREAS, California Government Code section 51178 requires that the Director of the California Department of Forestry and Fire Protection (CALFIRE) identify and transmit to local agencies areas within their jurisdiction which are moderate, high, and very high fire hazard severity zones (FHSZ); and

WHEREAS, California Government Code section 51179 requires a local agency to designate, by ordinance, moderate, high, and very high FHSZ within its jurisdiction within 120 days of receiving such a transmittal from CALFIRE; and

WHEREAS, the City of Santee received a transmittal from CALFIRE identifying moderate, high, and very high FHSZ within its jurisdiction on March 24, 2025; and

WHEREAS, the City of Santee Fire Chief has reviewed and accepted the moderate, high, and very high FHSZ as identified by CALFIRE for the City of Santee, which map is titled the "Santee Fire Hazard Severity Zones" ("FHSZ Map") and is attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, the FHSZ Map has been made available to the public in the Santee City Clerk's office; and

NOW, THEREFORE, the City Council of the City of Santee, California, does ordain as follows:

SECTION 1. The City Council of the City of Santee hereby designates within the City of Santee the moderate, high, and very high fire hazard severity zones, as required by California Government Code section 51179 and as transmitted by the Director of the California Department of Forestry and Fire Protection. The fire hazard severity zones are designated on a map titled "Santee Fire Hazard Severity Zones" (FHSZ Map). The FHSZ Map is intended to be used in conjunction with the most current edition of the California Building Standards Code (Title 24) and supersedes any other maps previously adopted by the City of Santee designating fire hazard severity zones.

SECTION 2. The Fire Chief shall cause the most current version of the FHSZ Map to be maintained on file with the Office of the Santee City Clerk at all times and cause a notice to be posted at the office of the San Diego County Recorder, San Diego County Assessor and the San Diego County Planning Department identifying the location of the City of Santee FHSZ Map.

ORDINANCE NO.

SECTION 3. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 4. If any section, subsection, sentence, clause phrase or word of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction or preempted by state legislation, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Santee hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause or phrase not declared invalid or unconstitutional without regard to any such decision or preemptive legislation.

SECTION 5. This Ordinance shall become effective thirty (30) days after its passage. The City Clerk shall certify the adoption of this Ordinance and cause it, or a summary of it, to be published once in a newspaper of general circulation printed and published within the City of Santee. The City Clerk shall post at the duly designated posting places within the City and publish once within fifteen (15) days after adoption in the East County Californian, a newspaper of general circulation.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 25th day of June 2025, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 9th day of July 2025, by the following vote to wit:

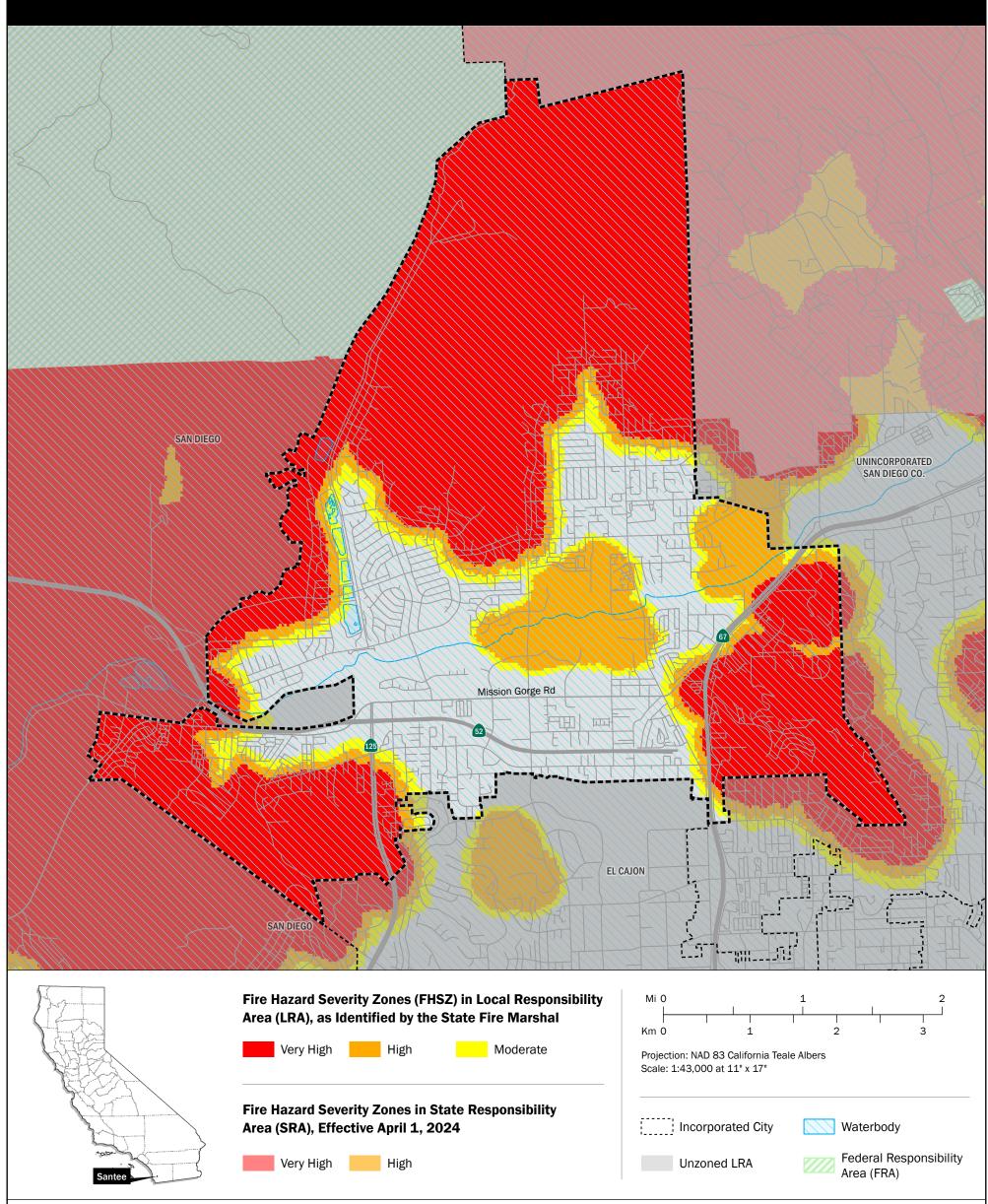
JAMES JEFFRIES, CITY CLERK	-	
ATTEST:	JOHN W. MINTO, MAYOR	
	APPROVED:	
ABSENT:		
NOES:		
AYES:		

Attachment: Santee Fire Hazard Severity Zone Map



Local Responsibility Area Fire Hazard Severity Zones

As Identified by the State Fire Marshal March 24, 2025



Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent

The State of California and the Department of Forestry and Fire

Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental,

or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather,

and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

Gavin Newsom, Governor, State of California

Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency

Joe Tyler, Director/Fire Chief, CA Department of Forestry and Fire Protection

Daniel Berlant, State Fire Marshal, CA Department of Forestry and Fire Protection

Data Sources:

CAL FIRE Fire Hazard Severity Zones (FHSZSRA23_3, FHSZLRA_25_1)
CAL FIRE State Responsibility Areas (SRA25_1)

of Forestry and Fire Protection City and County boundaries as of 10/22/24 (CA Board of Equalization)

MEETING DATE

July 9, 2025

ITEM TITLE APPROVAL OF A CITY CELL PHONE AND PERSONAL CELL PHONE STIPEND POLICY TO PROVIDE GUIDANCE ON THE USE OF CITY-ISSUED CELL PHONES AND PROVISION OF CELL PHONE STIPENDS FOR CITY EMPLOYEES

DIRECTOR/DEPARTMENT Gary Halbert, Interim City Manager

SUMMARY

The purpose of this cell phone policy is to establish consistent and clear rules for the issuance and/or use of cell phones by City employees to conduct official business on behalf of the City of Santee. The proposed policy, Legislative Policy Memorandum 2025-01 (City Cell Phone and Personal Cell Phone Stipend Policy), acknowledges that certain job duties may require an employee to be readily accessible for frequent contact outside normal working hours by other City staff and/or the public, and many employees spend considerable time away from an office or workspace, and it is essential that these employees are accessible during such times. The policy outlines both the criteria and procedures for issuing City-provided cell phones and for payment of a \$40 monthly stipend to employees who opt to use their personal phones for City business.

If approved, the Cell Phone Policy would require a brief implementation period to accommodate new cell phone purchases, payroll adjustments and the collection of City Cell Phone/Stipend agreements. Staff receiving City cell phones would receive the phones by September 1, 2025, and cell phone stipends would begin August 28, 2025.

ENVIRONMENTAL REVIEW

This item is only related to usage and costs associated with the use of a City-issued cell phone and payment cell phone stipends for employees that use personal cell phone for City business and, therefore, is not a project under the California Environmental Quality Act ("CEQA") as defined in Section 15378 of the CEQA Guidelines.

FINANCIAL STATEMENT &B for MJ

Based on requests received from all Čity departments, the total cost to implement this policy in Fiscal Year (FY) 2025-26 is \$17,200. This amount is based on eight (8) requested Cityissued cell phones at \$40 per month for provider costs (\$3,200 In FY 2025-26) and thirty-five (35) requested cell phone stipends at \$40 per month (\$14,000 in FY 2025-26). As the proposed policy would be implemented two months into the fiscal year, ongoing annual costs are estimated to be higher. In FY 2026-27, cell phone provider and stipend expenses are estimated to be \$20,640.

There is no additional cost for the new City-issued cell phones as the City's service provider supplies phones at no charge for a minimum term of twenty-four (24) months.

CITY ATTORNEY REVIEW ☐ N/A

RECOMMENDATION A

Approve the attached Legislative Policy Memorandum 2025-1 (City Cell Phone and Personal Cell Phone Stipend Policy) and appropriate \$17,200 to the FY 2025-26 Operating Budget to implement the policy by September 1, 2025.

ATTACHMENT

Staff Report Legislative Policy Memorandum 2025-01 Resolution



STAFF REPORT

LEGISLATIVE POLICY MEMORANDUM 2025-1 CITY CELL PHONE AND PERSONAL CELL PHONE STIPEND POLICY CITY COUNCIL MEETING

July 9, 2025

BACKGROUND

It is recognized that certain City of Santee employees currently use their personal cell phones to conduct official City business, while others are issued City-owned cell phones due to the nature of their work—such as spending significant time in the field or working non-standard hours.

The purpose of this Cell Phone Policy is to establish clear and consistent guidelines for both the issuance of City cell phones and the use of personal cell phones for work-related purposes. It recognizes that certain job duties require employees to be accessible outside of normal working hours for communication with City staff and/or members of the public.

OBJECTIVE

To implement a formal City Cell Phone and Personal Cell Phone Stipend Policy that provides clear, consistent rules for the issuance and appropriate use of cell phones by City staff to conduct official City business.

OTHER LOCAL CITIES CELL PHONE POLICIES

Below is a list of other cities in San Diego County with the amounts of their cell phone stipends or allowances, as well as a brief description of the employees designated to receive cell phone allowances or stipends.

City of Chula Vista

Stipend Amount: \$30 or \$60 per month

<u>Eligible Employees</u>: The City Manager or their designee may authorize the issuance of a cellular telephone stipend at \$30 per month to City employees when there is a business necessity that requires the regular use of a cellular telephone. If the employee is required to utilize a Personal Digital Assistant or Smart Phone, a stipend of \$60 per month may be issued.

City of Del Mar

Stipend Amount: \$50 per month

Eligible Employees: Designated management positions

Staff Report, July 9, 2025 Legislative Policy Memorandum 2025-1 Page 2

City of El Cajon

Stipend Amount: \$120 per month

Eligible Employees: Assistant City Manager and Deputy City Manager

Comment: The City of El Cajon is working on a cell phone policy but doesn't currently

have one.

City of Encinitas

<u>Stipend Amount</u>: None (Designated employees who use their personal cell phones for City business may be eligible for reimbursement.)

<u>Eligible Employees</u>: Based on City business needs as determined by the designated department head, designated employees are issued City-issued cellular telephones.

City of Escondido

<u>Stipend Amount</u>: None. City Employees who use a cell phone for work-related communication are issued City phones.

<u>Eligible Employees</u>: Information not provided or available online.

City of Imperial Beach

Stipend Amount: \$50 per month

<u>Eligible Employees</u>: Only applicable to unrepresented employees (confidential, mid-management, management). The City of Imperial Beach does not have a cell phone policy.

City of La Mesa

Stipend Amount: \$120, \$100, \$80, \$60 or \$40 per month, dependent upon position or duties.

Eligible Employees:

- \$120 per month Employees in the Information Technology Division
- \$100 per month City Manager and City Attorney
- \$80 per month Assistant City Manager and Department Directors
- \$60 per month Assistant Department Directors, Communications Manager, Assistant to the City Manager, La Mesa Police Department Management Staff, Heartland Fire Management Staff and Department Division Managers or Senior Managers.
- \$40 per month Other full-time employees that are regularly away from their office, work on weekends or after hours or regularly serve in an off-duty, on-call status.

City of Poway

Stipend Amount: \$50 per month

<u>Eligible Employees</u>: The City Council, City Manager, City staff in the Management/Confidential Group and others authorized by the City Manager, based on job duties and business necessity, will be authorized to receive a cellular telephone allowance.

City of Vista

<u>Stipend Amount</u>: \$90, \$40, or \$25 per month, dependent upon position or duties Eligible Employees:

- Tier One \$90 per month Elected Officials, Appointed Officials, Assistant City Manager
- Tier Two \$40 per month Other Department Directors, Other Exempt Employees
- Tier Three \$25 per month Non-Exempt Employees

FISCAL IMPACT

In preparation for the FY 2025/26 Operating Budget and potential implementation of the Cell Phone Policy, all departments were asked to identify staff eligible and interested in receiving either a City-issued phone or stipend. The respective department directors have reviewed and approved these requests. The spreadsheet below provides a summary of these requests and the associated costs of \$17,200 to be appropriated in the FY 2025/26 Operating Budget, if the policy is approved.

Citywide Cell Phone & Stipend Requests 10-Month Costs							
Department	City Cell Phones	Stipends	C	ell Phone Costs	Stip	oend Costs	TOTAL
Gty Gerk	0	1	\$	-	\$	400.00	\$ 400.00
Gty Manager	0	5	\$	-	\$	2,000.00	\$ 2,000.00
Community Services	4	7	\$	1,600.00	\$	2,800.00	\$ 4,400.00
Engineering	0	10	\$	-	\$	4,000.00	\$ 4,000.00
Fire	0	6	\$	-	\$	2,400.00	\$ 2,400.00
Finance	0	3	\$	-	\$	1,200.00	\$ 1,200.00
Human Resources	0	2	\$	-	\$	800.00	\$ 800.00
Planning & Building	4	1	\$	1,600.00	\$	400.00	\$ 2,000.00
TOTALS	8	35	\$	3,200.00	\$	14,000.00	\$ 17,200.00

Note: Based on 9/1/25 implementation of City Cell Phones and 8/28/25 implementation of Stipends.

Staff Report, July 9, 2025 Legislative Policy Memorandum 2025-1 Page 4

STAFF RECOMMENDATION

Approve the attached Legislative Policy Memorandum 2025-1 (City Cell Phone and Personal Cell Phone Stipend Policy) and appropriate \$17,200 to the FY 2025-26 Operating Budget to implement the policy by September 1, 2025.



LEGISLATIVE POLICY MEMORANDUM

NUMBER: LPM 2025-1

DATE: July 9, 2025

REVIEWED BY: Gary Halbert, Interim City Manager

REVIEWED BY: Shawn Hagerty, City Attorney

SUBJECT: City Cell Phone and Personal Cell Phone Stipend Policy

PURPOSE / BACKGROUND

The purpose of this policy is to establish consistent and clear rules for the issuance and/or use of City-issued cellular telephones or Smartphones (collectively referred to as "cell phones") to conduct official business on behalf of the City of Santee. This policy recognizes that certain job duties may require an employee to be readily accessible for frequent contact outside normal working hours by other City staff and/or the public. The City Manager may authorize the issuance of individual or pooled cell phones to departments whose work functions require extensive fieldwork. These City-issued cell phones are to be used solely for official business purposes. Personal calls or texts on City cell phones are not permitted, to ensure compliance with IRS tax laws.

Alternatively, the City Manager may authorize the issuance of a monthly cell phone stipend to City employees when there is a business necessity that requires the regular use of a cell phone but the employee chooses to use their personal cell phone. The issuance of stipends will be determined by the City Manager, with approval and appropriation of funding by the City Council and reviewed annually for adjustment. Stipends will be reported as taxable income to the employee, as required by IRS tax laws.

POLICY

<u>City-Issued Cell Phone Use:</u> Certain employees are issued cell phones for City business. An employee who believes he/she should have a City-issued cell phone should fill out a request and submit it to the Department Director, who has the authority to approve the request. However, it is expected that any employee who is required to use a cell phone in the performance of their duties on an almost constant and ongoing basis shall be provided with a cell phone by the City at the City's expense.





The City retains the right to: (1) review the bills for City-owned cell phones and (2) require payment from the employee for all personal calls in accordance with IRS regulations as they now exist or as they may be amended in the future.

<u>Cell Phone Stipends</u>: Employees who hold positions that include the need for a cell phone (see eligibility criteria below) may receive a cell phone stipend to compensate for City business-related costs incurred when using their personal cell phones. To qualify to receive a stipend, eligible employees are required to provide their own cellular telephone and maintain an active cellular telephone account for as long as they are receiving a stipend. Employees under the stipend program may be asked to show proof of a cellular telephone account, such as a monthly bill, at any time. Employees are required to provide their personal cellular telephone number to their Department Head, the City Manager, IT Manager, and other City staff as determined by their immediate supervisor.

Employees who are required to report to the City's Emergency Operations Center must provide their personal cell phone number to the City's Emergency Services Coordinator. Any change to an employee's personal cell phone number or carrier is to be reported to his/her immediate supervisor and the IT Manager within 24 hours of the change.

<u>Eligibility Criteria</u>: Employees whose job duties include the frequent need of a cell phone for City business may receive a City-issued cell phone or cell phone stipend. An employee is eligible if at least one of the following criteria is met:

- The job function of the employee requires considerable time outside of his/her assigned office or work area and it is important to the City that the employee is accessible during those times; or
- The job function of the employee requires him/her to be accessible outside of scheduled or normal working hours where time-sensitive decisions and/or notifications are required.

<u>Scope</u>: This policy applies to all employees that meet the eligibility criteria above. Non-management employees may not have the option of receiving a stipend, at the discretion of their Department Director.

EMPLOYEE RESPONSIBILITIES

Employees issued a City-issued cell phone are responsible for properly caring for it. (If a case or accessories are needed, their department will pay for them.)

Employees are not allowed to install personal or other non-approved software or applications on City-issued cell phones or to disable any software installed by the City, including virus protection systems.



REQUIREMENTS / PENALTIES

<u>General:</u> The brand and model of the cell phone issued to City employees will be determined by the City's IT Division.

All passwords or security codes must be protected and not given out to others, except for the City's IT Division, which must be provided with all current passwords or security codes.

<u>Public Records Requests & Violations:</u> All City employees who use either a personal cell phone or a City-issued cell phone for City business should be aware that the content of emails, texts or phone calls dealing with City business may be subject to subpoena or a Public Records Act request related to City business. Violations of the City's Cell Phone Policy may subject the employee to disciplinary action under the City's Personnel Policies.

Cellular Telephone and Hands-Free Law: Effective July 2008, the State of California (SB 1613 Chapter No. 290) requires the use of a hands-free device to use a mobile phone while driving, except for emergencies and drivers of emergency response vehicles. In the interest of the safety of City employees and other drivers, employees are prohibited from using cell phones while driving on City business. If the employee's job requires that a cell phone be used while driving, the employee must use a hands-free device. It is recommended that even with a hands-free device that the employee safely parks the City vehicle before using the phone. Under no circumstances, other than in an emergency, should an employee make a phone call while operating a City vehicle during City business.

The City of Santee is not responsible for any moving traffic violations, parking tickets, or any other violations of City ordinances, State/Federal laws, regarding an employee's driving habits. Any tickets issued are the employee's responsibility, even if the ticket is issued while conducting business for the City.

CITY CELL PHONE / STIPEND AGREEMENT

The employee, by their signature, indicates that they have read, understand, and agree to the City of Santee's Cell Phone Policy.

Employee Name & Title:	
Department:	
Signature:	Date:
Authorized by (Supv/Dept Head):	
Signature:	Date:
[Select One]	
☐ Cell Phone Allowance (\$40 per month) By checking this box, I affirm that my monthly cell phone serve equal to the allowance being received.	rice charge is more than or
Effective Date:	
Phone (required):	
☐ <u>City-Issued Cell Phone</u>	
Device Type:	
Phone #:	
Model/Serial Number:	
IMEI #:	
Android/Apple ID Login:	
Password:	

*Note: You must advise IT staff if you change your Apple / Android credentials at any time.

RESOLUTION NO.	
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RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, APPROVING A CELL PHONE AND PERSONAL CELL PHONE STIPEND POLICY (LEGILATIVE POLICY MEMORANDUM 2025-1) TO PROVIDE GUIDANCE ON THE USE OF CITY-ISSUED CELL PHONES AND THE PROVISION OF CELL PHONE STIPENDS FOR CITY EMPLOYEES

WHEREAS, the City Council recognizes that certain City employees may require the use of cellular telephones to conduct official business on behalf of the City; and

WHEREAS, the City Council further recognizes that some job duties may require an employee to be readily accessible for frequent contact outside of normal working hours by other City staff and the public; and

WHEREAS, the job functions of certain employees require considerable time outside of their assigned office or work area and it is important to the City that the employee is accessible during these times; and

WHEREAS, the job functions of certain employees require them to be accessible outside of scheduled or normal working hours where time-sensitive decisions or notifications are required; and

WHEREAS, the City Council recognizes that for such employees as described above, it serves the City's interest to provide these employees, at the discretion of the City Manager, either a City-issued cellular telephone or cellular telephone stipend to conduct City business on their personal cellular phone; and

WHEREAS, staff request the City Council approve Legislative Policy Memorandum (LPM) 2025-1, City Cell Phone and Personal Cell Phone Stipend Policy, and appropriate \$17,200 to the FY 2025-26 Operating Budget to implement the policy by September 1, 2025.

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

- 1. The Santee City Council approves LPM 2025-1, City Cell Phone and Personal Cell Phone Stipend Policy.
- 2. The Santee City Council directs staff to amend the Fiscal Year 2025/26 Operating Budget in the amount of \$17,200 to provide funding to implement the policy by September 1, 2025.

		Santee, California, at a	Regular
meeting thereof held this 9 th da	ay of July, by the following	ng roll call vote, to wit:	
AYES:			

RESOLUTION NO.

AYES:		
NOES:		
ABSENT:		
	APPROVED:	
	JOHN W. MINTO, MAYOR	
ATTEST:		
JAMES JEFFERIES, CITY CLERK		

MEETING DATE July 9, 2025

ITEM TITLE

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL
YEAR 2025-26 TO PAY THE ANNUAL COST OF MUNICIPAL MAINTENANCE
SERVICES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2015-1 (MUNICIPAL
MAINTENANCE SERVICES) OF THE CITY OF SANTEE

DIRECTOR/DEPARTMENT Heather Jennings, Finance

SUMMARY

The City Council established Community Facilities District No. 2015-1 (Municipal Maintenance Services) of the City of Santee ("CFD No. 2015-1") and Tax Zone 1 ("Tax Zone 1") therein to provide a funding mechanism to meet ongoing maintenance requirements of storm water improvements for property within Tax Zone 1 of CFD No. 2015-1.

Ordinance No. 537, adopted on January 13, 2016, authorized the City Council, by resolution, to annually determine the special tax to be levied within CFD No. 2015-1 for the then current tax year or future tax years provided that the special tax to be levied shall not exceed the maximum special tax authorized in the Rates and Method of Apportionment of Special Tax (the "Rates and Method").

Staff requests City Council to adopt the Resolution and direct the Director of Finance to remit the certified Resolution to the County of San Diego Auditor and Controller, with a request that the special taxes be collected on the tax bills for parcels within Tax Zone 1 of CFD No. 2015-1, along with the ordinary ad valorem property taxes to be levied on and collected from the owners of said parcels.

FINANCIAL STATEMENT

A special tax will be levied on parcels within Tax Zone 1 of CFD No. 2015-1, as set forth in Exhibit A of the Resolution, in the amount of \$206.92 per residential unit in fiscal year 2025-26 for a total levy amount of \$2,069.20 to fund the cost of the authorized municipal maintenance services. This reflects a 2.77% increase from the fiscal year 2024-25 amount. Such special taxes to be levied do not exceed the maximum special tax authorized in the Rates and Method.

CITY ATTORNEY REVIEW □ N/A • ⊠ Completed

RECOMMENDATION (M

Adopt the attached Resolution levying special taxes to be collected during FY 2025-26 to pay the annual cost of municipal maintenance services within CFD No. 2015-1.

ATTACHMENTS

- 1. Resolution (w/ Exhibit A)
- 2. Assessment Diagram



RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL YEAR 2025-26 TO PAY THE ANNUAL COST OF MUNICIPAL MAINTENANCE SERVICES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2015-1 (MUNICIPAL MAINTENANCE SERVICES) OF THE CITY OF SANTEE

WHEREAS, it is necessary that the City Council of the City of Santee (the "City") levy special taxes pursuant to Section 53340 of the California Government Code for the payment of the annual cost of the maintenance of municipal maintenance services, within Community Facilities District No. 2015-1 (Municipal Maintenance Services) of the City of Santee, County of San Diego, State of California (the "District") and in the surrounding area, and for the payment of administrative expenses incurred in connection with the levy and collection of said special taxes; and

WHEREAS, pursuant to Section 53340 of the Government Code, the City Council may by resolution provide for the levy of special taxes on parcels of taxable property in the District at a rate provided by ordinance or at a lower rate; and

WHEREAS, the rates of the special taxes that will be levied on the taxable parcels for fiscal year 2025-26 will not exceed the maximum rates of the special taxes as provided by Ordinance No. 537.

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

Section 1. The above recitals are all true and correct.

<u>Section 2</u>. Special taxes shall be and are hereby levied for the 2025-26 fiscal year on all taxable parcels of real property within the District which are subject to taxation, which are identified in Exhibit A attached hereto, and in the amount set forth for each such parcel in said Exhibit A. The total amount of the special taxes which shall be levied in fiscal year 2025-26 to pay the annual cost of the municipal maintenance services within the District is \$2,069.20. Such total amount includes a portion of the amount of the special taxes which shall be levied to pay administrative expenses during that fiscal year. Pursuant to Section 53340 of the California Government Code, such special taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for *ad valorem* taxes.

<u>Section 3</u>. The Director of Finance shall immediately, following adoption of this Resolution, transmit a copy hereof to the San Diego County Auditor and Controller together with a request that the special taxes as levied hereby be collected on the tax bills for the parcels identified in Exhibit A hereto, along with the ordinary *ad valorem* property taxes to be levied on and collected from the owners of said parcels. City staff and consultants are hereby authorized and directed to take all such necessary and further actions to carry out the directives and requirements of this Resolution.

RESOLUTION NO.

Section 4. This Resolution shall become effective upon its adoption.

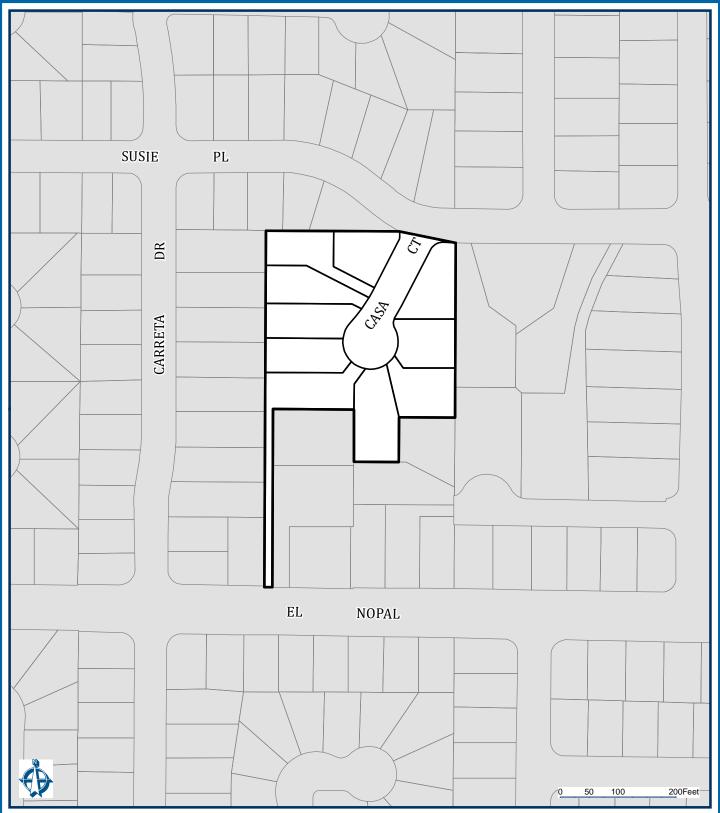
ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of July, 2025, by the following roll call vote to wit:

AYES:	
NOES:	
ABSENT:	
	APPROVED:
ATTEST:	JOHN W. MINTO, MAYOR
JAMES JEFFRIES CITY CLERK	

Attachment: Exhibit A

CITY OF SANTEE COMMUNITY FACILITIES DISTRICT NO. 2015-1 (MUNICIPAL MAINTENANCE SERVICES)

APN	LEVY AMOUNT
3817500100	\$206.92
3817500200	\$206.92
3817500300	\$206.92
3817500400	\$206.92
3817500500	\$206.92
3817500600	\$206.92
3817500700	\$206.92
3817500800	\$206.92
3817500900	\$206.92
3817501000	\$206.92
Total	\$2,069.20



CITY OF SANTEE BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2015-1 (MUNICIPAL MAINTENANCE SERVICES)





MEETING DATE July 9, 2025

ITEM TITLE

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL
YEAR 2025-26 TO PAY COSTS RELATED TO THE AUTHORIZED PUBLIC
IMPROVEMENTS WITHIN COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON
INFRASTRUCTURE) OF THE CITY OF SANTEE

DIRECTOR/DEPARTMENT Heather Jennings, Finance & fully

SUMMARY

The City Council established Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee ("CFD No. 2017-1") to provide a funding mechanism for various public improvements in connection with the Weston development project.

Ordinance No. 548, adopted on October 11, 2017, authorized the City Council, by resolution, to annually determine the special tax to be levied within CFD No. 2017-1 for the then current tax year or future tax years provided that the special tax to be levied shall not exceed the maximum special tax authorized in the Rate and Method of Apportionment of Special Tax (the "Rate and Method").

Staff requests City Council to adopt the Resolution and direct the Director of Finance to remit the certified Resolution to the County of San Diego Auditor and Controller, with a request that the special taxes be collected on the tax bills for parcels within CFD No. 2017-1, along with the ordinary ad valorem property taxes to be levied on and collected from the owners of said parcels.

FINANCIAL STATEMENT

A special tax will be levied on parcels within CFD No. 2017-1, as set forth in Exhibit A of the Resolution, for a total levy amount of \$540,078.14 to fund costs related to the authorized public improvements, including debt service, District administration and maintaining a reserve fund. This reflects a \$154.48 increase from the FY 2024-25 total levy amount. Such special taxes to be levied do not exceed the maximum special tax authorized in the Rate and Method.

CITY ATTORNEY REVIEW □ N/A • ☑ Completed

RECOMMENDATION (#

Adopt the attached Resolution levying special taxes to be collected during FY 2025-26 to pay costs related to the authorized public improvements within CFD No. 2017-1.

ATTACHMENTS

- 1. Resolution (w/ Exhibit A)
- 2. Assessment Diagram



RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL YEAR 2025-26 TO PAY COSTS RELATED TO THE AUTHORIZED PUBLIC IMPROVEMENTS WITHIN COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE) OF THE CITY OF SANTEE

WHEREAS, it is necessary that the City Council of the City of Santee (the "City") levy special taxes pursuant to Section 53340 of the California Government Code for the payment of costs related to the authorized public improvements within Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee, County of San Diego, State of California (the "District") and in the surrounding area, and for the payment of administrative expenses incurred in connection with the levy and collection of said special taxes; and

WHEREAS, pursuant to Section 53340 of the Government Code, the City Council may by resolution provide for the levy of special taxes on parcels of taxable property in the District at a rate provided by ordinance or at a lower rate; and

WHEREAS, the rates of the special taxes that will be levied on the taxable parcels for fiscal year 2025-26 will not exceed the maximum rates of the special taxes as provided by Ordinance No. 548.

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

Section 1. The above recitals are all true and correct.

<u>Section 2</u>. Special taxes shall be and are hereby levied for the 2025-26 fiscal year on all taxable parcels of real property within the District which are subject to taxation, which are identified in Exhibit A attached hereto, and in the amount set forth for each such parcel in said Exhibit A. The total amount of the special taxes which shall be levied in fiscal year 2025-26 to pay the costs related to the authorized public improvements is \$540,078.14. Such total amount includes a portion of the amount of the special taxes which shall be levied to pay administrative expenses during that fiscal year. Pursuant to Section 53340 of the California Government Code, such special taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for *ad valorem* taxes.

<u>Section 3</u>. The Director of Finance shall immediately, following adoption of this Resolution, transmit a copy hereof to the San Diego County Auditor and Controller together with a request that the special taxes as levied hereby be collected on the tax bills for the parcels identified in Exhibit A hereto, along with the ordinary *ad valorem* property taxes to be levied on and collected from the owners of said parcels. City staff and consultants are hereby authorized and directed to take all such necessary and further actions to carry out the directives and requirements of this Resolution.

RESOLUTION NO.

Section 4. This Resolution shall become effective upon its adoption.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of July, 2025, by the following roll call vote to wit:

AYES:	
NOES:	
ABSENT:	
	APPROVED:
ATTEST:	JOHN W. MINTO, MAYOR
JAMES JEFFRIES, CITY CLERK	

Attachment: Exhibit A

APN	LEVY AMOUNT
3660521600	\$1,632.50
3660521700	\$1,223.30
3660521800	\$1,468.82
3660521900	\$1,632.50
3660522000	\$1,468.82
3660522100	\$1,632.50
3660522200	\$1,550.66
3660530100	\$1,468.82
3660532700	\$1,632.50
3660533400	\$1,632.50
3660533500	\$1,550.66
3660533600	\$1,223.30
3660533700	\$1,550.66
3660533800	\$1,468.82
3660533900	\$1,550.66
3660534000	\$1,632.50
3660534100	\$1,305.14
3660534200	\$1,632.50
3660534300	\$1,468.82
3660534400	\$1,632.50
3660534500	\$1,223.30
3660534600	\$1,632.50
3660534700	\$1,632.50
3660534800	\$1,223.30
3660534900	\$1,468.82
3660535000	\$1,632.50
3660535100	\$1,223.30
3660535200	\$1,632.50
3660535300	\$1,550.66
3660535400	\$1,468.82
3660535500	\$1,305.14
3660535600	\$1,468.82
3660535700	\$1,550.66
3660535800	\$1,632.50
3660535900	\$1,305.14
3660540200	\$1,632.50
3660540300	\$1,223.30
3660540400	\$1,468.82

APN	LEVY AMOUNT
3660540500	\$1,468.82
3660540600	\$1,305.14
3660540700	\$1,305.14
3660540800	\$1,305.14
3660540900	\$1,305.14
3660541000	\$1,223.30
3660541100	\$1,305.14
3660541200	\$1,632.50
3660541300	\$1,550.66
3660541400	\$1,632.50
3660541500	\$1,550.66
3660541600	\$1,632.50
3660541800	\$1,468.82
3660541900	\$1,550.66
3660542000	\$1,632.50
3660542100	\$1,550.66
3660542200	\$1,468.82
3660542300	\$1,550.66
3660542400	\$1,632.50
3660542500	\$1,550.66
3660542600	\$1,468.82
3660542700	\$1,550.66
3660542800	\$1,632.50
3660542900	\$1,468.82
3660543000	\$1,632.50
3660543100	\$1,550.66
3660543200	\$1,632.50
3660543300	\$1,468.82
3660543400	\$1,468.82
3660543500	\$1,632.50
3660543600	\$1,550.66
3660543700	\$1,632.50
3660543800	\$1,468.82
3660543900	\$1,632.50
3660544000	\$1,550.66
3660544100	\$1,632.50
3660544200	\$1,550.66
3660544300	\$1,632.50

APN	LEVY AMOUNT
3660544400	\$1,468.82
3660544500	\$1,550.66
3660544600	\$1,468.82
3660544700	\$1,468.82
3660544800	\$1,550.66
3660544900	\$1,468.82
3660545000	\$1,550.66
3660545100	\$1,468.82
3660545200	\$1,305.14
3660545300	\$1,223.30
3660904601	\$1,141.46
3660904602	\$1,059.62
3660904603	\$1,141.46
3660904604	\$1,141.46
3660904605	\$1,059.62
3660904606	\$1,141.46
3660904607	\$1,141.46
3660904608	\$1,141.46
3660904609	\$1,059.62
3660904610	\$1,141.46
3660904611	\$1,141.46
3660904612	\$1,141.46
3660904613	\$1,141.46
3660904614	\$1,059.62
3660904615	\$1,141.46
3660904616	\$1,141.46
3660904617	\$1,141.46
3660904618	\$1,141.46
3660904619	\$1,141.46
3660904620	\$1,141.46
3660904621	\$1,059.62
3660904622	\$1,141.46
3660904623	\$1,141.46
3660904624	\$1,141.46
3660904625	\$1,141.46
3660904626	\$1,059.62
3660904627	\$1,141.46
3660904628	\$1,141.46

APN	LEVY AMOUNT
3660904629	\$1,141.46
3660904630	\$1,059.62
3660904631	\$1,141.46
3660904632	\$1,141.46
3660904633	\$1,059.62
3660904634	\$1,141.46
3660904635	\$1,059.62
3660904636	\$1,141.46
3660904637	\$1,141.46
3660904638	\$1,141.46
3660904639	\$1,059.62
3660904640	\$1,141.46
3660904641	\$1,059.62
3660904642	\$1,141.46
3660904643	\$1,059.62
3660904644	\$1,141.46
3660904645	\$1,059.62
3660904646	\$1,141.46
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3660904655	\$1,059.62
3660904656	\$1,141.46
3660904657	\$1,141.46
3660904658	\$1,141.46
3660904659	\$1,141.46
3660904660	\$1,059.62
3660904661	\$1,141.46
3660904662	\$1,141.46
3660904663	\$1,141.46
3660904664	\$1,059.62
3660904665	\$1,141.46
3660904666	\$1,059.62

APN	LEVY AMOUNT
3660904667	\$1,059.62
3660904668	\$1,141.46
3660904669	\$1,141.46
3660904670	\$1,141.46
3660904671	\$1,141.46
3660904672	\$1,059.62
3660904673	\$1,141.46
3660904674	\$1,141.46
3660904675	\$1,059.62
3660904676	\$1,141.46
3660904677	\$1,059.62
3660904678	\$1,141.46
3660904679	\$1,141.46
3660904701	\$1,141.46
3660904702	\$1,059.62
3660904703	\$1,141.46
3660904704	\$1,141.46
3660904705	\$1,059.62
3660904706	\$1,141.46
3660904707	\$1,059.62
3660904708	\$1,141.46
3660904709	\$1,141.46
3660904710	\$1,141.46
3660904711	\$1,141.46
3660904712	\$1,059.62
3660904713	\$1,141.46
3660904714	\$1,141.46
3660904715	\$1,141.46
3660904716	\$1,141.46
3660904717	\$1,141.46
3660904718	\$1,059.62
3660904719	\$1,141.46
3660904720	\$1,059.62
3660904721	\$1,141.46
3660904722	\$1,141.46
3660904723	\$1,141.46
3660904724	\$1,141.46
3660904725	\$1,059.62

APN	LEVY AMOUNT
3660904726	\$1,141.46
3660904727	\$1,059.62
3660904728	\$1,141.46
3660904729	\$1,141.46
3660904730	\$1,059.62
3660904731	\$1,141.46
3660904732	\$1,141.46
3660904733	\$1,059.62
3660904734	\$1,141.46
3660904735	\$1,059.62
3660904736	\$1,141.46
3660904737	\$1,059.62
3660904738	\$1,141.46
3660904739	\$1,141.46
3660904740	\$1,141.46
3660904741	\$1,059.62
3660904742	\$1,141.46
3660904743	\$1,059.62
3660904744	\$1,141.46
3660904745	\$1,141.46
3660904746	\$1,059.62
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3660904748	\$1,141.46
3660904749	\$1,141.46
3660904750	\$1,141.46
3660904751	\$1,141.46
3660904752	\$1,141.46
3660904753	\$1,141.46
3660904754	\$1,141.46
3660904755	\$1,059.62
3660904756	\$1,059.62
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3660904758	\$1,141.46
3660904759	\$1,141.46
3660904760	\$1,141.46
3660904761	\$1,059.62
3660904762	\$1,141.46
3660904763	\$1,141.46

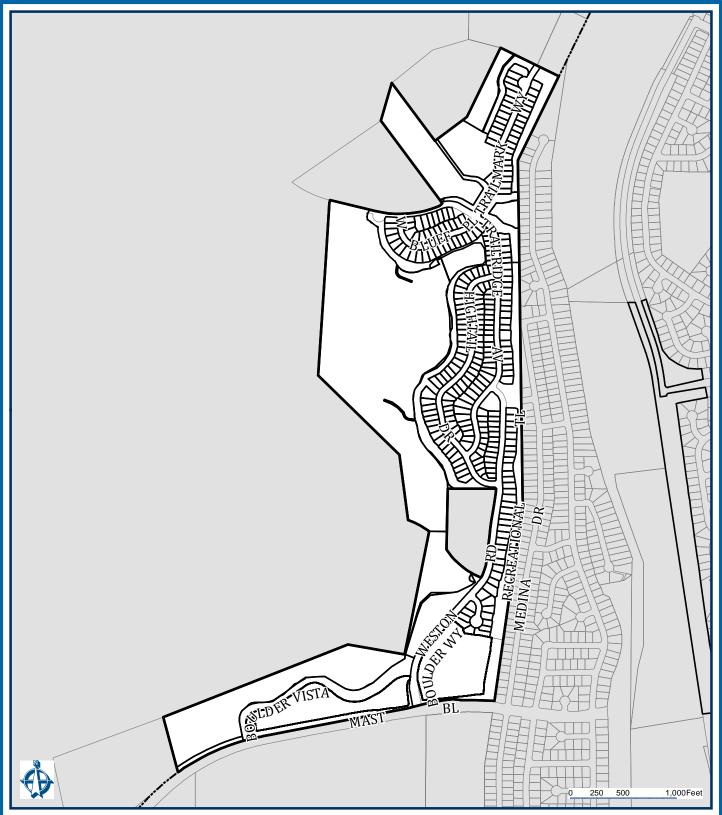
APN	LEVY AMOUNT
3660910100	\$1,223.30
3660910200	\$1,305.14
3660910300	\$1,223.30
3660910400	\$1,305.14
3660910500	\$1,305.14
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3660910700	\$1,305.14
3660910800	\$1,305.14
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3660911000	\$1,550.66
3660911100	\$1,632.50
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3660911500	\$1,223.30
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3660911700	\$1,468.82
3660911800	\$1,550.66
3660911900	\$1,632.50
3660912000	\$1,223.30
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3660912400	\$1,223.30
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3660912600	\$1,305.14
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3660920400	\$1,468.82
3660920500	\$1,550.66
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3660920900	\$1,468.82
3660921000	\$1,632.50
3660921100	\$1,223.30

APN	LEVY AMOUNT
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3660921300	\$1,223.30
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3660922200	\$1,305.14
3660922300	\$1,305.14
3660922400	\$1,305.14
3660922500	\$1,223.30
3660922600	\$1,223.30
3660922700	\$1,305.14
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3660923100	\$1,305.14
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3660924900	\$1,305.14

APN	LEVY AMOUNT
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3660926700	\$1,386.98
3660926800	\$1,305.14
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3660930700	\$1,632.50
3660930800	\$1,632.50
3660930900	\$1,550.66
3660931000	\$1,632.50
3660931100	\$1,305.14
3660931200	\$1,632.50
3660931300	\$1,468.82
3660931400	\$1,386.98
3660931500	\$1,305.14
3660931600	\$1,305.14
3660931700	\$1,386.98

APN	LEVY AMOUNT
3660931800	\$1,305.14
3660931900	\$1,305.14
3660932000	\$1,386.98
3660932100	\$1,305.14
3660932200	\$1,305.14
3660932300	\$1,305.14
3660932400	\$1,386.98
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3660932600	\$1,305.14
3660932700	\$1,386.98
3660932800	\$1,305.14
3660932900	\$1,386.98
3660933000	\$1,305.14
3660933100	\$1,386.98
3660933200	\$1,305.14
3660933300	\$1,305.14
3660933400	\$1,305.14
3660933500	\$1,305.14
3660933600	\$1,305.14
3660933700	\$1,305.14
3660933800	\$1,223.30
3660933900	\$1,305.14
3660934000	\$1,305.14
3660934100	\$1,305.14
3660934200	\$1,223.30
3660934300	\$1,305.14
3660934400	\$1,305.14
3660934500	\$1,305.14
3660940100	\$1,468.82
3660940200	\$1,632.50
3660940300	\$1,223.30
3660940400	\$1,550.66
3660940500	\$1,632.50
3660940600	\$1,223.30
3660940700	\$1,223.30
3660940800	\$1,550.66
3660940900	\$1,632.50
3660941000	\$1,223.30

APN	LEVY AMOUNT
3660941100	\$1,632.50
3660941200	\$1,305.14
3660941300	\$1,305.14
3660941400	\$1,305.14
3660941500	\$1,386.98
3660941600	\$1,305.14
3660941700	\$1,386.98
3660941800	\$1,305.14
3660941900	\$1,386.98
3660942000	\$1,305.14
3660942100	\$1,305.14
3660942200	\$1,386.98
3660942300	\$1,305.14
3660942400	\$1,305.14
3660942500	\$1,386.98
3660942600	\$1,305.14
3660942700	\$1,223.30
3660942800	\$1,305.14
3660942900	\$1,305.14
3660943000	\$1,305.14
3660943100	\$1,305.14
3660943200	\$1,223.30
3660943300	\$1,305.14
3660943400	\$1,305.14
3660943500	\$1,305.14
3660943600	\$1,305.14
3660943700	\$1,305.14
3660943800	\$1,305.14
3660943900	\$1,305.14
3660944000	\$1,305.14
3660944100	\$1,305.14
3660944200	\$1,305.14
3660944300	\$1,305.14
3660944400	\$1,223.30
3660944500	\$1,305.14
Total	\$540,078.14



CITY OF SANTEE BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE)





MEETING DATE July 9, 2025

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL YEAR 2025-26 TO PAY THE ANNUAL COST OF MUNICIPAL SERVICES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES) OF THE CITY OF SANTEE

DIRECTOR/DEPARTMENT Heather Jennings, Finance

SUMMARY

The City Council established Community Facilities District No. 2017-2 (Weston Municipal Services) of the City of Santee ("CFD No. 2017-2") to provide a funding mechanism to meet the incremental cost of public services necessitated as a result of the Weston development project.

Ordinance No. 549, adopted on October 11, 2017, authorized the City Council, by resolution, to annually determine the special tax to be levied within CFD No. 2017-2 for the then current tax year or future tax years provided that the special tax to be levied shall not exceed the maximum special tax authorized in the Rate and Method of Apportionment of Special Tax (the "Rate and Method").

Staff requests City Council to adopt the Resolution and direct the Director of Finance to remit the certified resolution to the County of San Diego Auditor and Controller, with a request that the special taxes be collected on the tax bills for parcels within CFD No. 2017-2, along with the ordinary ad valorem property taxes to be levied on and collected from the owners of said parcels.

FINANCIAL STATEMENT

A special tax will be levied on parcels within CFD No. 2017-2, as set forth in Exhibit A of the Resolution, in the amount of \$386.82 per residential unit for a total levy amount of \$160,530.30 in fiscal year 2025-26 to fund the incremental cost of municipal services. This reflects a 3.5% increase from the fiscal year 2024-25 amount. Such special taxes to be levied do not exceed the maximum special tax authorized in the Rate and Method.

CITY ATTORNEY REVIEW □ N/A • ☑ Completed

RECOMMENDATION

Adopt the attached Resolution levying special taxes to be collected during FY 2025-26 to pay the annual cost of municipal services for properties within CFD No. 2017-2.

ATTACHMENTS

- 1. Resolution (w/Exhibit A)
- 2. Assessment Diagram



RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL YEAR 2025-26 TO PAY THE ANNUAL COST OF MUNICIPAL SERVICES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES) OF THE CITY OF SANTEE

WHEREAS, it is necessary that the City Council of the City of Santee (the "City") levy special taxes pursuant to Section 53340 of the California Government Code for the payment of the annual cost of municipal services, within Community Facilities District No. 2017-2 (Weston Municipal Services) of the City of Santee, County of San Diego, State of California (the "District") and in the surrounding area, and for the payment of administrative expenses incurred in connection with the levy and collection of said special taxes; and

WHEREAS, pursuant to Section 53340 of the Government Code, the City Council may by resolution provide for the levy of special taxes on parcels of taxable property in the District at a rate provided by ordinance or at a lower rate; and

WHEREAS, the rates of the special taxes that will be levied on the taxable parcels for fiscal year 2025-26 will not exceed the maximum rates of the special taxes as provided by Ordinance No. 549.

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

Section 1. The above recitals are all true and correct.

Section 2. Special taxes shall be and are hereby levied for the 2025-26 fiscal year on all taxable parcels of real property within the District which are subject to taxation, which are identified in Exhibit A attached hereto, and in the amount set forth for each such parcel in said Exhibit A. The total amount of the special taxes which shall be levied in fiscal year 2025-26 to pay the annual cost of the municipal services within the District is \$160,530.30. Such total amount includes a portion of the amount of the special taxes which shall be levied to pay administrative expenses during that fiscal year. Pursuant to Section 53340 of the California Government Code, such special taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes.

Section 3. The Director of Finance shall immediately, following adoption of this Resolution, transmit a copy hereof to the San Diego County Auditor and Controller together with a request that the special taxes as levied hereby be collected on the tax bills for the parcels identified in Exhibit A hereto, along with the ordinary ad valorem property taxes to be levied on and collected from the owners of said parcels. City staff and consultants are hereby authorized and directed to take all such necessary and further actions to carry out the directives and requirements of this Resolution.

Section 4. This Resolution shall become effective upon its adoption.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of July, 2025, by the following roll call vote to wit:

AYES:	
NOES:	
ABSENT:	
	APPROVED:
ATTEST:	JOHN W. MINTO, MAYOR
JAMES JEFFRIES, CITY CLERK	

Attachment: Exhibit A

APN	LEVY AMOUNT
3660521600	\$386.82
3660521700	\$386.82
3660521800	\$386.82
3660521900	\$386.82
3660522000	\$386.82
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3660530100	\$386.82
3660532700	\$386.82
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3660534000	\$386.82
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3660534500	\$386.82
3660534600	\$386.82
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3660534900	\$386.82
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3660535600	\$386.82
3660535700	\$386.82
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3660535900	\$386.82
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3660540300	\$386.82
3660540400	\$386.82

APN	LEVY AMOUNT
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3660540700	\$386.82
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3660542300	\$386.82
3660542400	\$386.82
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3660543900	\$386.82
3660544000	\$386.82
3660544100	\$386.82
3660544200	\$386.82
3660544300	\$386.82

APN	LEVY AMOUNT
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APN	LEVY AMOUNT
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APN	LEVY AMOUNT
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3660904762	\$386.82
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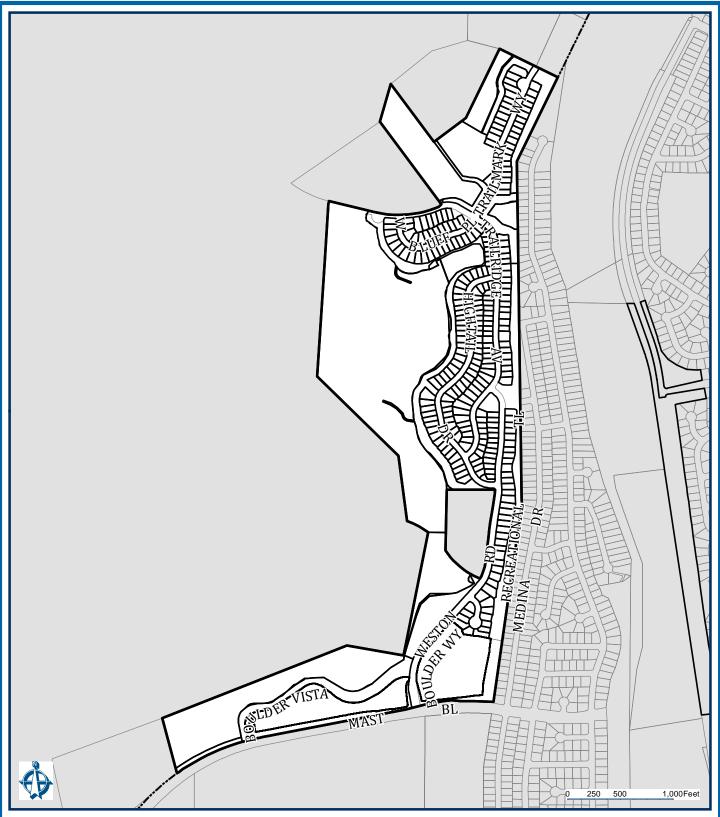
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3660920800	\$386.82
3660920900	\$386.82
3660921000	\$386.82
3660921100	\$386.82

APN	LEVY AMOUNT
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3660921500	\$386.82
3660921600	\$386.82
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3660921900	\$386.82
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3660922300	\$386.82
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3660922900	\$386.82
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3660924800	\$386.82
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APN	LEVY AMOUNT
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3660931500	\$386.82
3660931600	\$386.82
3660931700	\$386.82

APN	LEVY AMOUNT
3660931800	\$386.82
3660931900	\$386.82
3660932000	\$386.82
3660932100	\$386.82
3660932200	\$386.82
3660932300	\$386.82
3660932400	\$386.82
3660932500	\$386.82
3660932600	\$386.82
3660932700	\$386.82
3660932800	\$386.82
3660932900	\$386.82
3660933000	\$386.82
3660933100	\$386.82
3660933200	\$386.82
3660933300	\$386.82
3660933400	\$386.82
3660933500	\$386.82
3660933600	\$386.82
3660933700	\$386.82
3660933800	\$386.82
3660933900	\$386.82
3660934000	\$386.82
3660934100	\$386.82
3660934200	\$386.82
3660934300	\$386.82
3660934400	\$386.82
3660934500	\$386.82
3660940100	\$386.82
3660940200	\$386.82
3660940300	\$386.82
3660940400	\$386.82
3660940500	\$386.82
3660940600	\$386.82
3660940700	\$386.82
3660940800	\$386.82
3660940900	\$386.82
3660941000	\$386.82

APN	LEVY AMOUNT
3660941100	\$386.82
3660941200	\$386.82
3660941300	\$386.82
3660941400	\$386.82
3660941500	\$386.82
3660941600	\$386.82
3660941700	\$386.82
3660941800	\$386.82
3660941900	\$386.82
3660942000	\$386.82
3660942100	\$386.82
3660942200	\$386.82
3660942300	\$386.82
3660942400	\$386.82
3660942500	\$386.82
3660942600	\$386.82
3660942700	\$386.82
3660942800	\$386.82
3660942900	\$386.82
3660943000	\$386.82
3660943100	\$386.82
3660943200	\$386.82
3660943300	\$386.82
3660943400	\$386.82
3660943500	\$386.82
3660943600	\$386.82
3660943700	\$386.82
3660943800	\$386.82
3660943900	\$386.82
3660944000	\$386.82
3660944100	\$386.82
3660944200	\$386.82
3660944300	\$386.82
3660944400	\$386.82
3660944500	\$386.82
Total	\$160,530.30



CITY OF SANTEE BOUNDARY MAP







MEETING DATE July 9, 2025

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA LEVYING CHARGES FOR FIRE SUPPRESSION SERVICE ("FIRE BENEFIT FEE") FOR FISCAL YEAR 2025-26

DIRECTOR/DEPARTMENT Heather Jennings, Finance

SUMMARY

The Fire Benefit Fee was established in 1980 when it was approved by the voters of the Santee Fire Protection District. The maximum charge allowed under the measure was reached in 1993, resulting in an annual charge to residential properties of \$41.00 per dwelling unit and an annual maximum charge to commercial/industrial properties of \$492.00 per building.

The attached resolution is required to be adopted by the City Council in order to place the Fire Benefit Fee levy on the FY 2025-26 property tax roll.

FINANCIAL STATEMENT

An estimated \$1,148,275 is expected to be received in FY 2025-26 as a result of the Fire Benefit Fee levy. This represents no increase from the FY 2024-25 levy. However, the FY 2025-26 levy will be updated based on the certificates of occupancy with the final tax roll certification.

CITY ATTORNEY REVIEW □ N/A • ⋈ Completed

RECOMMENDATION

Adopt the attached Resolution levying charges for fire suppression service for FY 2025-26.

<u>ATTACHMENT</u>

Resolution



RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, LEVYING CHARGES FOR FIRE SUPPRESSION SERVICE FOR FISCAL YEAR 2025-26

WHEREAS, a proposition authorizing the levying of charges for fire suppression service pursuant to Government Code Sections 53972-77 was approved by the voters of the Santee Fire Protection District at an election held on April 9, 1980; and

WHEREAS, the Santee Fire Protection District merged with the City of Santee on April 8, 1985, with the City of Santee assuming full financial responsibility for the former Fire Protection District, to include the ability to levy the assessment for fire suppression service: and

WHEREAS, the City Council of the City of Santee desires to levy charges for fire suppression service for Fiscal Year 2025-26.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Santee, California, approves the levying of annual fire suppression service charges for Fiscal Year 2025-26 in the amount of \$4.10 per benefit unit, which equates to an annual charge of \$41.00 per residential dwelling unit and a maximum charge of \$492.00 per commercial/industrial building, and that all benefit receipts shall be used exclusively to provide fire suppression services.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of July 2025, by the following roll call vote, to wit:

AYES:	
NOES:	
ABSENT:	
	APPROVED:
	JOHN W. MINTO, MAYOR
ATTEST:	
JAMES JEFFRIES, CITY CLERK	_

MEETING DATE July 9, 2025

ITEM TITLE CONTINUED PUBLIC HEARING FOR TENTATIVE MAP TM-2023-0003 AND DEVELOPMENT REVIEW PERMIT DR-2023-0007 FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 42 UNITS AND RELATED SITE IMPROVEMENTS ON A 4.65 GROSS ACRE PARCEL LOCATED AT 10939 SUMMIT AVENUE (APN 378-190-01-00) IN THE R-7 (MEDIUM DENSITY RESIDENTIAL) ZONE AND FINDING THE PROJECT IS SUBJECT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTIONS 15164 ADDENDUM TO AN EIR AND 15183 PROJECTS CONSISTENT WITH A COMMUNITY PLAN OR ZONING (APPLICANT: WARMINGTON RESIDENTIAL)

DIRECTOR/DEPARTMENT Sandi Sawa, AICP, Planning and Building Department

SUMMARY

On June 13, 2025, the applicant requested that the item be continued from the June 25, 2025, public hearing to July 9, 2025.

The project is a request for a Tentative Map (TM-2023-0003) and Development Review Permit (DR-2023-0007) for a 42-unit multi-family residential development on a 4.65-gross acre parcel located at 10939 Summit Avenue in the R-7 (Medium Density Residential) zone.

The proposed project includes 21 two-plex, three story buildings with attached garages. Unit sizes range from 1,745 to 2,085 square feet. On-site improvements include guest parking, recreational areas, common open space, and landscaping. The project will provide street improvements along the project frontage along Summit Avenue and at the intersection of Summit Avenue and Princess Joann Road.

The City identified the project site for upzoning in the Housing Element Rezone Program Implementation Project (Housing Element Rezone) and the project site was rezoned from R-1A (Low Density Residential) to R-7 (Medium Density Residential) in 2022. The R-7 designation allows seven to 14 dwelling units per gross acre and the project consists of nine dwelling units per acre.

ENVIRONMENTAL REVIEW

The PEIR for the Housing Element Rezone prepared for the City of Santee, was certified on October 12, 2022. No substantial changes are proposed to the project, and there are no significant changes in the circumstances under which the project will be undertaken that would require major revisions to the previously certified Environmental Impact Report (EIR). The project does not involve new significant environmental effects or a substantial increase in the severity of previously identified impacts. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted certified EIR adequately discusses the potential impacts of the project:



however, minor changes require the preparation of an addendum to the EIR pursuant to CEQA Guidelines Section 15164. In addition, the proposed project would not result in: 1) a peculiar impact that was not identified as a significant impact under the prior EIR; 2) a significant impact that was not analyzed as significant in the prior EIR or a substantial increase in the severity of a significant impact; 3) a potentially significant offsite impact or cumulative impact not discussed in the prior EIR; or 4) a more severe impact due to substantial new information that was not known at the time the prior EIR. Accordingly, the project is also exempt from CEQA pursuant to CEQA Guidelines Section 15183.

FINANCIAL STATEMENT
Staff costs for application processing are paid on an actual cost recovery basis. Development Impact Fees are estimated to total \$1,608,948.76 (\$22,913.52 credited for existing residence)

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

RECOMMENDATION

- 1. Re-open, conduct, and close the Public Hearing; and
- 2. Find Tentative Map TM-2023-0003 and Development Review Permit DR-2023-0007 Exempt from the provisions of CEQA pursuant to Section 15183 and subject to Section 15464 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
- 3. Approve Tentative Map TM-2023-0003 per the attached Resolution; and
- 4. Approve Development Review Permit DR-2023-0007 per the attached Resolution.

ATTACHMENTS

Staff Report Aerial Vicinity Map **Project Plans** Addendum and CEQA Environmental Checklist Resolution for Tentative Map Resolution for Development Review

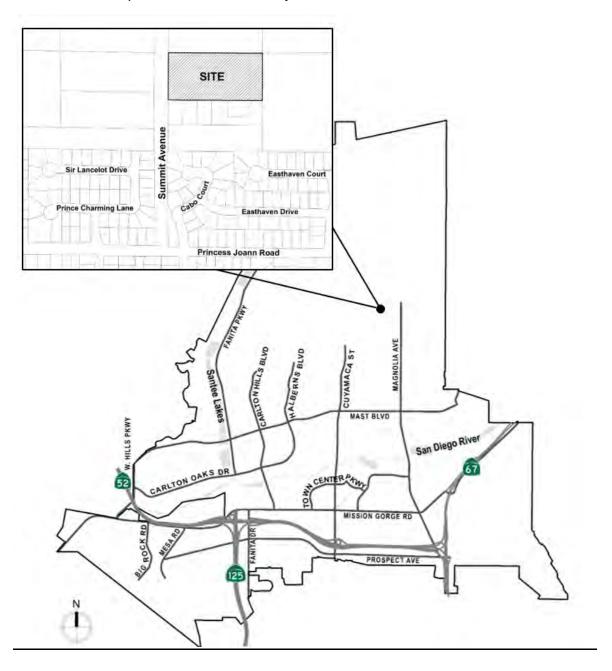


STAFF REPORT

CONTINUED PUBLIC HEARING FOR TENTATIVE MAP TM-2023-0003 AND DEVELOPMENT REVIEW PERMIT DR-2023-0007 FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 42 UNITS AND RELATED SITE IMPROVEMENTS ON A 4.65 GROSS ACRE PARCEL LOCATED AT 10939 SUMMIT AVENUE (APN 378-190-01-00) IN THE R-7 (MEDIUM DENSITY RESIDENTIAL) ZONE AND FINDING THE PROJECT IS SUBJECT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTIONS 15164 ADDENDUM TO AN EIR AND 15183 PROJECTS CONSISTENT WITH A COMMUNITY PLAN OR ZONING

APPLICANT: WARMINGTON RESIDENTIAL CITY COUNCIL MEETING JULY 9, 2025

On June 13, 2025, a Notice of the Public Hearing was published in the East County Californian and **18** adjacent owners or residents of property within 300 feet of the request and other interested parties were notified by U.S. Mail.



A. <u>SITUATION AND FACTS</u>

1.	Requested by	. <u>Warmington Residential</u>
2.	Land Owner	. Concord Associates, L.P.
3.	Type and Purpose of Request	. Tentative Map and Development Review for a multi- family residential development consisting of 42 units.
4.	Location	
5.	Site Area	4.65 gross acres
6.	Number of lots	. One
7.	Hillside Overlay	. <u>No</u>
8.	Existing Zoning	.R-7 (Medium Density Residential)
9.	Surrounding Zoning	. North: R-7 (Medium Density Residential)
		South: R-1A (Low-Density Residential)
		East: R-1A (Low-Density Residential) and HL (Hillside/Limited Residential)
		West: R-1A (Low-Density Residential)
10.	General Plan Designation	. R-7 (Medium Density Residential)
11.	Existing Land Use	One single-family residence
12.	Surrounding Land Use	. North: Single-family residence
		South: Single-family residences
		East: Single-family residential
		West: Vacant land & a religious facility
13.	Terrain	. Slopes gently to the west
14.	Environmental Status	. The project is subject to California Environmental Quality Act (CEQA) Sections 15164 Addendum to an EIR and 15183 Projects Consistent with a Community Plan or Zoning
15.	APN	. 378-190-01-00
16.	Within Airport Influence Area	. <u>No</u>

B. <u>BACKGROUND</u>

History:

In order to accommodate the Regional Housing Needs Allocation (RHNA), the City rezoned the project site in the Housing Element Rezone Program Implementation Project (referenced herein as the "Housing Element Rezone") from R-1A to R-7 and is identified as an above moderate-income site. The R-7 designation allows seven to 14 dwelling units per gross acre and the proposed project consists of 42 units/nine dwelling units per acre.

An Environmental Checklist pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 has been completed to support minor technical changes and additions to the Final Program Environmental Impact Report (PEIR) (SCH #2021100263) for the Housing Element Rezone, certified on October 12, 2022. As such, an Addendum has been prepared pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164. In addition, the Environmental Checklist supports an exemption finding pursuant to CEQA Guidelines Sections 15183.

Existing Conditions:

The 4.65-acre site is located on the east side of Summit Avenue (10939 Summit Avenue) and is developed with a single-family residence. Non-vegetated channels are located at the northwest corner of the property and are not part of the project's improvements. The surrounding uses include single-family homes to the north, east, and south. Vacant land and Calvary Chapel of Santee are located to the west of the site.

C. PROJECT DESCRIPTION

Overview:

The proposed 42-unit residential condominium development includes 21 two-plex, three-story buildings with attached garages for each unit. Unit sizes range from 1,745 to 2,085 square feet and with a maximum building height of 34 feet 9 inches. On-site improvements include guest parking, recreational areas, common open space, and landscaping. Eleven guest parking spaces are required, and 21 guest parking spaces are provided. Vehicular access will be provided by a new driveway along Summit Avenue. Additionally, street improvements along Summit Avenue and at the intersection of Summit Avenue and Princess Joann Road will be provided.

Approximately 40,000 square feet of the site will be landscaped with drought tolerant trees, shrubs, and ground cover plants. Common open space areas are provided for the residents that include a playground area, picnic tables, benches, bocce ball court, and lawn play areas.

D. ANALYSIS

General Plan Consistency:

The project would be developed at a density of nine dwelling units per acre, which

is consistent with the R-7 General Plan land use designation/zoning classification which allows for 7–14 dwelling units per gross acre. The project furthers Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price. The project proposes a net gain of 41 units (42 minus the demolition of one residence) for above moderate-income households that would be added to the City's housing stock. The Housing Element's Inventory of Residential Sites includes the subject site with an estimated yield of 29 dwelling units. The project, as proposed, would exceed this estimate.

Zoning Ordinance Consistency:

The proposed project, a multi-family residential development, is consistent with the R-7 zone and development standards in the Zoning Ordinance as shown in Table 1.

	5	
	Required	Proposed
Density	7-14 dwelling units/acre	9 dwelling units/acre
Maximum Lot	55%	18%
Coverage		
Maximum Height	35 feet (three stories)	34 feet 9 inches (three
		stories)
Resident Parking	2 spaces in a garage	2 spaces in a garage
Guest Parking	11	21
Setbacks		
Front	20 feet	50 feet
Sides	10 feet	Approximately 16 feet
		(south side)
		Over 100 feet (north side)*
Rear	10 feet	25 feet 9 inches

Table 1: Development Standards Summary (R-7)

Architectural Style

The proposed buildings incorporate Mediterranean style features common to Santee. The buildings feature earth-tone stucco finishes, wood and tile roofs. Architectural details are provided to create visual interest and articulation such as wall plane projections, windowsill trim, decorative window shutters, wood balcony railings, and variation of roof lines. Combined with new landscaping, the project will offer a visually attractive residential development that will aesthetically enhance the site.

Adjacent Land Uses

The surrounding uses include single-family homes to the north, east, and south. Vacant land and Calvary Chapel of Santee are located to the west of the site. The project site is one of several Housing Element sites on Summit Avenue that was rezoned from low density residential to medium density residential and is the first project to complete the application process for development. The project consists of approximately 35-foot-high buildings which is compatible with the 33-foot-high religious facility to the west. Approximately 26-foot high single-family residences are

^{*}A 70-foot-wide boundary is reserved for the future Magnolia Avenue extension

located to the south. Furthermore, multi-family residential is a permitted use in the R-7 zone and the project complies with the applicable development standards.

Parking & Access

Pursuant to Section 13.24.040 of the Santee Municipal Code, two parking spaces are required for each three- and four-bedroom unit and a two-car garage is provided for each unit. In addition, eleven guest parking spaces are required, and 21 guest parking spaces are provided.

The site will be accessed from a new 30-foot-wide driveway entrance on Summit Avenue. Access through Summit Avenue is via existing road and utility easements.

Street Improvements

Street improvements on the east side of Summit Avenue along the property frontage include the following:

- Widen Summit Avenue to match the frontage of adjacent properties.
- Replace inadequate pavement with a minimum paved width of 20 feet from centerline, concrete curb and gutter, streetlights, drainage facilities, and landscaping.
- Remove the existing failed corrugated metal pipe and install a reinforced concrete box culvert.
- Replace inadequate pavement on Summit Avenue from Princess Joann Road to the project boundary to ensure a 24-foot-wide access road.
- Construct a 30-foot-wide driveway entrance at the project frontage.

Street improvements at the intersection of Summit Avenue and Princess Joann Road include the following:

- Provide a minimum paved width from curb to curb of 40 feet, centered within the existing 80-foot-wide parcel of Summit Avenue.
- Provide new concrete curb and gutter, drainage facilities, pedestrian ramp facilities, and a concrete cross gutter.

A smooth transition from the improvements that are to be constructed along the property frontage to the existing asphalt surface and at the intersection of Summit Avenue and Princess Joann Road to the existing surface will be provided. The transition shall consist of an A.C. berm, striping, signage, and asphalt pavement widening.

Traffic

A Vehicle Miles Traveled (VMT)/Trip Generation Report prepared for the project concluded that the project would generate 336 daily trips (8 trips per dwelling unit x = 336). Therefore, the project was presumed to be screened out from a VMT analysis and impacts would be less than significant.

Safe Routes to School:

This project would be served by Cajon Park School (kindergarten to eight grade) and Santana Hills High School. New pedestrian facilities will be provided on Summit Avenue for the entire length of the property that will directly contribute to Santee's "Safe Routes to School" program.

Grading:

The site slopes gently to the west with existing elevations of approximately 526 feet above mean sea level (msl) along the southwest portion of the site, to 597 feet above msl along the northeast portion of the site. Approximately 20,300 cubic yards of cut, 3,800 cubic yards of fill, and 17,500 cubic yards of fill is proposed to create the building pad areas and retaining walls are proposed to accommodate the grade change. Pad elevations for the condominiums would range from approximately 543 feet msl on the east side of the parcel to approximately 533 feet msl on the west side of the parcel.

Drainage:

Drainage patterns for the proposed condition will remain similar to drainage patterns in the pre-project condition. The proposed drainage system will collect surface flows via grate and curb storm drain inlets. Flows will be conveyed via underground storm drains to an underground vault, then to a modular wetland system located at the southwest corner of the property. After leaving the site, flows will be conveyed along the curb and gutter on Summit Avenue to a curb inlet located at the intersection of Princess Joann Road and Summit Avenue.

The non-vegetated channel located at the northwest corner of the property will remain and is not part of the project's improvements.

Environmental Status:

The PEIR for the Housing Element Rezone prepared for the City of Santee, was certified on October 12, 2022.

No substantial changes are proposed to the project, and there are no substantial changes in the circumstances under which the project will be undertaken that would require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified impacts. Additionally, there is no "new information of substantial importance" as defined in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR adequately addresses the potential environmental impacts of the project. However, minor technical changes warrant the preparation of an addendum to the EIR pursuant to CEQA Guidelines Section 15164 and a Notice of Determination will be filed.

In addition, the proposed project would not result in: 1) a peculiar impact that was not identified as a significant impact under the prior EIR; 2) a significant impact that was not analyzed as significant in the prior EIR or a substantial increase in the severity of a significant impact; 3) a potentially significant offsite impact or cumulative impact not discussed in the prior EIR; or 4) a more severe impact due to substantial new

Staff Report, July 9, 2025 Warmington – TM-2023-0003 / DR-2023-0007 Page 7

information that was not known at the time the prior EIR. Therefore, the proposed project is also exempt from CEQA pursuant to CEQA Guidelines Section 15183. No further action is required, and a Notice of Exemption will be filed.

Development Impact Fees:

The applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees are estimated to be as follows:

Public Facilities\$	474,472.53
Traffic Signal\$	24,084.90
Traffic Mitigation\$	169,397.13
Drainage\$	35,324.52
Park-in-Lieu\$	606,939.48
Fire Facilities\$	159,763.17
Long Range Planning.\$	7,225.47
Administration\$	29,704.71
RTCIP Mitigation\$	<u>124,950.37</u>
Total \$	\$1,608,948.76 (\$22,913.52 credited for existing residence)

E. <u>STAFF RECOMMENDATION</u>

- 1) Conduct and close the public hearing; and
- 2) Find Tentative Map TM-2023-0003 and Development Review Permit DR-2023-0007 Exempt from the provisions of CEQA pursuant to Section 15183 and subject to Section 15464 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
- 3) Approve Tentative Map TM-2023-0003 per the attached Resolution; and
- 4) Approve Development Review Permit DR-2023-0007 per the attached Resolution.

AERIAL VICINITY MAP Warmington Residential 10939 Summit Avenue



The Project Plans attachment is available via the link below:

https://www.cityofsanteeca.gov/departments/cityclerk/document-central/city-clerk/council-agendas/2025/07-09-2025-item-9-project-plans.pdf

The Addendum and CEQA Environments Checklist attachment is available via the link below:

https://www.cityofsanteeca.gov/departments/cityclerk/document-central/city-clerk/council-agendas/2025/07-09-2025-item-9-addendum-and-ceqa-environmentalchecklist.pdf

RESOLUTION FOR TENTATIVE MAP TM-2023-0003 FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 42 UNITS AND RELATED SITE IMPROVEMENTS ON A 4.65 GROSS ACRE PARCEL LOCATED AT 10939 SUMMIT AVENUE (APN 378-190-01-00) IN THE R-7 (MEDIUM DENSITY RESIDENTIAL) ZONE AND FINDING THE PROJECT IS SUBJECT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTIONS 15164 ADDENDUM TO AN EIR AND 15183 PROJECTS CONSISTENT WITH A COMMUNITY PLAN

APPLICANT: WARMINGTON RESIDENTIAL APN: 378-190-01-00 RELATED CASE FILES: DR-2023-0007 & ENV-2025-0011

WHEREAS, on January 17, 2025, Warmington Residential submitted a complete application for Tentative Map TM-2023-0003 and Development Review Permit DR-2023-0007 to construct a 42-unit multi-family residential development on a 4.65-gross acre parcel located at 10939 Summit Avenue in the R-7 (Medium Density Residential) zone; and

WHEREAS, the City identified the project site for upzoning in the Housing Element Rezone Program Implementation Project (Housing Element Rezone) and the project site was rezoned from R-1A (Low Density Residential) to R-7 (Medium Density Residential); and

WHEREAS, the Final Program Environmental Impact Report (PEIR) for the Housing Element Rezone was certified on October 12, 2022; and

WHEREAS, based on the environmental assessment, the City, as lead agency, has determined that the no substantial changes are proposed to the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified impacts. Additionally, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted certified EIR adequately discusses the potential impacts of the project. However, minor changes require the preparation of an addendum to the EIR pursuant to CEQA Guidelines Section 15164; and

WHEREAS, based on the environmental assessment, the City, as lead agency, has determined that the proposed project would not result in: 1) a peculiar impact that was not identified as a significant impact under the prior EIR; 2) a significant impact that was not analyzed as significant in the prior EIR or a substantial increase in the severity of a significant impact; 3) a potentially significant offsite impact or cumulative impact not discussed in the prior EIR; or 4) a more severe impact due to substantial new information that was not known at the time the prior EIR. Therefore the project is exempt from CEQA pursuant to CEQA Guidelines Section 15183. No further action is required, and a Notice of Exemption will be filed; and

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

WHEREAS, the Housing Element Sites Inventory identifies the project as an above moderate-income site and the project proposes a net gain of 41 (42 minus the demolition of one residence) above moderate units that would be added to the City's housing stock; and

WHEREAS, the project is consistent with the applicable General Plan Land Use Designation, all applicable General Plan policies, and the Zoning Ordinance land use regulations; and

WHEREAS, the proposed project is not located in the Airport Influence Area of Gillespie Field and does not require review by the San Diego Airport Land Use Commission or the Federal Aviation Administration; and

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

WHEREAS, 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**, on January 8, 2025, the City approved a Nexus Impact Study, adopted new impact fee categories, and approved updated development impact fees for all new development; and
- WHEREAS, the project calls for new construction that will both benefit from and burden various Public Facilities based on the demand generated by the project for those facilities, including drainage, traffic, traffic signals, park-in-lieu, public facilities, fire facilities, long range planning and program administration. As a result, the project is subject to the assessment of development impact fees based on the project's commercial use residential and size and measured by the 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 these public facilities that are reasonably related to the impacts of the project; and
- **WHEREAS**, the project is subject to the payment of development impact fees in effect at the time of issuance of building permits based on the project's residential use classification and number of units; and
- WHEREAS, the subject project is not subject to Measure N as the project is not a General Plan amendment, Planned Development Area, or new Specific Planning Area, nor would it increase the residential density permitted by law, make changes to the General Plan Residential Land Use categories that would intensify use, make changes to the land use designation of any parcel in a manner that intensifies use, nor make changes to slope criteria, minimum parcel sizes, or lot averaging provisions of the General Plan that would permit increased density or intensity of use; and
- **WHEREAS**, the Planning & Building Department scheduled Tentative Map TM-2023-0003 for public hearing on June 25, 2025; and
- **WHEREAS**, on June 13, 2025, the applicant requested that the item be continued to the July 9, 2025, public hearing; and
- **WHEREAS,** on June 25, 2025, the City Council held a duly advertised public hearing on Development Review Permit DR-2023-0007 and continued the item to the July 9, 2025 public hearing; and
- WHEREAS, the City Council considered the Staff Report, the CEQA Addendum and Exemption, all recommendations by staff, public testimony, and all other relevant information contained in the administrative record regarding the project.
- **NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee, California, after considering the evidence presented at the public hearing, as follows:

SECTION 1: On July 9, 2025, the City Council approved filing a CEQA Exemption pursuant to State CEQA Guidelines Section 15183 and determined that the project would not result in: 1) a peculiar impact that was not identified as a significant impact under the prior EIR; 2) a significant impact that was not analyzed as significant in the prior EIR or a substantial increase in the severity of a significant impact; 3) a potentially significant offsite impact or cumulative impact not discussed in the prior EIR; or 4) a more severe impact due to substantial new information that was not known at the time the prior EIR. No further action is required, and a Notice of Exemption will be filed indicating that the project is eligible for exemption under CEQA Guidelines Section 15183 and a Notice of Determination will be filed indicating the project is eligible for tiering under CEQA Guidelines Section 15168. In addition, it is determined that no substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified impacts. Additionally, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted certified EIR adequately discusses the potential impacts of the project. However, minor changes require the adoption of an addendum to the EIR pursuant to CEQA Guidelines Section 15164.

<u>SECTION 2</u>: The findings in accordance with the State Subdivision Map Act (Government Code Section 66410 et. seq.) Chapter 12 of the Santee Municipal Code (SMC) are made as follows:

- A. The Tentative Map as conditioned is consistent with all Elements of the Santee General Plan because the site is zoned R-7. The R-7 zoning classification allows a residential density of 7 to 14 dwelling units per gross acre. The proposed project has a density of nine dwelling units per acre.
- B. The 4.65-acre project site is in the Housing Element Sites Inventory and the project would result in a net gain of 41 units (42 minus the demolition of one residence) for above-moderate-income households that would be added to the City's housing stock.
 - 1. The design and improvements of the proposed development are consistent with all Elements of the Santee General Plan as well as City Ordinances because all necessary services and facilities are, or will be, available to serve this subdivision. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. The fees are to be used for and are needed for the impacts caused by the development to which they apply. At present, the fees are estimated to be as follows:

a. Drainage \$ 35,324.52

Drainage Fee: \$35,324.52 (estimated based on \$0.44 per square foot of livable building square footage for each residential unit). Drainage fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the

City's Fee Schedule, and in this case, are the result of multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. The Drainage Fee will be used to fund the Drainage Facilities needs generated by new development in the City in order to maintain the City's existing level of service.

b. Traffic Mitigation \$ 169,397.13

Traffic Mitigation Fee: \$169,397.13 (estimated based on \$2.11 per square foot of livable building square footage for each residential unit). Traffic Mitigation fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, is calculated by multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. Traffic Mitigation Fees will fund the expansion and construction of new traffic mitigation facilities necessary to serve new growth.

c. Traffic Signal \$ 24,084.90

Traffic Signal Fee: \$24,084.90 (estimated based on \$0.30 per square foot of livable building square footage for each residential unit). Traffic Signal fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, are the result of multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. The Traffic Signal Fee will be used to fund the expansion and construction of new traffic signal facilities necessary to serve new growth.

d. Park-in-Lieu \$ 606,939.48

Park-in-Lieu Fee: \$606,939.48 (estimated based on \$7.56 per square foot of livable building square footage for each residential unit). Park-in-lieu fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, are the result of multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. Park-in-Lieu Fee is used to fund the parkland needs generated by new development in the City.

e. Public Facilities \$ 474,472.53

Public Facilities Fee: \$474,472.53 (estimated based on \$5.91 per square foot of livable building square footage for each residential unit). Park-in-lieu fees are calculated in accordance with SMC §12.30, Ordinance No. 621,

and the City's Fee Schedule, and in this case, are the result of multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. Public Facilities Fee is used to fund the park and recreation facility needs generated by new development.

f. RTCIP Mitigation \$ 124,950.37

RTCIP Mitigation Fee: \$124,950.37 (estimated based on \$3,047.57 per each residential unit). RTCIP fees are calculated in accordance with SMC \$12.30.200 and the City's Fee Schedule, and in this case, are the result of multiplying the number of dwelling units and the fee rate (dollars per dwelling unit). RTCIP mitigation fee is for improvements to the Regional Arterial System.

g. Fire Facilities \$ 159,763.17

Fire Facilities Fee: \$159,763.17 (estimated based on \$1.99 per square foot of livable building square footage for each residential unit). Fire Facilities fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, are the result of multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. Fire Facilities Fee will fund the construction of new fire stations and apparatus to serve the City.

h. Long Range Planning \$ 7,225.47

Long Range Planning Fee: \$7,225.47 (estimated based on \$0.09 per square foot of livable building square footage for each residential unit). Park-in-lieu fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, are the result of multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. Long Range Planning Fee is used to fund new development's fair-share portion of updates to the General Plan elements that are necessary to mitigate the impacts of new development.

i. Administration \$ 29,704.71

Program Administration Fee: \$29,704.71 (estimated based on \$0.37 per square foot of livable building square footage for each residential unit). Program Administration fees are calculated in accordance with SMC \$12.30, Ordinance No. 621, and the City's Fee Schedule, and is 2% of each impact fee amount, added to fund the administrative costs necessary to support the DIF Program.

Total \$1,608,948.76 (\$22,913.52 credited for existing residence)

- C. The site is physically suitable for density and type of development because the site is designated in the Santee General Plan and zoned for multi-family residential development within the proposed density. The use is compatible with surrounding development, access is provided to the site, and utilities are available to serve the development.
- D. The discharge of sewage waste from the subdivision into the Padre Dam Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board specified by the Health and Safety Code Section 5411.
- E. The design of the subdivision or the type of improvements will not cause serious public health problems since the project will be connected to a public sewer system.
- F. Neither the design of the subdivision nor the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no habitat or endangered wildlife species currently exist on the development footprint of the site.
- G. The design of the subdivision or the type of improvements do not conflict with easements acquired by the public at large, for access through, or use of property with the proposed subdivision. The Tentative Map identifies existing easements which do not conflict with the design or improvements of the subdivision.
- H. The design of the subdivision has provided, to the extent feasible, for future passive or natural heating or cooling opportunities as defined under Section 66473.1 of the State Subdivision Map Act due to the orientation of the proposed lots and homes.
- I. The effects of the subdivision on the housing need for the San Diego region have been considered and balanced against the public service needs of the City of Santee residents and available fiscal and environmental resources.

SECTION 3: Tentative Map TM-2023-0003, dated February 5, 2025, consisting of 42 units and related site improvements on a 4.65-gross acre parcel located at 10939 Summit Avenue is hereby approved subject to the following conditions:

- A. The applicant shall obtain approval of Development Review Permit DR-2023-0007.
- B. Minor and Major Revisions to the Tentative Map shall be reviewed by the Engineering Department for substantial conformance and approved by the City Engineer, unless, in the City Engineer's judgement, a Major Revision should be reviewed by City Council.

- C. The applicant shall include provisions in their design contract with their design consultants that following acceptance by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies as the City may deem appropriate. An acknowledgement of this requirement from the design consultant shall be included on all construction drawings at the time of plan submittal. (Engineering)
- D. Prior to approval of the Final Map, unless other timing is indicated, the subdivider shall complete the following or have plans submitted and approved, agreements executed, and securities posted:
 - 1. The applicant shall include provisions in their design contract with their design consultants that following acceptance by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies as the City may deem appropriate. An acknowledgement of this requirement from the design consultant shall be included on all construction drawings at the time of plan submittal.
 - 2. To coordinate with the City's Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from ROS 11252. All plans, exclusive of the map and building plans, shall be prepared at an engineering scale of 1" = 20' unless otherwise approved by the project engineer.
 - 3. If plans are prepared in digital format using computer aided drafting (CAD), then in addition to providing one hard copy and a digital copy of the plans the applicant shall submit a copy of the plans in a digital .DXF file format at the time of its approval or as requested by the Director of Engineering. The digital file shall be based on accurate coordinate geometry calculations. The digital file for the final map shall specifically include each of the following items in a separate layer:
 - a. Lot boundaries.
 - b. Lot numbers.
 - c. Subdivision boundary.
 - d. Right-of-way.
 - e. Street centerlines, and
 - f. Approved street names.
 - 4. Obtain the basis of bearings for the Final Map from ROS 11252 and install street survey monumentation (SDRSD M-10) in accordance with San Diego Regional Standards and County mapping standards. All other monumentation shall be in accordance with the Santee Municipal Code and shall be to the satisfaction of the

Director of Engineering.

5. **Final Map** – The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:

Please include the following with the first submittal:

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

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

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

Please include the following with the last submittal:

- a. A copy of the map in Autocad format for incorporation into the City GIS database.
- b. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.
- c. Copies of certified return receipts for all signature omission letters.
- d. Subdivision Map Guarantee.
- 6. Starting with the first plan check submittal, all plan sets including the Final Map shall be submitted concurrently to Padre Dam Municipal Water District for review and approval. The City does not coordinate the review process with Padre Dam, this is the responsibility of the design engineer and the landscape architect. Failure to properly coordinate this review may result in delay in the issuance of permits required for construction. It is incumbent upon the applicant to oversee the plan submittals of their design consultants.
- 7. **Ultimate Street Improvement Plans** shall be submitted to the Engineering Department and be completed and accepted prior to the issuance of a building permit for any phase.

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 are ultimate street improvement conditions as part of this development:

- a. Provide street improvements on the east side of Summit Avenue along the property frontage to include the replacement of an inadequate pavement structural section with a paved width of 20 feet from centerline, concrete curb and gutter, streetlights, drainage facilities, pedestrian facilities and landscaping.
- b. Remove the existing 36-inch corrugated metal pipe within Summit Avenue and install a new, adequately sized, reinforced concrete box culvert as shown on the approved tentative map.
- c. Repair or replace failed or inadequate pavement on Summit Avenue from Princess Joann Road to the project boundary to ensure a 24-foot-wide access road. All work shall be completed to the satisfaction of the Director of Engineering.
- d. Construct a 30-foot-wide driveway entrance on Summit Avenue at the project frontage per City of Santee Public Works Standard Drawing PW-38, to the satisfaction of the Director of Engineering.
- e. Provide a smooth transition from the improvements that are to be constructed along the property frontage to the existing asphalt surface. Transition shall consist of an A.C. berm, striping, signage, and asphalt pavement widening as required to the satisfaction of the Director of Engineering.
- f. Provide full intersection improvements at the intersection of Summit Avenue and Princess Joann Road such that the paved width from curb to curb is a minimum of 40 feet, with 20 feet from centerline to the east curb, and 20 feet from the east curb to the property line along the east side of Summit Avenue. Intersection improvements shall include concrete curb and gutter, drainage facilities, pedestrian facilities, and a concrete cross gutter to the satisfaction of the Director of Engineering.
- g. Provide a smooth transition from the improvements that are to be constructed at the intersection of Summit Avenue and Princess Joann Road to the existing asphalt surface. Transition shall consist of an A.C. berm, striping, signage, and asphalt pavement widening as required to the satisfaction of the Director of Engineering.

- h. Street improvement plans shall be one hundred percent (100%) complete at the time of plan submittal, be prepared in accordance with City guidelines and the requirements set forth herein and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:
 - 1) 100% complete improvement plans.
 - 2) Estimate for the cost of construction.
 - 3) Resolution of Approval approving the project.

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

- 8. Interim Improvement Plans may be submitted to the Engineering Department and be accepted prior to the issuance of first building permit. Interim Improvement Plans shall reflect all improvements that are shown on the "Interim Summit Avenue Improvements" plan sheet 11 of 11 of the approved tentative map, with the addition of providing temporary partial pedestrian access to the northern project limits on Summit Avenue, and undergrounding of existing utilities at the project frontage to the satisfaction of the Director of Engineering.
- 9. **Rough Grading Plans** may be submitted to the Engineering Department and accepted prior to map recordation. The following conditions shall apply to acceptance of the Grading Plans and issuance of a Grading Permit:
 - a. Project landscape and irrigation plans for all slope planting on all slopes over three feet in height shall be included in the grading plan set and be prepared at the same scale as the grading plans of 1" = 20'. The design shall include a temporary high line for irrigation to permit slope planting to occur immediately following grading until such time as individual meters are installed to permit connection of the irrigation to the homeowner's meter.
 - b. Project ultimate improvement plans shall be completed to the satisfaction of the Director of Engineering and ready for approval prior to the issuance of a grading permit. Plans shall be prepared at a scale of 1" = 20'.
 - c. Prior to the issuance of a grading permit the applicant shall complete all required mitigation measures identified in the project Addendum and California Environmental Quality Act (CEQA) Environmental Checklist dated June 2025 to the satisfaction of the Director of Engineering.

- d. Prior to the issuance of a grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that application for the necessary permits to install the ultimate street improvements have been made. This shall include, at a minimum, proof of payment of application fees and receipt of the application from the agencies that hold jurisdiction on the area of ultimate improvements.
- e. Retaining walls shall be adequately designed by a licensed structural engineer and shall incorporate wall drainage with appropriate outlet. Maintenance access shall be provided between retaining walls and property lines located along the southern and eastern project boundaries.
- f. Obtain a grading permit and complete rough grading in accordance with City standards prior to the issuance of any building permits.
- g. All recommended measures identified in the approved geotechnical and soil investigation shall be incorporated into the project design and construction.
- h. Excess soil generated from grading operations shall be hauled to a legal dumping site as approved by the Director of Engineering.
- i. The grading plans shall be prepared at a scale of 1" = 20'. Plans shall include a note that requires immediate planting of all slopes within sixty days following installation of water mains to serve the project. Slope planting shall be fully established prior to occupancy of any unit.
- j. Grading plans shall be one hundred percent complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:
 - 1) 100% complete Grading, landscape, and irrigation plans.
 - 2) A completed grading permit application.
 - 3) Estimate for the cost of construction.
 - 4) Drainage Study specified here within.
 - 5) Geotechnical Study specified here within.
 - 6) Storm Water Quality Management Plan specified here within.
 - 7) Operation & Maintenance (O&M) plan specified here within.
 - 8) Letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.
 - 9) Letters of acknowledgement signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
 - 10) Resolution of Approval approving the project.

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

- 10. **Precise Grading Plans** shall be submitted to the Engineering Department and be completed and accepted prior to issuance of any building permits or begin construction of the street improvements. This shall include the grading plans that reflect both the interim and ultimate street conditions.
- 11. The applicant shall notify all contractors, subcontractors and material suppliers that the following work schedule restrictions apply to this project:
 - a. No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm.
 - b. No work is permitted on Sundays or City Holidays.
 - c. No deliveries, including equipment drop-off and pick-up, shall be made to the project except between the hours of 8:00 am and 6:00 pm, Monday through Saturday, excluding City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are excluded.
 - d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, a reduction of permissible work hours may be imposed by the Director of Engineering.

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

12. 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.

- 13. 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 the necessary streetlight energizing and temporary operating costs.
- 14. A grading permit to allow early subdivision grading in accordance with Section 11.40.155 of the Grading Ordinance may be obtained following approval of the tentative map.
- 15. Provide a drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.
 - a. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards, including analysis of the 10-year, 50-year and 100-year frequency storms, and be based on full development of upstream areas.
 - 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 sixhour 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.
 - c. The drainage study shall analyze and size the proposed concrete box culvert to replace the existing 36-inch corrugated metal pipe within Summit Avenue based on the 100-year flow rate.
- 16. 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 will be provided.

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 proposed green street elements located on Summit Avenue at Princess Joann Road shall be included in the SWQMP and be specified as HOA maintained or as required in the final SWQMP.
- c. 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.
- d. The site shall comply with full trash capture requirements and fitting all storm drain inlets with a State certified grate/screen or trash rack. Said devices must be designed to capture debris of 5 mm or greater, while preventing flooding potential. In addition, any adjacent public storm drain inlet structures 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.
- e. All inlets must be labeled with a 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.
- f. 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.

- g. 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.
- h. 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.
- 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.
- j. The Homeowner's Association (HOA) shall be responsible for the maintenance, including watering, of all proposed Green Street elements located on Summit Avenue.
- 17. Minimum best management practices for storm water and water quality will be incorporated into the development's **CC&R's** via reference to the project's Storm Water Quality Management Plan (SWQMP).

18. Construction Site Storm Water Compliance

- a. Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, WQ 2022-0057-DWQ) prior to start of construction. This project disturbs one or more acres of soil or disturbs less than one acre but is part of a larger common plan of development that in total disturbs one or more acres. Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling, or excavation.
- b. Submit a copy of the draft project specific Storm Water Pollution 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.

19. Prior to Occupancy:

a. Provide two print copies and a digital copy of both the final approved Storm

Water Quality Management Plan and the Operation and Maintenance Plan.

- b. Submit a print and digital copy of the BMP Certification package. The BMP certification package includes but is not limited to: 'wet' signed and stamped certification form(s), all BMP related product receipts and materials delivery receipts, an inspection and installation log sheet, and photographs to document each stage of BMP installation.
- c. 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 HOA/property manager.
- 20. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair, and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of building permit.
- 21. Provide a geotechnical study prepared in accordance with the requirements of the Santee General Plan. The study will be subject to independent third-party review to be paid for by the applicant. The applicant shall place a cash deposit with the Engineering Department in an amount satisfactory to the Director of Engineering to cover the cost of the review. All recommended measures identified in the approved study shall be incorporated into the project design. The Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be accessed from the City's website.
 - a. The geotechnical report shall analyze any proposed infiltration techniques (trenches, basins, dry wells, permeable pavements with underground reservoir for infiltration) for any potential adverse geotechnical concerns. Geotechnical conditions such as: slope stability, expansive soils, compressible soils, seepage, groundwater depth, and loss of foundation or pavement subgrade strength should be addressed, and mitigation measures provided.
- 22. The applicant shall make the following conveyances on the final map:
 - Grant to the City of Santee, visibility clearance easement at all street intersections in accordance with Section 13.10.050 of the Zoning Ordinance.
- 23. The applicant shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted. 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.

Undergrounding of existing overhead utilities shall be completed as part of the interim street improvements and prior to occupancy of the first unit.

- 24. Provide certification to the Director of Engineering that sewer and water can be provided to the site and that financial arrangements have been made to provide said services. If private sewer or water mains are allowed to serve the project, then a building permit for these facilities will be required and they shall be maintained by a homeowner's association.
- 25. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.

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

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

SECTION 6: The approval of the Tentative Map TM-2023-0003 expires on July 9, 2028 at 5:00 p.m. The Final Map or Maps conforming to this conditionally approved Tentative Map shall be filed with the City Council in time so that City Council may approve the Final Map or Maps before this approval expires unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Planning & Building Director the authority to extend the expiration date of this approval pursuant to Section 13.04.090.B of the SMC, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 7: Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on July 9, 2025.

SECTION 8: The City of Santee hereby notifies the applicant that State Law (SB1535) authorizes the County Clerk to collect a documentary handling fee for the processing of CEQA documents. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, 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. The City of Santee shall file the Notice of Exemption with the County Clerk upon receipt of the certified check. Failure to remit the required fee in full within the time specified above will result in a delay of the start of the thirty-five (35) day statute of limitations on court challenges to the approval under CEQA.

SECTION 9: The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building #3, Santee, CA 92071.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of July 2025, by the following roll call vote to wit:

• .	
NOES:	
ABSENT:	
	APPROVED:
ATTEST:	JOHN W. MINTO, MAYOR
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AYES:

RESOLUTION FOR DEVELOPMENT REVIEW PERMIT DR-2023-0007 FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 42 UNITS AND RELATED SITE IMPROVEMENTS ON A 4.65 GROSS ACRE PARCEL LOCATED AT 10939 SUMMIT AVENUE (APN 378-190-01-00) IN THE R-7 (MEDIUM DENSITY RESIDENTIAL) ZONE AND FINDING THE PROJECT IS SUBJECT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTIONS 15164 ADDENDUM TO AN EIR AND 15183 PROJECTS CONSISTENT WITH A COMMUNITY PLAN

APPLICANT: WARMINGTON RESIDENTIAL APN: 378-190-01-00 RELATED CASE FILES: TM-2023-0003 & ENV-2025-0011

WHEREAS, the Section 13.08.020 of the Santee Municipal Code (SMC) requires a Development Review Permit for multi-family residential developments; and

WHEREAS, on January 17, 2025, Warmington Residential submitted a complete application for Tentative Map TM-2023-0003 and Development Review Permit DR-2023-0007 to construct a 42-unit multi-family residential development on a 4.65-gross acre parcel located at 10939 Summit Avenue in the R-7 (Medium Density Residential) zone; and

WHEREAS, the City identified the project site for upzoning in the Housing Element Rezone Program Implementation Project (Housing Element Rezone) and the project site was rezoned from R-1A (Low Density Residential) to R-7 (Medium Density Residential); and

WHEREAS, the Final Program Environmental Impact Report (PEIR) for the Housing Element Rezone was certified on October 12, 2022; and

WHEREAS, based on the environmental assessment, the City, as lead agency, has determined that no substantial changes are proposed to the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified impacts. Additionally, there is no "new information of substantial importance" as defined in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR adequately discusses the potential impacts of the project. However, minor changes require the preparation of an addendum to the EIR pursuant to CEQA Guidelines Section 15164; and

WHEREAS, based on the environmental assessment, the City, as lead agency, has determined that the proposed project would not result in: 1) a peculiar impact that was not identified as a significant impact under the prior EIR; 2) a significant impact that was not analyzed as significant in the prior EIR or a substantial increase in the severity of a significant impact; 3) a potentially significant offsite impact or cumulative impact not discussed in the prior EIR; or 4) a more severe impact due to substantial new information that was not known at the time the prior EIR. Therefore the project is exempt under CEQA Guidelines Section 15183. No further action is required, and a Notice of Exemption will be filed; and

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

- **WHEREAS**, the Housing Element Sites Inventory identifies the project as an above moderate-income site and the project proposes a net gain of 41 (42 minus the demolition of one residence) above moderate units that would be added to the City's housing stock; and
- WHEREAS, the project is consistent with the applicable General Plan Land Use Designation, all applicable General Plan policies, and the Zoning Ordinance land use regulations; and
- WHEREAS, the proposed project is located outside the Airport Influence Area of Gillespie Field and does not require review by the San Diego Airport Land Use Commission or the Federal Aviation Administration; and
- **WHEREAS**, the project is subject to the payment of development impact fees based on the project's residential use classification and number of units; and
- WHEREAS, 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**, on January 8, 2025, the City approved a Nexus Impact Study, adopted new impact fee categories, and approved updated development impact fees for all new development; and
- WHEREAS, the project calls for new construction that will both benefit from and burden various Public Facilities based on the demand generated by the project for those facilities, including drainage, traffic, traffic signals, park-in-lieu, public facilities, fire facilities, long range planning and program administration. As a result, the project is subject to the assessment of development impact fees based on the project's residential

use 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 these public facilities that are reasonably related to the impacts of the project; and

WHEREAS, the project is subject to the payment of development impact fees in effect at the time of issuance of building permits based on the project's residential use classification and number of units; and

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

WHEREAS, the Planning & Building Department scheduled Development Review Permit DR-2023-0007 for public hearing on June 25, 2025; and

WHEREAS, on June 13, 2025, the applicant requested that the item be continued to the July 9, 2025, public hearing; and

WHEREAS, on June 25, 2025, the City Council held a duly advertised public hearing on Development Review Permit DR-2023-0007 and continued the item to the July 9, 2025 public hearing; and

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

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

SECTION 1: On July 9, 2025, the City Council approved filing a CEQA Exemption pursuant to State CEQA Guidelines Section 15183 and determined that the project would not result in: 1) a peculiar impact that was not identified as a significant impact under the prior EIR: 2) a significant impact that was not analyzed as significant in the prior EIR or a substantial increase in the severity of a significant impact; 3) a potentially significant offsite impact or cumulative impact not discussed in the prior EIR; or 4) a more severe impact due to substantial new information that was not known at the time the prior EIR. No further action is required, and a Notice of Exemption will be filed indicating that the project is eligible for exemption under CEQA Guidelines Section 15183 and a Notice of Determination will be filed indicating the project is eligible for tiering under CEQA Guidelines Section 15168. In addition, it is determined that no substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified impacts. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted certified EIR adequately discusses the

potential impacts of the project. However, minor changes require the adoption of an addendum to the EIR pursuant to CEQA Guidelines Section 15164.

SECTION 2: The findings in accordance with Section 13.08.080 of the SMC for a Development Review Permit are made as follows:

A. The proposed development meets the purpose and design criteria prescribed in these procedures and other pertinent sections of the zoning ordinance and municipal code.

That the proposed development, as conditioned, meets the purpose and design criteria prescribed in the Zoning Ordinance and the Municipal Code because the project complies with the R-7 zone and the planned residential development standards, including density, lot coverage, landscaping, building setbacks and building height. In addition, the project design is consistent with the requirements of the Fire Code, and all proposed improvements will meet the public works standards of the City. The project proposes a density of nine dwelling units per gross acre which is within the allowed density range of seven to 14 dwelling units per acre within the R-7 zone. The proposed units would not exceed the maximum height allowed in the R-7 zone, which is 35 feet or three stories. The parking requirement would be met by providing a two-car garage for each unit and the parking requirement for guest parking would be exceeded by providing a total of 21 parking spaces.

B. The proposed development is compatible with the General Plan.

The proposed development conforms to the Santee General Plan. The project provides a medium-density product which is consistent with the R-7 density in the Land Use Element of the General Plan. The project is consistent with the Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price. The project is located along Summit Avenue and street improvements would be provided on the east side along the property frontage. Full intersection improvements would also be provided at the intersection of Summit Avenue and Princess Joann Road.

SECTION 3: Development Review Permit DR-2023-0007 for a multi-family residential project located at 10939 Summit Avenue (APN 378-190-01-00), is hereby approved subject to the following conditions:

- A. The applicant shall obtain approval of Tentative Map TM-2023-0003.
- B. All construction shall be in substantial conformance with the approved plans dated February 5, 2025 as amended by this Resolution. (All Departments)
- C. 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)
- D. 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 (CBC), 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)

- E. The project shall be compliance with the adopted California Building Standards Code at the time of building permit application and shall be subject to expirations for plan review per SMC Section 11.04.030 (Building)
- F. All building permits shall expire per the CBC, Section 105. (Building)
- G. Following project approval, the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The meeting shall be scheduled within 30 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)
- H. Minor or Major Revisions to the Development Review Permit, such as changes to the building elevations, site design, or landscaping design, shall be approved by the Planning & Building Director unless in the Director's judgment, a Major Revision should be reviewed by the City Council. (Planning)
- I. 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 City Engineer. (Engineering)
- J. The applicant shall complete all required mitigation measures identified in the project addendum and California Environmental Quality Act (CEQA) Environmental Checklist dated June, 2025.
- K. Prior to Building Permit issuance:
 - 1. All construction plans shall include the following notes (Planning):
 - 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 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.
 - 2. The following shall be incorporated into the project construction plan: "Control of Construction Hours. Construction activities occurring as part of the project shall be subject to the limitations and requirements of Section 5.04.090 of the City Municipal Code which states that construction activities may occur between 7:00 a.m. and 7:00 p.m. Mondays through Saturdays. No construction activities shall be permitted outside of these hours or on Sundays and federal holidays." (Planning)
 - 3. A complete 40-amp electrical service and wiring for a minimum AC Level 2 electrical vehicle charging station is required and shall be installed in the

- garage for all units in accordance with the California Code of Regulations Title. If required or desired by the homeowner, a minimum Level 2 electrical vehicle charging station shall also be installed. (Planning and Building)
- 4. An electrical vehicle charging station shall be installed for 13% of the total guest parking spaces.
- 5. All residential units located within 500 feet of the construction site shall be sent a notice regarding the construction schedule. 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)
- 6. The project shall provide and maintain 21 on-site guest parking spaces. These parking spaces shall be properly signed (i.e. stenciled signage) as guest parking and shall not be used for permanent parking by residents. (Planning)
- 7. The maximum building height is 35 feet (three stories). (Planning)
- 8. The garage for each dwelling unit shall be a minimum 20 feet by 20 feet unobstructed in accordance with Chapter 13.24 of the Santee Municipal Code. (Planning)
- 9. Individual trash bins shall be provided in each garage, and an additional 10 square feet of storage space shall be provided in the garage. (Planning)
- 10. A landscape plan shall be submitted that meets the requirements of the City's Water Efficient Landscape Ordinance. The landscape plan shall be prepared by a licensed landscape architect, and the landscaping shall be to the satisfaction of the Planning & Building Director. (Planning)
- 11. The landscape plan shall provide details on the recreation area required in accordance with Chapter 13.10 of the Santee Municipal Code. The details of the common open space and tot lot areas shall include the following: (Planning)
 - i. Details of the proposed play structures and other recreational amenities
 - ii. Details of the picnic tables, benches, and trash receptacles
 - iii. Details of a pet waste station

The amenities may be modified to include similar or higher quality features to the satisfaction of the Planning & Building Director.

- 12. Provide a fence plan in compliance with the fence requirements in Section 13.10.050 of the Santee Municipal Code and the Fire Protection Plan. All privacy fences shall be solid and perimeter and retaining walls shall be decorative to the satisfaction of the Planning & Building Director. (Planning)
- 13. A bond, equal to the cost of full landscape installation, shall be deposited with the Planning & Building Department and retained for a minimum of one year or until the landscaping is established to the satisfaction of the Planning & Building Director. (Planning)

- 14. Provide a Construction and Demolition debris deposit as required by Chapter 9.04 of the SMC. (Building)
- 15. All public areas and facilities within the site are to comply with accessible codes for sidewalks, curb ramps and other amenities enjoyed by residents and guest. All playground equipment is to be accessible. Review playground standards. 11B—1008 and ASTM standards for fall protection and accessible material for wheelchairs and walker access. (Building)
- 16. An accessible space for vans shall be universal (12') twelve feet wide with a (5') five wide accessible aisle connected to the elevated sidewalk via curb ramp. (Building)
- 17. Provide the location of the USPS mailboxes and the designated USPS parking stall. Illustrate the accessible route to the mailboxes, clear space in front the boxes and reach ranges shall be compliant with California Building Standards Code. CBC 11B- (206, 305 & 308). (Building)
- 18. The current design concept indicates a slope throughout the site. The California Plumbing Code requires backwater valves to be installed where a fixture within a structure is located below the elevation of the next upstream manhole cover. (Building)
- 19. The City of Santee zoning ordinance for residential has adopted California Green Code Tier 2. This includes prerequisite measures see appendix 4A residential sections 4.1 through 4.5. The City did not adopt A4.6 with electives. See table A4.602 as reference to those mandatory and requisite measures. (Building)
- 20. The site is located within a fire high severity zone. CBC chapter 7A will apply. (Building)
- 21. The project shall utilize high-efficiency equipment (including a photovoltaic system) and fixtures consistent with the current California Green Building Standards Code and Title 24 of the California Code of Regulations. (Building)
- 22. The project shall include the installation of infrastructure necessary for electric vehicle parking, as well as providing preferential parking for electric vehicles. (Planning)
- 23. The project shall not include wood-burning stoves or fireplaces. (Planning)
- 24. Mechanical equipment, including but not limited to HVAC equipment, shall be screened and architecturally integrated in terms of material, color, shape and size. The screening design shall blend with the building design. (Planning)
- 25. The owner/owner's agent and/or responsible licensed builder shall be responsible for the development, implementation, and maintenance of an approved, written Site Safety Plan establishing a Fire Prevention Program at the Project site that is applicable throughout all phases of the construction, repair, alteration, or demolition work. This plan shall be required to be submitted at the Construction Permit phase. (CFC Chapter 33 & NFPA 241). (Fire)

- 26. The approved fire protection plan shall be strictly adhered to in all its' recommendations and requirements, submitted with the construction permit application, and placed on-site when construction commences for reference. A copy of the fire protection plan shall be given to each resident when they occupy (move into) their residence. (Fire)
- 27. Defensible space shall be provided per the approved landscaping plan, fire protection plan, and Santee Municipal Code amendments to California Fire Code Chapter 49, prior to occupying individual residences. (Fire)
- 28. Two fire hydrants are required for the Project. The hydrants shall have one, 21/2" port and two, 4" ports. Hydrants shall be of all bronze construction, painted "fire hydrant yellow" and be installed per Padre Dam Municipal Water District requirements. The exact installation location shall be approved by the Fire Department prior to installation via the grading permit plan review process. (CFC §507.1) (Fire)
- 29. If the fire hydrants are to be privately owned, a deferred submittal is required for the private fire service main and private hydrant system and must be submitted to the Santee Fire Department. (CFC §105.6.18) (Fire)
- 30. Private fire hydrant systems are required to be inspected, tested, and maintained periodically per NFPA 25, 2013 California Edition, Chapter 7. A method for the collection, payment, procurement, and completion of this testing by a third-party contractor shall be established in the community's CC&Rs in addition to means to obtain the required operational permit from the Santee Fire Department annually. (Fire)
- 31. Fire apparatus access roads shall have an unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (SMC §11.18.020(B)(1)) (Fire)
- 32. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an approved paved surface. (SMC §11.18.020(B)(2)) (Fire)
- 33. Address numbers for the Project shall be on the street side, near the roofline, visible from the street. Numbers shall be block-style, a minimum of 4" in height, 1/2" stroke and black in color (or other approved color), in contrast with their background. (CFC §505.1) (Fire)
- 34. Automatic fire sprinkler systems are required for this Project. A deferred submittal is required and must be submitted to the Santee Fire Department. Separate fire permits shall be obtained for each fire sprinkler system. (SMC §11.18.020(C)(1) & CFC §105.6.1) (Fire)
- 35. One or more exterior approved audio/visual device(s) shall be connected to every automatic sprinkler system in an approved location. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a building fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. (SMC §11.18.020(C)(2)) (Fire)

- 36. Designated structures will have two-hour rated exterior walls, attic and garage sprinklers, and automatic timers on garage doors where 100 feet of defensible space is not available. (Fire)
- 37. All structures built within the Project shall be designed and constructed with ignition-resistant construction standards and design features per the current California Fire Code and California Building Code and amendments as adopted by the City of Santee. (Fire)
- 38. All new combustible building materials, decks, balconies, patios, covers, gazebos, and fences will be permanently prohibited in Zones 1 and 2. These structures may be allowed if constructed with Fire Resistive materials per the Santee Fire Department. These materials require the Santee Fire Marshall's approval before installation. The project developers are not restricted from having concrete patios, or concrete walkways within these zones. (Fire)
- 39. Automatic garage door openers are required to be equipped with a backup battery following state regulations. Sweeps and gaskets are required on garage doors and door openings. (Fire)
- 40. All buildings shall be provided with metal mesh or similar non-combustible bug screens over the operable window opening to replace traditional vinyl bug screens to prevent embers from entering the structures during high wind conditions when windows may be inadvertently left open. (Fire)
- 41. Building 7 in the southeast corner of the project shall have the following requirements to mitigate the lack of 100 feet of fuel modification: Exterior walls conform to a 2-hour construction assembly as shown in the article "Exterior Wall Fire Resistance: Ratings, Assemblies & Components" and the Gypsum Association Design Manual; Automatic garage door openers shall include a time-out feature that will automatically close the garage door after a maximum of 10 minutes of inactivity; Attic and garage fire sprinklers.(Fire)
- 42. Structures will be covered by 100-foot fuel treatment zones or within overlapping fuel treatment zones with Zone 1 from 0 feet to 50 feet around each structure with the first 5 feet a noncombustible zone, and Zone 2 from 50 feet to 100 feet from all structures. (Fire)
- 43. The project shall widen Summit Avenue to match the frontage of adjacent properties. (Traffic)
- 44. The project shall install curb, gutter and sidewalk on Summit Ave for the entire length of the property. (Traffic)
- 45. The project shall install a residential streetlight near the driveway. (Traffic)
- 46. The driveway on Summit Ave should be built per City of Santee Standard PW-38 and be a minimum of 30 feet wide. (Traffic)
- 47. The internal streets shall be a minimum of 30 feet wide to allow parking on the north side. (Traffic)
- 48. Applicant shall obtain final map approval and record the final map. Once recorded, the applicant shall within thirty days of recordation, provide one

mylar copy, digital copies, and two sets of prints of the recorded map to the Engineering Department for the City's permanent record. The prints and mylar shall be in accordance with City standards in effect at the time of recordation. (Engineering)

- 49. Precise Grading Plans shall be submitted to the Engineering Department and be completed and accepted prior to issuance of any building permits or start of construction of the street improvements. The plans shall be prepared at a scale of 1" = 20'. Plan format and content shall comply with Engineering Department standards. (Engineering)
- 50. Following issuance of a grading permit the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide three originals of a rough grading report, which shall include a compaction report prepared by the geotechnical engineer, and a certification by the project civil engineer that all property corners, slopes, retaining walls, drainage devices and building pads are in conformance with the approved grading plans. (Engineering)
- 51. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees are estimated to be as follows:
 - a. Drainage \$ 35,324.52

Drainage Fee: \$35,324.52 (estimated based on \$0.44 per square foot of livable building square footage for each residential unit). Drainage fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, are the result of multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. The Drainage Fee will be used to fund the Drainage Facilities needs generated by new development in the City in order to maintain the City's existing level of service.

b. Traffic Mitigation \$ 169,397.13

Traffic Mitigation Fee: \$169,397.13 (estimated based on \$2.11 per square foot of livable building square footage for each residential unit). Traffic Mitigation fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, is calculated by multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. Traffic Mitigation Fees will fund the expansion and construction of new traffic mitigation facilities necessary to serve new growth.

c. Traffic Signal \$ 24,084.90

Traffic Signal Fee: \$24,084.90 (estimated based on \$0.30 per square foot of livable building square footage for each residential unit). Traffic Signal fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, are the result of multiplying

the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. The Traffic Signal Fee will be used to fund the expansion and construction of new traffic signal facilities necessary to serve new growth.

d. Park-in-Lieu \$ 606,939.48

Park-in-Lieu Fee: \$606,939.48 (estimated based on \$7.56 per square foot of livable building square footage for each residential unit). Park-in-lieu fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, are the result of multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. Park-in-Lieu Fee is used to fund the parkland needs generated by new development in the City.

e. Public Facilities \$ 474,472.53

Public Facilities Fee: \$474,472.53 (estimated based on \$5.91 per square foot of livable building square footage for each residential unit). Park-in-lieu fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, are the result of multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. Public Facilities Fee is used to fund the park and recreation facility needs generated by new development.

f. RTCIP Mitigation \$ 124,950.37

RTCIP Mitigation Fee: \$124,950.37 (estimated based on \$3,047.57 per each residential unit). RTCIP fees are calculated in accordance with SMC §12.30.200 and the City's Fee Schedule, and in this case, are the result of multiplying the number of dwelling units and the fee rate (dollars per dwelling unit). RTCIP mitigation fee is for improvements to the Regional Arterial System.

g. Fire Facilities \$ 159,763.17

Fire Facilities Fee: \$159,763.17 (estimated based on \$1.99 per square foot of livable building square footage for each residential unit). Fire Facilities fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, are the result of multiplying the total square footage included in the building permit multiplied by the fee rate per square foot (dollars per square foot per unit) for each residential unit. Fire Facilities Fee will fund the construction of new fire stations and apparatus to serve the City.

h. Long Range Planning \$ 7,225.47

Long Range Planning Fee: \$7,225.47 (estimated based on \$0.09 per square foot of livable building square footage for each residential unit). Park-in-lieu fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and in this case, are the result of multiplying the total square footage included in the building permit multiplied

by the fee rate per square foot (dollars per square foot per unit) for each residential unit. Long Range Planning Fee is used to fund new development's fair-share portion of updates to the General Plan elements that are necessary to mitigate the impacts of new development.

i. Administration \$ 29,704.71

Program Administration Fee: \$29,704.71 (estimated based on \$0.37 per square foot of livable building square footage for each residential unit). Program Administration fees are calculated in accordance with SMC §12.30, Ordinance No. 621, and the City's Fee Schedule, and is 2% of each impact fee amount, added to fund the administrative costs necessary to support the DIF Program.

Impact fee amounts shall be calculated in accordance with current fee ordinances in effect at the time of issuance of building permit. The applicant shall provide certification of 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)

Total \$1,608,948.76 (\$22,913.52 credited for existing residence)

L. Prior to Grading Permit Issuance:

- 1. Prior to the start of ground-disturbing activities, the applicant shall retain a qualified archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology (U.S. Department of the Interior, 2012) to carry out all mitigation related to cultural resources. The applicant shall also retain a Native American Monitor of Kumeyaay descent. (Planning)
- 2. Prior to the start of ground-disturbing activities, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The applicant shall ensure that construction personnel attend the training and sign an attendance acknowledgment form. The applicant shall retain documentation demonstrating attendance. (Planning and Engineering)
- 3. A "noise disturbance coordinator" shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early or bad muffler) and shall be required to implement reasonable measures to reduce noise levels. (Planning and Building)
- 4. MM-BIO-2 Pre-Construction Sensitive Avian Surveys. If construction activities are planned to occur during the coastal California gnatcatcher breeding season (February 15 to September 15), then prior to initiating construction activities, a qualified biologist shall be retained to conduct a minimum of three preconstruction surveys to confirm the presence or absence of the species on

the project site and within a 500-foot buffer. If at the time the surveys are scheduled, and based on site conditions at that time, the Qualified Biologist may reduce the buffer to no less than 300-feet, which is the buffer recommended by PEIR MM-BIO-1. The surveys shall begin a maximum of 14 days prior to project construction, and one survey shall be conducted the day immediately prior to the initiation of work. If coastal California gnatcatchers are confirmed to be absent within the 500 to 300 feet of planned construction areas, then no additional measures shall be required. If coastal California gnatcatchers are confirmed to be present, the following mitigation measures shall be implemented: (Planning)

- a. Avoidance of Breeding Season. If the results of pre-construction surveys determine the presence of coastal California gnatcatchers within the 500 to 300 feet of the planned construction area, construction activities within 500 to 300 feet of active nesting sites shall be completed outside the species' breeding seasons. If activities at these locations cannot avoid the species breeding seasons, then Rezone Site MM-BIO-2.b shall be implemented.
- b. Construction Noise Attenuation. If construction begins during the breeding season (February 15 to September 15), construction noise could affect the breeding of coastal California gnatcatchers. No loud construction noise (exceeding an hourly average of 60 A-weighted decibels, or 3 A-weighted decibels above hourly average ambient noise levels at the nesting site, whichever is higher) may take place within 500 feet of active nesting sites during the breeding seasons (February 15 to September 15). Noise levels may be mitigated with sound control barriers that are approximately 10 feet in height and placed between construction operations and sensitive habitats. The barriers shall be solid and made of plastic, masonry, wood, fiberglass, steel, or any combination of those materials or other suitable sturdy materials with no cracks or gaps in the walls. Cracks must be filled or caulked. Noise blankets or other covers may be used, provided that they are appropriate to implement noise control.
- c. Consultation with U.S. Fish and Wildlife Service. If after implementation of Rezone Site MM-BIO-2.a and Rezone Site MM-BIO-2.b, construction noise levels cannot be reduced below a 60 A-weighted-decibel hourly average from the edge of occupied breeding coastal California gnatcatcher habitat, then the Project Proponent shall consult with the U.S. Fish and Wildlife Service regarding project-related adverse effects to the species and the preparation of a U.S. Fish and Wildlife Service-approved plan to avoid disturbing nesting coastal California gnatcatcher. The plan shall include measures to avoid disturbing nesting individuals, including noise monitoring and biological monitoring (i.e., nest monitoring).
- 5. MM-BIO-3: Nesting Bird Survey. If construction is proposed during the general bird breeding season (January 15 through August 31), a preconstruction survey shall be performed by a qualified biologist approved by the City (or their designee) to determine if any birds are nesting in or immediately adjacent to the Project impact area and a minimum 250-foot buffer (or as otherwise mandated by wildlife agencies [CDFW and USFWS]). The pre-construction nesting bird surveys shall be conducted by a qualified biologist experienced in bird species identification and behavior to ensure that nesting birds are not present on site. The survey shall be

conducted no more than 3 days prior to starting Project activities. If surveys show that nesting birds are present, a no-work buffer shall be placed around the nest. The buffer size shall be determined by the qualified biologist and may vary based on site conditions and types of work to be conducted. The no-work buffer shall be maintained until the end of the bird breeding season or until surveys by a qualified biologist confirm that fledglings are no longer dependent on the nest. If no nesting birds are detected during pre-construction surveys, no restrictions shall be necessary, and construction may proceed as planned.

- 6. MM-BIO-4: Pre-Construction Overwintering Monarch Butterfly Survey. If grubbing, trimming, or clearing of vegetation occurs during the winter (November 1 through February 28), a qualified biologist, as approved by the City, shall perform a pre-construction overwintering monarch butterfly survey no more than 48 hours before the start of vegetation grubbing, trimming, or clearing to confirm that no overwintering monarch butterflies occupy vegetation on the Project site. If overwintering monarch butterflies are found during the pre-construction survey, a 50-foot buffer around the occupied vegetation shall be established, and no disturbance shall be allowed within the buffer until a qualified biologist determines that monarch butterflies are no longer occupying the vegetation. If no overwintering monarch butterflies are on the project site, grubbing, trimming, or clearing shall proceed.
- 7. MM-BIO-6: Storm Water Pollution Prevention Plan. Prior to notice to proceed with any construction, including clearing, grubbing, and/or grading, a Stormwater Pollution Prevention Plan shall be prepared, pursuant to National Pollution Discharge Elimination System General Construction Permit (Water Quality Order 99-08-DWQ). The Stormwater Pollution Prevention Plan shall address the potential sources and locations of stormwater contamination, characteristics and impacts of specific contaminants, and temporary and permanent erosion-control practices and shall include water sampling data, construction practices that minimize stormwater contamination, coordination of best management practices with planned construction activities, and compliance with local, state, and federal regulations. The Stormwater Pollution Prevention Plan shall include best management practices that shall be clearly stated on project plans and design documents. The implementation of the Stormwater Pollution Prevention Plan shall protect adjacent aquatic resources, habitats, and sensitive species during construction to the maximum extent practicable with the goal of providing multiple beneficial uses. Post-construction, the project shall incorporate water quality protection design standards that will reduce, capture, and treat runoff from the project site, with an emphasis on protecting the adjacent aquatic resources. overwintering monarch butterflies are on the project site, grubbing, trimming, or clearing shall proceed.
- 8. MM-CUL-2: Applications for future development, wherein the City Planning & Building Director has determined a potential for impacts to subsurface archaeological resources, shall be required to comply with the following mitigation framework:

Prior to the issuance of any permit for future development consistent with the project, and if the project has not been surveyed within the last five

years, an archaeological survey shall be conducted by a qualified archaeologist to evaluate the presence of archaeological resources and the need for project impact mitigation by preservation, relocation, or other methods. The archaeological survey shall include a records search at the South Coastal Information Center branch of the California Historical Research Information System, to determine if previously recorded prehistoric or historic archaeological resources exist on the housing site. In addition, the Native American Heritage Commission should be contacted to perform a Sacred Lands File Search. An archaeological resource report detailing the results of the record search, Sacred Lands Search, and the field survey of the project area shall be submitted by the project applicant to the City. The report shall include the methods used to determine the presence or absence of archaeological resources, identify potential impacts from the proposed project, and evaluate the significance of any archaeological resources identified. If potentially significant impacts to an identified archaeological resource are identified, the report shall also recommend appropriate mitigation to reduce the impacts to below a level of significance, which could include avoidance as the preferred method, a data recovery program, and/or construction monitoring. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure. Reports shall be submitted to the South Coastal Information Center upon finalization.

9. MM-CUL-3: Applications for future development wherein the City Planning & Building Director or a site-specific report has determined the potential for discovery of buried archaeological resources shall be required to comply with the following mitigation framework for archaeological and Native American construction monitoring:

Prior to the issuance of a grading permit, the City's Project Planner must verify that the requirements for archaeological and Native American construction monitoring have been noted on the construction documents. The applicant must provide written verification to the City Project Planner stating that a Secretary of Interior's Standards qualified archaeologist and Native American monitor have been retained by the owner/applicant to implement construction monitoring.

The qualified archaeologist and Native American monitor shall be invited to attend the pre-construction meeting with the contractor and any subcontractors to describe the goal of construction monitoring.

Archaeological and Native American monitors shall be present during ground-disturbing activities (grubbing, demolition of foundations, grading, trenching) that have the potential to unearth unknown subsurface archaeological deposits or Tribal cultural resources. If archaeological or Tribal cultural resources are discovered, both monitors may halt or divert ground-disturbing activities within 50 feet to allow for a determination of the resource's potential significance. The qualified archaeologist shall notify the City Project Planner of the discovery. Isolates and nonsignificant deposits shall be minimally documented in the field. Significant archaeological discoveries include intact features, stratified deposits, previously unknown archaeological sites, and human remains.

If a significant discovery is made, the qualified archaeologist shall prepare a data recovery plan in consultation with the Native American monitor to submit for approval by the City Project Planner. The plan shall be implemented using professional archaeological methods. Construction ground-disturbing activities, including grubbing, grading, and trenching, would be allowed to resume after the completion of the recovery of an adequate sample and recordation of the discovery.

All cultural material collected during the monitoring and data recovery program shall be processed and curated at a San Diego facility that meets federal standards per 36 CFR Part 79 unless the tribal monitors request the collection. If human remains are discovered, work shall halt in that area and the procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) will be followed. The qualified archaeologist shall contact the County Coroner.

After the completion of the monitoring, an appropriate report shall be prepared by the project archaeologist. If no significant cultural resources are discovered, a brief letter to the City Project Planner and South Coastal Information Center shall be prepared by the project. archaeologist. If significant cultural resources are discovered, a report with the results of the monitoring and data recovery (including the interpretation of the data within the research context) shall be prepared by the project archaeologist, reviewed by a Native American representative, and submitted to the City Project Planner and South Coastal information Center.

10. MM-GEO-1: To address potential impacts to paleontological resources, the City shall review the project application materials including the geotechnical report to determine if the project grading has the potential to disturb geologic formations with the potential to contain paleontological resources. If grading depths remain within the organic and soil layers, no monitoring would be required. The City may request information from the applicant such as the depth of grading, geologic formations, and paleontological sensitivity in order to determine the potential for impacts. In the event grading may disturb geologic formations with a moderate or high potential to contain paleontological resources, the following monitoring program shall be implemented prior to and during grading operations:

Preconstruction Personnel and Repository: Prior to the commencement of construction, a qualified project paleontologist shall be retained to oversee the mitigation program. A qualified project paleontologist is a person with a doctorate or master's degree in paleontology or related field and who has knowledge of the County of San Diego paleontology and documented experience in professional paleontological procedures and techniques. In addition, a regional fossil repository, such as the San Diego Natural History Museum, shall be designated by the City of Santee to receive any discovered fossils.

Preconstruction Meeting: The project paleontologist shall attend the preconstruction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues.

Preconstruction Training: The project paleontologist shall conduct a paleontological resource training workshop to be attended by earth excavation personnel.

During-Construction Monitoring: A project paleontologist or paleontological monitor shall be present during all earthwork in formations with moderate to high paleontological sensitivity. A paleontological monitor (working under the direction of the project paleontologist) shall be on site on a full-time basis during all original cutting of previously undisturbed deposits.

During-Construction Fossil Recovery: If fossils are discovered, the project paleontologist (or paleontological monitor) shall recover them. In most cases, fossil salvage can be completed in a short period of time. However, some fossil specimens (e.g., a bone bed or a complete large mammal skeleton) may require an extended salvage period. In these instances, the project paleontologist (or paleontological monitor) has the authority to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner.

Post-Construction Treatment: Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and cataloged.

Post-Construction Curation: Prepared Fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited in designated fossil repository.

Post-Construction Final Report: A final summary paleontological mitigation report that outlines the results of the mitigation program shall be completed and submitted to the City of Santee within two weeks of the completion of each construction phase of the proposed project. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, inventory lists of cataloged fossils, and significance of recovered fossils.

- 11. MM-HAZ-1: Applications for future development in the Rezone Sites, wherein the City has determined a potential for impacts to known and unknown hazardous materials sites, shall be required to comply with the following mitigation framework. Future projects shall be required to identify potential conditions that require further regulatory oversight and demonstrate compliance based on the following measures prior to issuance of any permits.
 - a. A Phase I Environmental Site Assessment (ESA) shall be completed in accordance with American Society of Testing and Materials (ASTM) Standards. If hazardous materials are identified requiring remediation, a Phase II ESA and remediation effort shall be conducted in conformance with federal, state, and local regulations.
 - b. If the Phase II ESA identifies the need for remediation, then the following shall occur prior to the issuance of grading permits:
 - 1. The applicant shall retain a qualified environmental engineer to develop a soil and/or groundwater management plan to address the notification, monitoring, sampling, testing, handling, storage, and

disposal, of contaminated media or substances (soil, groundwater). The qualified environmental consultant shall monitor excavations and grading activities in accordance with the plan. The plans shall be approved by the City prior to development of the site.

- 2. The applicant shall submit documentation showing that contaminated soil and/or groundwater on proposed development parcels have been avoided or remediated to meet cleanup requirements established by appropriate local regulatory agencies (Regional Water Quality Control Board [RWQCB]/DTSC/DEH) based on the future planned land use of the specific area within the boundaries of the site (i.e., commercial, residential), and that the risk to human health of future occupants of these areas therefore has been reduced to below a level of significance.
- 3.The applicant shall obtain written authorization from the appropriate regulatory agency (RWQCB/DTSC/DEH) confirming the completion of remediation. A copy of the authorization shall be submitted to the City to confirm that all appropriate remediation has been completed and that the proposed development parcel has been cleaned up to the satisfaction of the regulatory agency. In the situation where previous contamination has occurred on a site that has a previously closed case or on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, the DEH shall be notified of the proposed land use.
- 4.All cleanup activities shall be performed in accordance with all applicable federal, state, and local laws and regulations, and required permits shall be secured prior to commencement of construction to the satisfaction of the City and compliance with applicable regulatory agencies such as but not limited to the City of Santee Municipal Code.
- 12. MM-NOS-3: Applications for future development, where the City has determined a potential for vibration impacts in relation to sensitive receptors, shall be required to comply with the following mitigation measure:

Prior to the issuance of a permit to develop at the Rezone Sites, the City shall determine whether the construction process will require equipment or activities that may result in vibration, such as pile driving. For projects requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. These distances are based on reference vibration levels generated by pile drivers and vibratory rollers and standard vibration propagation rates as published by the Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual (FTA 2018). This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration architectural damage thresholds (e.g., 0.12 inches per second [in/sec] peak particle velocity [PPV] for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would

exceed this threshold, alternative uses such as drilling piles as opposed to pile driving, and static rollers as opposed to vibratory rollers shall be used. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.

- M. During grading, site preparation or construction activities:
 - 1. All underground utilities, hydrants, water mains, curbs, gutters and sidewalks must be installed, and the drive surface shall be approved prior to combustibles being brought on site (SMC §11.18.020(B)(2)). (Fire)
 - 2. At the time of mid-construction, or Rough Fire Inspections, a GIS shape file or geo-referenced TIFF file of the site-plan shall be provided electronically or on digital media to the Fire Department for emergency response mapping. If neither of the two are available, a PDF shall be provided. 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 exact details to be submitted for the project. (Fire)
 - 3. MM-AQ-1: The City shall require project applicants to identify the measures that would be taken at the construction site to reduce construction-related criteria air pollutants such that they do not exceed the SDAPCD screening thresholds. Based on typical construction emissions, implementation of the following measures would be sufficient to reduce air pollutant emissions during construction (Planning)

Requiring fugitive dust control measures that exceed SDAPCD's Rules 52, 54, and 55 such as:

- Requiring the use of non-toxic soil stabilizers to reduce wind erosion.
 Applying water every four hours to active soil-disturbing activities.
- Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.
- Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) emission limits, applicable for engines between 50 and 750 horsepower.
- Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.
- Limiting non-essential idling of construction equipment to no more than five consecutive minutes.
- 4. MM-BIO-1: Qualified Biologist. The applicant shall retain a qualified biologist who shall be on-site periodically during construction activities that require the implementation of specific measures. The qualified biologist shall be responsible for implementing the following measures: (Planning)
 - a. Prior to the commencement of construction, the limits of the project work area shall be clearly delineated with high visibility temporary fencing by a survey crew and checked by a qualified biologist before initiation of vegetation grubbing or removal.
 - b. The qualified biologist shall periodically inspect staging areas and stored construction materials (especially open pipes) for sensitive species

throughout construction. The biologist shall also inspect any dirt stockpiles, pipes, and other construction materials temporarily stored on the project site to confirm they are covered and secured to prevent erosion and use by wildlife species.

- c. The qualified biologist shall inspect the construction site to ensure that steep trenches, holes, and excavations during construction to ensure they are covered at night with backfill, plywood, metal plates, or other means, and the edges are covered with soils and plastic sheeting such that small wildlife cannot access them. Soil piles shall be covered at night to prevent wildlife from burrowing in. The edges of the sheeting shall be weighed down by sandbags. These areas may also be fenced to prevent wildlife from gaining access. Exposed trenches, holes, and excavations shall be inspected by construction personnel or the monitor when on-site, twice daily (i.e., each morning and before sealing the exposed area), to monitor for wildlife entrapment. Excavations shall provide an earthen ramp to allow for a wildlife escape route.
- d. A Worker Environmental Awareness Program shall be implemented during construction. Training for the Worker Environmental Awareness Program shall be provided by the qualified monitoring biologist to all personnel working on-site. The training shall include a review of all special-status and protected species that occur or have a high potential to occur, all project design features and protection measures, the responsibilities of each worker, and a reporting framework.
- e. The qualified biologist shall be present during construction activities that occur within 100 feet of aquatic features in the northwestern portion of the survey area to ensure proper use of Best Management Practices and avoidance of non-vegetated channels.
- 5. MM-BIO-5: Standard Construction Best Management Practices. Standard construction best management practices shall be implemented to avoid potential indirect impacts on sensitive biological resources. These best management practices shall include but are not limited to the following. (Planning)
 - Dust suppression measures
 - Trash containment
 - Use of weed-free erosion control products during all phases of construction.
- 6. Flammable vegetation removal shall be completed before commencing building construction. During construction, at least 50 feet of clearance around the structures shall be kept free of all flammable vegetation as an interim fuel modification zone during construction of structures. Debris and trimmings produced by thinning and pruning shall be removed from the site. (Fire and Planning)
- The construction contractor shall use construction equipment powered by California Air Resources Board (CARB) certified Tier 4, or newer, engines and haul trucks that conform to current U.S. Environmental Protection Agency truck standards. (Planning)

- 8. 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 (SDAPCD) Rule 55, Fugitive Dust Control. (Planning)
- During all grading and site preparation activities, the on-site construction superintendent shall ensure implementation of applicable California Department of Resources Recycling and Recovery (CalRecycle) Sustainable (Green) Building Program Measures, as specified on the CalRecycle website. (Engineering)
- 10. 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)
- 11. 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. (Building and Engineering)
- 12. In conformance with SDAPCD Rule 67.0.1, Architectural Coatings, the project shall use low volatile organic compound (VOC) paints. (Building)
- 13. All vehicles, equipment, tools, and supplies shall stay within the limits of the impact area. (Engineering)
- 14.Best management practices (BMP) features (e.g., silt fencing, straw wattles, and gravel bags) shall be installed where necessary to prevent and/or limit off-site sedimentation runoff in accordance with an approved BMP plan.(Engineering)
- 15. Any planting stock to be brought onto the project site for landscaping shall be first inspected to ensure that it is free of pest species that could invade natural areas, including, but not limited to, Argentine ants (Linepithema humile), nonnative fire ants (e.g., Solenopsis invicta), and other insect pests. (Planning)
- 16. The Construction Contractor shall ensure that construction of the project complies with the recommendations identified in the project specific geotechnical investigation. Recommendations related to general construction, seismic considerations, earthwork, foundations, building floor slabs, lateral earth pressures, corrosivity, drainage, storm infiltrations, exterior concrete and masonry flatwork, and paved areas shall be adhered to during all project design and construction. (Engineering)
- N. Prior to Occupancy of any unit, the developer shall complete the following:
 - Complete construction of all improvements shown on the approved Ultimate Improvement Plans to the satisfaction of the Director of Engineering. Occupancy shall be granted at the discretion of the Director of Engineering. (Engineering)
 - 2. Prior to occupying the first unit, the applicant shall install all interim street improvements that are shown on the "Interim Summit Avenue Improvements" plan sheet 11 of 11 of the approved tentative map, with the addition of providing

complete pedestrian access to the northern project limits on Summit Avenue, and undergrounding of utilities at the project frontage. Work shall be completed to the satisfaction of the Director of Engineering. (Engineering)

- 3. Prior to occupying the 21st unit, the applicant shall demonstrate a diligent effort in obtaining the necessary permits to install the conditioned ultimate street improvements to the satisfaction of the Director of Engineering. This shall include a schedule for the installation of ultimate street improvements and providing a bond in an amount satisfactory to the Director of Engineering to complete the said improvements. At a minimum, the cost estimate shall include all ultimate improvements, street widening, drainage, permit acquisition, and all required mitigation, plus a contingency. Said bond shall be retained until completion of the ultimate street improvements. (Engineering)
- 4. Prior to occupying the last unit, the ultimate street improvements on Summit Avenue shall be completed. (Engineering)
- 5. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers. (Engineering)
- 6. Submit to the City of Santee for review, the Covenants, Conditions, and Restrictions (CC&Rs) for the project. The CC&Rs shall be recorded prior to granting occupancy of the first unit. These CC&Rs should include discussion of, but are not limited to the following issues (Planning):
 - a. Prohibition on parking boats, recreational vehicles, etc. on the property.
 - b. Internal setbacks / building separations.
 - c. Individual lot coverage limitations.
 - d. Maintenance of private roads, water and sewer lines, and storm water facilities.
 - e. Maintenance of open space / common recreation areas
 - f. Maintenance of common walls and fences.
 - g. Future accessory structures standards such as carports, patio covers, gazebos, etc.
 - h. Each unit owner is responsible for all fuel treatment measures within their unit.
 - No combustible materials shall be stored beneath any projection, deck, or overhang exposed to wildland fuels.
 - j. All property owners shall be members of the Homeowners Association (HOA) and shall financially support the annual maintenance of all required Fuel Modification Areas within the common areas of the development.
 - k. All roadside fuel treatment within the development is the maintenance responsibility of the HOA.
 - I. The HOA shall be responsible for keeping the roof areas including gutters and downspouts free of combustible debris including leaves, limbs, and similar materials.
 - m. The HOA shall have the authority to enforce required fuel treatment measures on all units and restrictions on combustible structures.
 - n. Trash dumping or disposal of yard trimmings is prohibited in fuel treatment zones.
 - o. The HOA Board shall be responsible to the Santee Fire Department for the completion of all required ongoing Fuel Modification Treatments. This includes the perpetual management of invasive (exotic) and prohibited plant species in any fuel treatment zone within the development.

- p. All individual yard landscaping plans, including additional structures, shall be approved by the HOA Board and shall comply with the Fire Protection Plan. Any disputes relating to the HOA Board approval of individual yard landscaping, regarding the interpretation of the Fire Protection Plan, shall be decided by the Santee Fire Marshal. The Fire Marshal's decision shall be final and binding on the unit owner.
- q. Upon the sale of a unit to a new owner, a copy of the Fire Protection Plan shall be provided as a condition of the sale.
- r. The Santee Fire Department (SFD) shall be designated as a third-party beneficiary of a homeowners' association's duty to perform "Fire Prevention Maintenance" (as defined below) for all portions of the Association Property (or Common Area) that constitute Fuel Modification Zones maintained by the HOA, and of any owner's duty to comply with any Fuel Modification Zone restrictions applicable to their Unit. Additionally, the SFD shall have the right, but not the obligation, to enforce the homeowners' association's duty to perform such Fire Prevention Maintenance and to enforce compliance by any owner with any Fuel Modification Zone restrictions applicable to their Unit. In furtherance of such right, the SFD shall be entitled to recover its costs of suit, including its actual attorney's fees, if it prevails in an enforcement action against the HOA and/or an individual lot owner. As used herein, "Fire Prevention Maintenance" shall mean the following:
 - a) All portions of the Association Property (or Common Area) that constitute Fuel Modification Zones or designated interior/manufactured slopes shall be regularly maintained by the homeowners association on a year-round basis per the Fire Protection Plan (Appendix J) on file with the property manager for the development.
 - b) The irrigation system for Fuel Modification Zones or designated common areas shall be kept in good condition and in proper working order at all times.
- O. Upon establishment of the use pursuant to this Development Review Permit the following conditions shall apply:
 - 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, free of potholes, ruts, and cracks. (Planning)
 - 3. 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 Director, 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)

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 Development Review Permit, or any action relating to or arising out of its approval.

SECTION 5: The terms and conditions of Development Review Permit DR-2023-0007 shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Development Review Permit and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 6: The approval of Development Review Permit DR-2023-0007 expires on July 9, 2028 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 City Planner the authority to extend the expiration date of this approval pursuant to Section 13.04.090 of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 7: Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on July 9, 2025.

SECTION 8: The City of Santee hereby notifies the applicant that State Law (AB3158), effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, 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 "San Diego County Clerk" in the amount of \$50.00. Failure to remit the required fee in full within the time specified above will result in notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code. In addition, Section 21089 (b) of the Public Resources Code, and Section 711.4 (c) of the Fish and Game Code, provide that no project shall be operative, vested, or final until the required filing fee is paid.

SECTION 9: The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building #3, Santee, CA 92071.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of July 2025, by the following roll call vote to wit:

ATTEST:	JOHN W. MINTO, MAYOR	
	APPROVED:	
ABSENT:		
NOES:		
AYES:		

RESOLUTION NO.

JAMES JEFFRIES, CITY CLERK

MEETING DATE

July 9, 2025

ITEM TITLE
PUBLIC HEARING ON A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ESTABLISHING A SPECIAL ASSESSMENT ON CERTAIN PARCELS OF LAND THAT WERE SUBJECT TO INVOLUNTARY WEED ABATEMENT AND/OR ADMINISTRATIVE FEES BY THE CITY AND FOR WHICH COSTS HAVE NOT BEEN PAID BY THE OWNER(S) OF RECORD OF SAID PARCELS AND DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") PER STATE CEQA GUIDELINES SECTION 15301(c)

DIRECTOR/DEPARTMENT Sandi Sawa, AICP, Planning & Building Department



SUMMARY

The City of Santee conducts a Citywide fire prevention program to identify properties that are overgrown with dead weeds and dry grasses. These activities are conducted by Fire Prevention Services, Inc. (FPS), a City-hired private contractor. The Santee Weed Abatement Report for Fiscal Year 2025-26 indicated that 136 properties received a notice to abate. At the time of the report, 26 properties were open on-going cases, 97 were owner-abated and 13 properties required further FPS enforcement action that led to administrative costs being incurred and/or actual contractor abatement being performed.

A public hearing becomes necessary when costs are incurred in the implementation of the fire prevention program and remain unpaid by the property owner. As such, the purpose of this public hearing is for the City Council to hear and consider any objections to the cost accounting report for the City of Santee, to declare that the abatement costs are a special assessment, and to authorize the recording of a lien on the properties with unpaid administrative and abatement costs. Costs remain unpaid for the forced abatement of three (3) residential properties, and administrative fees only for one (1) residential property.

ENVIRONMENTAL REVIEW

This item is not a project under the California Environmental Quality Act ("CEQA") as defined in Section 15378 of the CEQA Guidelines.

FINANCIAL STATEMENT EB by My

There is no direct fiscal impact of this action to the City. The assessments identified in the Resolution would be imposed as liens on the listed properties. Santee Municipal Code chapter 1.12 and the Government Code (sections 38773, 39502, and 39580 through 39585) provide that the abatement costs, including administrative costs for enforcement, are recoverable and constitute a special assessment against the parcels that are abated. After the assessments are finalized, the assessments will be submitted to the County Assessor for entry on the 2025-



26 tax roll upon which general City taxes are to be collected. The assessments total \$6,447.08. Payments are only issued to FPS after funds are collected through the tax roll from the affected property owners. A full accounting of the charges on each property is on file with the Planning and Building Department.

CITY ATTORNEY REVIEW

 \square N/A

□ Completed

RECOMMENDATION (M

1. Conduct and close public hearing; and

- 2. Approve the cost report and account of unpaid weed abatement invoices (Exhibit A); and
- 3. Adopt the Resolution confirming report and ordering abatement costs to be a special assessment on the properties referenced in the report and as shown on the attached itemized list of properties.

ATTACHMENTS

Resolution

Exhibit A: Cost Report and Account of Unpaid Weed Abatement Invoices Site Location Map



- PUBLIC HEARING ON A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ESTABLISHING A SPECIAL ASSESSMENT ON CERTAIN PARCELS OF LAND THAT WERE SUBJECT TO INVOLUNTARY WEED ABATEMENT AND/OR ADMINISTRATIVE FEES BY THE CITY AND FOR WHICH COSTS HAVE NOT BEEN PAID BY THE OWNER(S) OF RECORD OF SAID PARCELS AND DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") PER STATE CEQA GUIDELINES SECTION 15301(c)
- **WHEREAS**, the City of Santee ("City") has taken a very aggressive stance on the abatement of dry grasses, dead shrubs, rubbish and other dry growing material and have enforced this by inclusion of Chapter 1.12 of the Santee Municipal Code, which declares such materials to be a nuisance; and
- **WHEREAS,** the City, through its provider, Fire Protection Services, Inc. ("FPS"), identified, and notified, owners of record of 136 properties of the obligation to timely remove the vegetation or waste matter creating the nuisance; and
- WHEREAS, none of the property owners objected to or appealed the notice to abate, but of the 136 properties, 26 were open on-going cases, 97 were owner-abated, and 13 required further FPS enforcement action, which resulted in the administrative costs and/or contractor abatement expenses presented for assessment; and
- **WHEREAS,** the City, through FPS, abated nuisances on three of the remaining four properties; and
- **WHEREAS,** abatement and/or administrative fees were incurred, and an invoice was mailed to the owners of record for payment of abatement services performed and payment has not been made; and
- WHEREAS, the owners of record of properties subject to the City's abatement process failed to abatement the nuisances within the prescribed deadlines and regulations and failed to remit the fees and costs incurred in abating the property of their behalf; and
- **WHEREAS**, the City has received the cost report and account of unpaid weed abatement invoices from FPS for abatement services performed and expenses incurred in Fiscal Year 2024-2025 to be assessed for collection in Fiscal Year 2025-2026 and has considered all testimony and objections offered on the matter; and
- WHEREAS, Santee Municipal Code Section 1.12 and the Government Code (sections 38773, 39502, and 39580 through 39585) provide that abatement costs, including administrative costs for enforcement, are recoverable and constitute a special assessment, which includes an administrative charge, against the property to be collected with other municipal taxes; and
- **WHEREAS**, the project is categorically exempt from environmental review pursuant to Section 15301(c) of the State CEQA Guidelines.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Santee, California, does hereby determine that weeds, grasses, dead trees, dead shrubs, and waste matter constitute a public nuisance.

BE IT FURTHER RESOLVED that the City Council of the City of Santee, California, does hereby determine that the costs of abatement and administrative costs of abatement for certain parcels of land, being four parcels as shown below, have been incurred but not paid and therefore shall become a special assessment upon the respective parcels of land as they are shown upon the last available assessment roll until paid in full.

Parcel Number	Assessed Amount
384-400-06-00	\$743.66
385-433-26-00	\$2,707.36
386-142-19-00	\$1,947.56
386-360-86-00	\$1,048.50
TOTAL PARCELS	4
TOTAL ASSESSMENT	\$6,447.08

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized to take all steps necessary to certify and record this Resolution with the appropriate agency.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of July, 2025, by the following roll call vote to wit:

JAMES JEFFRIES, CITY CLERK		
ATTEST:	JOHN W. MINTO, MAYOR	
	APPROVED:	
ABSENT:		
NOES:		
AYES:		

EXHIBIT "A"

Santee Weed Abatement Program

Cost Report and Account of Unpaid Weed Abatement Invoices

Fiscal Year 2025-2026

Parcel	Site Address	Assessed Amount	Owner	Prior Offender?
384-400-06-00	10331 Buena	\$743.66	Stirewalt,	Yes/No
	Vista Avenue		Michael	No
385-433-26-00	8714 Ruocco	\$2,707.36	Stevens,	Yes/No
	Drive		Kenneth & Cecilia	No
386-142-19-00	7934 Shantung	\$1,947.56	Burgess, Russel	Yes/No
	Drive		& Belle Trust	No
386-360-86-00	8516 Placid	\$1,048.50	Somo, Naseer &	Yes/No
	View Drive		Hanah, Nahla	No
Tatal Daniela				
Total Parcels	4			
TOTAL	\$6,447.08			

The full Exhibit A attachment with additional summary report for properties is available via the link below:

https://www.cityofsanteeca.gov/departments/city-clerk/documentcentral/city-clerk/council-agendas/2025/07-09-2025-item-10exhibit-a-summary-attachment.pdf



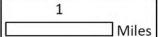
Special Assessment

Weed
Abatement
Program

Fiscal Year 2025-2026







MEETING DATE July 9, 2025

ITEM TITLE PUBLIC HEARING FOR THE FY 2025-26 SANTEE LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS

DIRECTOR/DEPARTMENT Heather Jennings, Finance & for HJ

SUMMARY

The Santee Landscape Maintenance District ("SLMD") is a City-wide district and is comprised of eighteen (18) zones, ten (10) of which are assessed and maintained by the City. A combination of contract maintenance and City forces maintain the zones. Maps depicting each zone and the areas of maintenance are included in the attached Engineer's Report.

Tonight's public hearing for the SLMD FY 2025-26 annual levy of assessments is the final step in the annual assessment process. On April 23, 2025, the City Council initiated proceedings and ordered the preparation of an Engineer's Report. On May 14, 2025, the City Council approved the Engineer's Report and set tonight's meeting as the time and place for the required public hearing for the FY 2025-26 SLMD levy of assessments. The Engineer's Report describes the legal and physical nature of the SLMD, its improvements, budget and the proposed spread of assessments. Included in the Engineer's Report are detailed budgets of each assessed zone.

The attached Assessment Summary reflects SLMD assessments and costs for FY 2025-26. The assessment for Zone 1- El Nopal Estates reflects a 2.77% CPI increase from \$258.00 to \$265.15. All other zones will have the same assessments in FY 2025-26 as they had last fiscal year. Due to inflationary cost increases, FY 2025-26 Maintenance and Administration budgets will exceed FY 2025-26 assessment revenues in all but three of the ten maintenance zones in the District. Zones 8, 9, 13, and 14 are currently being assessed at the maximum approved assessment amount allowed and are therefore expected to operate at a deficit. In Zones 17 and 18, there are sufficient reserves to cover expected deficits, therefore, there is no need to increase assessments at this time.

FINANCIAL STATEMENT

A total of \$116,066 would be assessed on property owners within the ten assessed zones of the SLMD in FY 2025-26 for the cost of maintenance and administration.

CITY ATTORNEY REVIEW □ N/A • ☑ Completed

RECOMMENDATION

- 1. Conduct and close the Public Hearing.
- Adopt the attached Resolution confirming an assessment diagram and assessment and providing for the FY 2025-26 SLMD annual levy of assessments.

ATTACHMENTS

- 1. Assessment Summary
- 2. Resolution
- 3. Engineer's Report



FY 2025-26 SANTEE LANDSCAPE MAINTENANCE DISTRICT ASSESSMENT SUMMARY FOR ZONES PROPOSED TO BE ASSESSED

ZONE	ZONE NAME	NUMBER OF UNITS	FY 2025-26 MAINTENANCE & ADMINISTRATION	RESERVES 7/1/25	FY 2025-26 TOTAL ASSESSMENT	FY 2025-26 ASSESSMENT RATE/UNIT	FY 2024-25 ASSESSMENT RATE/UNIT	MAXIMUM APPROVED ASSESSMENT
1	EL NOPAL ESTATES ⁽¹	45	\$ 10,450.00	\$ 7,929.00	\$ 11,932.00	\$ 265.15	\$ 258.00	\$ 265.15
3	COUNTRY SCENES	14	\$ 1,990.00	\$ 5,600.00	\$ 2,067.00	\$ 147.64	\$ 147.64	\$ 147.64
4	CAMELOT HEIGHTS	10	\$ 1,370.00	\$ 1,299.00	\$ 1,385.00	\$ 138.50	\$ 138.50	\$ 138.50
8	SILVER COUNTRY ESTATES	153	\$ 76,510.00	\$88,457.00	\$ 75,735.00	\$ 495.00	\$ 495.00	\$ 495.00
9	MATTAZARO/ TIMBERLANE	34	\$ 2,120.00	\$ 585.00	\$ 1,529.00	\$ 44.98	\$ 44.98	\$ 44.98
12	THE HEIGHTS	60	\$ 13,840.00	\$24,666.00	\$ 8,757.00	\$ 145.95	\$ 145.95	\$ 375.00
13	PROSPECT HILLS	43	\$ 3,800.00	\$ 485.00	\$ 3,225.00	\$ 75.00	\$ 75.00	\$ 75.00
14	MITCHELL RANCH	16	\$ 3,890.00	\$ 7,660.00	\$ 2,690.00	\$ 168.14	\$ 168.14	\$ 168.14
17	DAKOTA RANCH (2)	20	\$ 9,660.00	\$21,765.00	\$ 4,826.00	\$ 241.30	\$ 241.30	\$ 427.06
18	ALLOS (2)	6	\$ 5,020.00	\$10,866.00	\$ 3,920.00	\$ 653.34	\$ 653.34	\$ 821.24

⁽¹⁾ Zone 1 - Each fiscal year, beginning Fiscal Year 2020/21, the Maximum Approved Assessment may be increased by the percentage increase calculated for the period between January of the previous calendar year and January of the current calendar year in the San Diego Consumer Price Index All Items for all Urban Consumers (CPI-U), not to exceed 3.5% per fiscal year.

⁽²⁾ Zone 17 and Zone 18- reflect an allowable 2% increase in the maximum approved assessment for FY 2025-26.

RESOL	.UTION	NO.	
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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA CONFIRMING AN ASSESSMENT DIAGRAM AND ASSESSMENT AND PROVIDING FOR THE FY 2025-26 SANTEE LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS

WHEREAS, on April 23, 2025, pursuant to Resolution No. 041-2025, the City Council of the City of Santee initiated proceedings for the annual levy of the assessments for a landscape district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as SANTEE LANDSCAPE MAINTENANCE DISTRICT ("District"); and

WHEREAS, on April 23, 2025 also pursuant to Resolution No. 041-2025, the City Council ordered the preparation of an Engineer's Report ("Report") and the Director of Finance filed with this City Council said Report pursuant to the Law for its consideration and subsequently thereto, on May 14, 2025, pursuant to Resolution No. 051-2025, this City Council did adopt its Resolution of Intention to levy and collect assessments for Fiscal Year 2025-26 relating to the District, and further did proceed to give notice of the time and place for a public hearing on all matters relating to said annual levy of the proposed assessment in accordance with the law; and

WHEREAS, at this time this City Council has heard all testimony and evidence, and is desirous of proceeding with said annual levy of assessments.

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

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

- **SECTION 2.** That this City Council hereby confirms the assessment diagram and assessment as submitted and orders the annual levy of the assessment for maintenance of improvements for Fiscal Year 2025-26 and in the amounts as set forth in the Report and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy.
- **SECTION 3**. That the assessment diagram and assessment for maintenance of improvements as set forth and contained in said Report are hereby confirmed and adopted by this City Council as originally proposed.
- **SECTION 4.** That the adoption of this Resolution constitutes the levy of the assessment for the Fiscal Year 2025-26.

SECTION 5. That the estimates of costs, the assessment diagram, the assessments and all other matters as set forth in the Report, pursuant to the Law, as submitted, are hereby approved, adopted and confirmed by this City Council, all as originally proposed.

RESOLUTION NO.	N NO.
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SECTION 6. That the maintenance of improvements contemplated by the Resolution of Intention shall be performed pursuant to law and the County of San Diego Auditor shall enter on the County of San Diego Assessment Roll the amount of the assessment and said assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County of San Diego, the net amount of the assessment shall be paid to the Director of Finance of the City for the benefit of the District.

SECTION 7. That the Director of Finance has established a special fund known as the **SANTEE LANDSCAPE MAINTENANCE DISTRICT** into which the Director of Finance shall place all monies collected by the County of San Diego Tax Collector pursuant to the provisions of this Resolution and Law, and said transfer shall be accomplished as soon as said monies have been made available to said Director of Finance.

SECTION 8. That the City Clerk is hereby ordered and directed to file a certified copy of the assessment diagram and assessment roll with the County of San Diego Auditor, together with a certified copy of this Resolution immediately upon its adoption, but in no event later than August 10, 2025.

SECTION 9. That a certified copy of the assessment diagram and assessment roll shall be filed in the office of the Director of Finance, with a duplicate copy on file in the office of the City Clerk and open for public inspection.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of June, 2025, by the following roll call vote to wit:

AYES:

NOES:	
ABSENT:	APPROVED:
ATTEST:	JOHN W. MINTO, MAYOR
JAMES JEFFRIES, CITY CLERK	 _



CITY OF SANTEE

Final Engineer's Report





Fiscal Year 2025-26

Santee Landscape Maintenance District

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Table 2-1 Benefit Zones by Land Use, Size, and Location

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Appendices

Appendix A – SLMD Budget Detail

Appendix B – Assessment Rolls

Appendix C – Assessment Diagrams

Appendix D – Capital Improvement Projects



i. Introduction Page | i

AGENCY: CITY OF SANTEE

PROJECT: SANTEE LANDSCAPING MAINTENANCE DISTRICT

TO: CITY COUNCIL

CITY OF SANTEE STATE OF CALIFORNIA

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to direction from the City Council (the "City Council") of the City of Santee (the "City"), State of California, submitted herewith is the Engineer's Report for Santee Landscaping Maintenance District (the "Report"), consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, being the "Landscaping and Lighting Act of 1972", as amended, commencing with Section 22500, and which is in accordance with Resolution No. 041-2025 adopted by the City of Santee City Council, San Diego County, California ordering preparation of the Report for Santee Landscaping Maintenance District (the "SLMD" or the "District"). This Report is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2025, to June 30, 2026.

- Section 1 PLANS AND SPECIFICATIONS of the improvements to be maintained and/or improved for the Fiscal Year. The plans and specifications show and describe the existing improvements, and are sufficient in showing and describing the general nature, location and extent of the improvements.
- Section 2 A COST ESTIMATE of the improvements to be maintained and/or improved for the mentioned Fiscal Year.
- Section 3 A METHOD OF APPORTIONMENT OF ASSESSMENT calculates the receipt of special benefit and the general benefit derived from the installation and maintenance and servicing of the respective improvements located throughout the District, and the methodology used to apportion the total assessment to the properties within the District.
- Section 4 ASSESSMENT ROLLS showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the boundaries as shown on the below-referenced Diagram. The Assessment Rolls can be found in Appendix A.
- Section 5 The ASSESSMENT DIAGRAMS of the District. Said Diagrams shall show the boundaries of the District and the boundaries of any zones within the District. Reference is made to the County Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the Fiscal Year to which the Report applies. The Assessment Diagrams can be found in Appendix B.



i. Introduction Page | ii

The District is comprised of 18 separate zones of maintenance. For FY 2025-26 the District will have the following Zones.

Zone	Zone Name	Tract/Map	Units	Total FY 2025-26 Assessment	Per Unit Assessment ¹
1	El Nopal Estates	88-04	45	\$11,931.53	\$265.15
3	Country Scenes	89-01	14	\$2,066.96	\$147.64
4	Camelot Heights	89-02	10	\$1,385.00	\$138.50
5	Mesa Heights ²	88-08	44	\$0.00	\$0.00
6	Prospect Point ²	89-05	9	\$0.00	\$0.00
7	Treviso ²	03-01	186	\$0.00	\$0.00
8	Silver Country Estates	93-02	153	\$75,735.00	\$495.00
9	Mattazaro/Timberlane	88-07/92-03	34	\$1,529.32	\$44.98
10	Lakes West Condos ²	90-02	78	\$0.00	\$0.00
11	Padre Hills ³	89-04	35	\$0.00	\$0.00
12	The Heights	96-01	60	\$8,757.00	\$145.95
13	Prospect Hills	96-02	43	\$3,225.00	\$75.00
14	Mitchell Ranch	92-04	16	\$2,690.24	\$168.14
15	Vista Este ²	00-03	33	\$0.00	\$0.00
16	Prospect Glen ²	01-01	48	\$0.00	\$0.00
17	Dakota Ranch	01-02	20	\$4,826.00	\$241.30
18	Allos	98-02	6	\$3,920.04	\$653.34
19	Sky Ranch ²	04-08	371	\$0.00	\$0.00

Ten of the existing zones – Zones 1, 3, 4, 8, 9, 12, 13, 14, 17, and 18 – will be active, and will be assessed and their improvements maintained by City or contract forces. Zones 5, 6, 7, 10, 11, 15, 16, and 19 have been annexed to the District, but have no assessment because they are responsible for their own maintenance; if not maintained to City standards, the City will assume maintenance and levy assessments. Further details are provided in the body of this Engineer's Report.

Background

The City Council of the City of Santee approved the formation of Santee Landscaping Maintenance District in FY 1989-90. The District was formed pursuant to the requirements of the Landscaping and Lighting Act of 1972 (the "'72 Act").

The District was formed to provide a source of funds for the operation, servicing, maintenance and repair of landscaping within public streets, right-of-way, easements, and appurtenant facilities within the District. The Report sets forth the methodology to be used in apportioning the assessment to the different land use types and benefit zones within the City based upon the benefit they receive.

The original District was formed in FY 1989-90, then several "benefit zones" were annexed into the District in the following years. These benefit zones were established to ensure a source of funds for the ongoing maintenance of public landscaping which are of local benefit to the parcels within the benefit zone. Currently there are eighteen (18) Zones of Benefit that have been annexed into the District (see Appendix C – Assessment Diagrams).

Parcels within these special benefit zones are assessed their proportionate share of the cost for the maintenance of local improvements including, but not limited to, landscaping and appurtenant facilities. These improvements provide a special benefit to those parcels due to their nature and location.

³ Assessment not approved by property owners.



¹ The actual assessment roll might have a minimal variance due to rounding.

² Maintenance responsibilities assumed by homeowners' association or property owners.

i. Introduction Page | iii

Effects of Proposition 218 Legislation

In November 1996, Prop 218 - the "Right to Vote on Taxes Act" – added Article XIII D to the State Constitution. The amendment created new substantive and procedural requirements for '72 Act districts. Now, when a new or increased levy is proposed for a district or a zone therein the local agency must mail a notice and "ballot" to each property owner of record affected by the new or increased assessment. The ballot procedure enables property owners to approve or disapprove the proposed new or increased assessment. The vote is determined by the weighted proportional financial obligation of the ballots returned. A "majority protest" exists if ballots submitted in opposition exceed ballots in favor of the new or increased levy. If a majority protest exists for a new assessment, the local agency cannot levy the assessment. If a majority protest exists for an increase in an existing assessment, the increase cannot be collected but, the base amount (the amount levied last fiscal year) can continue to be levied.

The '72 Act enables the governing body to adjust assessment rates as it directs at the approval stage or the public hearings. Therefore, the rates shown herein are proposed but are not confirmed until approved by the City Council. Once the Engineer's Report has been approved by the City Council, the ballots tabulated (if applicable), and the public hearing(s) completed, final assessment information will be provided to the County of San Diego for inclusion on the appropriate property tax bills.

Current Annual Administration

As required by the '72 Act, the Report includes: (1) a description of the improvements to be operated, maintained, and serviced by the District, (2) an estimated budget for the District, and (3) a listing of the proposed Fiscal Year 2025-26 assessments to be levied upon each assessable lot or parcel within the District.

The City of Santee will hold a Public Hearing on July 9, 2025, regarding the District which will provide an opportunity for any interested person to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the assessment rates as originally proposed or as modified.

Payment of these annual assessments for each parcel will be made in the same manner and at the same time as payments are made for their annual property taxes. All funds collected through the assessments must be placed in a special fund and can only be used for the purposes stated within this Report.



District Description

The District will be divided into 18 separate zones of benefit, as described below. Dimensions of each parcel are shown on Assessor's maps located in the County of San Diego Administration Building, 1600 Pacific Highway, San Diego, CA 92101. As provided in the '72 Act, the boundaries may be adjusted in the future by annexations to this District. The boundary for each zone is depicted on the Assessment Diagrams in Appendix C.

Active Zones

In FY 2025-26, the SLMD consists of 18 separate zones of benefit. The 18 zones are comprised of both active and inactive zones. "Active" means the zones will have maintenance activities during FY 2025-26. Maintenance activities are comprised of both contract and City forces. The ten active zones are:

ZONE 1 - EL NOPAL ESTATES (TM88-04)

Assessor's Parcel Numbers (the "APNs") 381-221-10 through 381-221-42, inclusive, and 381-221-44, -45, -46, and -47, and 381-221-58 through -65, inclusive. Established in FY 1989-90, this was the first subdivision in the District and was originally comprised of two zones. Zone 2 was eliminated in FY 1997-98 because its maintenance was subsumed under Zone 1 to be consistent with current assessment district laws.

ZONE 3 - COUNTRY SCENES (TM89-01)

APNs 381-260-49 through 381-260-62, inclusive. This 14-unit single-family subdivision located near Conejo and Mast Blvd. was annexed in FY 1992-93.

ZONE 4 - CAMELOT HEIGHTS (TM89-02)

APNs 378-420-46 through 378-420-55, inclusive. Annexed in FY 1993-94, this subdivision's ten single-family homes located off Princess Joanne Rd. share maintenance costs.

ZONE 8 - SILVER COUNTRY ESTATES (TM93-02)

APNs 378-440-01 through -29, inclusive, 378-441-01 through -26, inclusive, 378-441-29 through -41, inclusive, 378-441-44 and -45, 378-450-01 through -20, inclusive, 378-450-22 through -53, inclusive, 378-450-55, and 381-710-01 through -30, inclusive. 153 Single-family homes make up this subdivision at the north end of Cuyamaca St. The first unit was annexed in FY 1995-96, but the improvements were not accepted so there was no assessment. Once the project was completed, property owners cast ballots regarding assessments in FY 1998-99, and the affirmative vote set an initial assessment and maximum rate.

ZONE 9 - TIMBERLANE/MATTAZARO (TM88-07/TM92-03)

APNs 381-690-02 through -12, inclusive, 381-690-15 through -26, inclusive, 381-690-34 through -40, inclusive, 381-690-47 through -49, inclusive, and 381-690-51. Due to their physical proximity, improvements for the 25-unit single-family home development called "Timberlane" and the nine-unit "Mattazaro" single-family home project were combined into one zone. Zone 9 had no assessment in its first year because the improvements were not accepted before the start of FY 1996-97. In FY 1997-98, improvements were accepted and an affirmative majority vote was made for the initial and maximum assessment rates.

ZONE 12 - THE HEIGHTS (TM96-01)

APNs 378-460-01 through -06, inclusive, 378-460-09 through -40, inclusive, 378-460-43 and -44, and 378-461-01 through -06, inclusive, 378-461-09 through -20, inclusive, and 378-460-021 and -22. Annexed in FY 1998-99, this 60-unit single-family project is at the northwest end of Magnolia Ave. Maintenance was assumed by the City in FY 2002-03. The project had affirmative assessment ballot proceedings establishing initial and maximum assessments rates.

ZONE 13 - PROSPECT HILLS (TM96-02)

APNs 386-680-01 through -20, inclusive. Also annexed in FY 1998-99, the 43 single-family homes off Prospect Ave. east of Holden Rd. share in the cost of landscaping fronting the project on Prospect Ave. The zone also had an affirmative assessment ballot proceedings to establish initial and maximum assessment rates.



ZONE 14 - MITCHELL RANCH (TM92-04)

APNs 381-720-01 through -16, inclusive. This 16-unit single-family subdivision is at the southwest corner of Magnolia Ave. and El Nopal. An affirmative assessment ballot proceeding setting initial and maximum assessment rates was undertaken prior to its FY 2000-01 annexation.

ZONE 17 - DAKOTA RANCH (TM01-02)

APNs 378-420-56 through -75, inclusive. This 20-unit single family home development located at Dakota Ranch Rd. off Princess Joann was annexed in FY 2004-05. This zone also had affirmative assessment ballot proceedings to establish initial and maximum assessment rates.

ZONE 18 - ALLOS (TM98-02)

APNs 386-280-50 through -55, inclusive. Also annexed in FY 2004-05, the six single-family homes are on Prospect Ct. adjacent to Prospect Ave. near Mesa Rd. Improvements were reduced from originally approved plans to provide a reasonable assessment. The project had affirmative assessment ballot proceedings establishing initial and maximum assessment rates.

Inactive Zones

Eight of the 18 zones are "inactive", i.e., there is no assessment and they are responsible for their own maintenance. These zones are:

ZONE 5 - MESA HEIGHTS (TM88-08)

APNs 386-670-01 through 386-670-44, inclusive. This zone was originally annexed in 1993-94. Due to the rising costs, in FY 1997-98, the Mesa Heights HOA assumed maintenance responsibilities for their 44-unit single-family subdivision's landscaped improvements.

ZONE 6 - PROSPECT POINT (TM89-05)

APNs 386-250-07, -11, -12, -13, -14, -17, -19, -22, and -24. Nine single-family homes comprise this zone located off Prospect Ave. This zone has had no assessments since FY 1996-97.

ZONE 7 - TREVISO (TM03-01)

APNs 383-061-07-01 through -28, inclusive, 383-061-08-01 through -36, inclusive, 383-061-09-01 through -32, inclusive, 383-061-11-01 through -30, inclusive, and 383-061-12-01 through -28, inclusive. Formerly commercially-zoned, the 186-unit multi-family Treviso property carries out its own maintenance, so there is no assessment.

ZONE 10 - LAKES WEST (TM90-02)

APN 386-300-58. The Navy-owned 78-unit condominium project is located on Mission Gorge Rd. at Simeon Dr. and Bushy Hill Dr. It is responsible for its own maintenance and has not been assessed since its FY 1996-97 annexation.

ZONE 11 - PADRE HILLS (TM89-04)

APNs 386-270-53 through -63, inclusive, and 386-270-70 through -93, inclusive. A 35-unit single-family home subdivision located off Prospect Ave., Padre Hills underwent an unsuccessful assessment ballot proceeding upon its FY 1997-98 annexation. Consequently, the subdivision is responsible for maintaining its landscaping and is not assessed.

ZONE 15 - VISTA ESTE (TM00-03)

APNs 386-690-01 through -33, inclusive. The 33 attached homes included in this zone are responsible for their own maintenance through a homeowners' association and was annexed in FY 2004-05. The subdivision is located off Fanita Dr. at Watson Pl.

ZONE 16 - PROSPECT GLEN (TM01-01)

APNs 383-490-01 through -48, inclusive. The development's homeowners' association takes care of the maintenance for the 48 single-family homes in this project, which was annexed in FY 2004-05. The project is located on the northwest corner of Prospect Ave. and Fanita Dr.

ZONE 19 - SKY RANCH (TM04-08)

APNs 385-430-01 through -22, inclusive, 385-431-01 through -08, inclusive, and 385-432-01 through -03, inclusive. The development's homeowners' association takes care of the maintenance for the 223 single-family and 148 multi-family homes in this project, which was annexed in FY 2007-08. The project is located off Graves Ave. and Sevilla St.



Description of Improvements

Facilities or improvements include landscaping within public streets, rights-of-way, easements, and their appurtenances and the costs of installing, operating, and maintaining them. Improvements to be maintained generally comprise frontage landscaping and hardscaping. Maintenance includes, but not limited to, weeding, fertilizing, trimming, cleaning, energy, water, materials, personnel/equipment costs, contract services and other items needed to deliver these services. Zones responsible for their own maintenance are not included in the following section. The following describes zones that will be assessed and/or maintained by the District in FY 2025-26.

- Zone 1 The facilities within the public right-of-way that are to be maintained and serviced include landscaping, walks and retaining wall faces on El Nopal St. and Julio Pl.
- Zone 3 The facilities within the public right-of-way that are to be maintained and serviced include landscaping, walks, and entry monument faces on Conejo Rd. and Country Scenes Ct.
- Zone 4 The facilities within the public right-of-way that are to be maintained and serviced include landscaping and retaining wall face on Princess Joann Rd. adjacent to subdivision.
- Zone 8 The facilities within the public right-of-way that are to be maintained and serviced include landscaping and faces of retaining walls along Cuyamaca St., El Nopal, Woodglen Vista Dr., and Cardoza Dr. adjacent to the site.
- Zone 9 The facilities within the public right-of-way that are to be maintained and serviced include landscaping and faces of block retaining walls along Bilteer Dr. and Theresa Ln. adjacent to the subdivision.
- Zone 12 The facilities within the public right-of-way that are to be maintained and serviced include landscaping along Magnolia Avenue and along the pedestrian trail adjacent to the site.
- Zone 13 The facilities within the public right-of-way that are to be maintained and serviced include landscaping and faces of privacy wall along Prospect Ave. and on Holden Rd. adjacent to the subdivision.
- Zone 14 The facilities within the public right-of-way that are to be maintained and serviced include landscaping and faces of block retaining walls on El Nopal and Magnolia Ave. adjacent to the site.
- Zone 17 The facilities within the public right-of-way that are to be maintained and serviced include landscaping on Princess Joann Rd. and Dakota Ranch Rd. adjacent to the site and entrance to the Dakota Ranch project.
- Zone 18 The facilities within the public right-of-way that are to be maintained and serviced include parkway and slope landscaping between Prospect Ave. and Lot #1 of Allos; ten foot wide landscaped strip along the west side of Prospect Ct.



2. Cost Estimates Page | 4

General

The '72 Act provides that the total cost of installation, construction, maintenance, and servicing of the public landscaping and hardscaping facilities can be recovered by the District. Maintenance may include the repair and/or replacement of existing facilities. Servicing may include electrical, water, and public utility costs. Incidental expenses, including administration of the District, data processing fees, annual Engineer's Report, engineering fees, legal fees, printing, posting, mailing of notices, and all other costs associated with the maintenance of the District may also be included.

Budget

Estimated FY 2025-26 expenditures are shown in the table located in Appendix A. Budgets for Zones 1, 3, 4, 8, 9, 12, 13, 14, 17, and 18 are covered. There are no budgets for Zones 5, 6, 7, 10, 11, 15, 16, and 19 because the respective property owners are directly responsible for maintenance.

Basic Data

Data has been compiled from the County Assessor's maps, Development Services Department records, and a field review by Community Services Department staff.

Findings

Individual parcels within a district receive benefits based on land use, size and location of landscaping improvements to be installed or maintained. In the Santee Landscape Maintenance District, all parcels are zoned for residential uses.

Table 2-1 Benefit Zones by Land Use, Size, and Location

Zone	Name	Tract/Map #	Assessable Units	Zoning
1	El Nopal Estates	88-04	45	Residential
3	Country Scenes	89-01	14	Residential
4	Camelot Heights	89-02	10	Residential
5	Mesa Heights	88-08	44	Residential
6	Prospect Point	89-05	9	Residential
7	Treviso	03-01	186	Residential
8	Silver Country Estates	93-02	153	Residential
9	Mattazaro / Timberlane	88-07/92-03	34	Residential
10	Lakes West Condos	90-02	1 (78 Condo Parcels)	Residential
11	Padre Hills	89-04	35	Residential
12	The Heights	96-01	60	Residential
13	Prospect Hills	96-02	43	Residential
14	Mitchell Ranch	92-04	16	Residential
15	Vista Este	00-03	33	Residential
16	Prospect Glen	01-01	48	Residential
17	Dakota Ranch	01-02	20	Residential
18	Allos	98-02	6	Residential
19	Sky Ranch	04-08	371	Residential



General

The '72 Act permits the establishment of assessment districts by cities for the purpose of providing and maintaining certain public improvements. The '72 Act requires that assessments be levied according to the benefit received rather than assessed value. Section 22573 states:

> "The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The '72 Act also permits the designation of zones of benefit within any individual assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22574). Thus, the '72 Act requires the levy of a true "assessment" rather than a "special tax." Excepted from the assessment are the areas of all public streets, avenues, lanes, roads, drives, courts, and alleys; public parks, greenbelts, and parkways; and public-school property, other public property, and zoned agricultural open space.

Article XIII D of the California Constitution also requires that the Engineer's Report identify all parcels receiving a special benefit, and identify the extent of the special benefit conferred. It defines "special benefit" as: "...a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute 'special benefit.'" Article XIII D then states:

> "An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of...the maintenance and operation expenses of a public improvement. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportionate special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel."

Article XIII D requirements for assessments are similar to those of traditional assessment district law, including the '72 Act. The purpose of the above cited section is to allow assessments to be used, again, as a legitimate financing mechanism and not as a means to impose a "flat rate parcel tax." Thus, while a benefit determination is still made, the Engineer's Report is now required to draw a stronger relationship, or nexus, between the property, the benefit received and the subsequent assessment.



Assessment Methodology

One of Article XIII D's most significant changes is the "calculation requirement." Local agencies must now determine whether or not property owners would receive a "special benefit" from services financed by the assessment. An Engineer's Report is required to estimate the special benefit and general benefit property owners would receive. This step is needed because Article XIII D allows only the recoupment of the proportionate share of costs of the special benefit. Individual levies must be set so that no property owner pays over the proportional share of the total cost. The Jarvis-Gann Group, in Prop 218's "Statement of Drafter's Intent," notes that:

> "What constitutes a special benefit will depend on the nature of the... service being provided. It must be more than a mere increase in the value of the property because, arguably, the availability of any public service could provide additional value. It must be a direct and special benefit conferred on the property that exceeds the benefit conferred on the public at large or even to other similar properties."

Clearly an additional level of analysis is required; however, this additional analysis parallels the analyses presented in prior Engineer's Reports which were prepared in compliance with the '72 Act. It differs only in the determination of special vs. general benefit. This requires establishing the facts surrounding each subdivision included or proposed to be included in a district, and requires that these facts support the conferral of the special benefit.

All residential subdivisions included in the Santee Landscape Maintenance District have improvements directly associated with the exterior entrances and internal circulation elements of each particular subdivision. These improvements are features of each subdivision's overall design, are consistent with the City of Santee General Plan Development Standards and Subdivision Ordinance, and were included as a component of each project's Tentative Map approval.

No improvements included within each zone's maintenance responsibility are located outside the boundaries of each subdivision's Tentative Map, or outside the limits of the improvements that fulfill the requirements of project approval. Improvements were installed as part of subdivision construction. If each subdivision had not been built, the improvements associated with each subdivision would not have been installed nor provided later. Thus, the existence of the improvements is a direct function of the construction of each subdivision, and the special benefit of the associated improvements therefore inures to each subdivision. No general benefit is assigned because the improvements would not have been installed without the subdivision.

The approval of each subdivision's landscaping plan is part of the approval of each subdivision's Tentative Map. Thus, construction could not have proceeded without an approved Tentative Map, of which the landscaping plan is an integral part. Similarly, occupancy would not have occurred without fulfilling the conditions of development approval, which includes the installation of the improvements. Therefore, the special benefits of the improvements accrue directly to each home in each subdivision.

The method of assessment spread remains unchanged from prior fiscal years. Assessment spreads are based upon a single-family home being equal to one benefit unit. Total assessment costs are divided by the total benefit units to determine a per benefit unit cost. The portion of the District addressed by this Engineer's Report is split into zones representing different levels of benefit. Developments with no assessment determination are not described in the "Assessment Determination" section.

Annual Assessment Rate Increases

Per Article XIII D, the levy of maximum rates is contingent on obtaining a majority approval of property owners. The maximum assessment rate per unit for Zone 1 may be increased annually by the percentage increase in the San Diego Consumer Price Index for All Urban Consumers (CPI-U), in an amount not to exceed 3.5%. Based on an analysis of maintenance costs and the repayment of capital costs for a recent renovation, the CPI adjustment was applied and the rate per unit increased to \$265.15. The maximum assessment rates per unit in Zones 17 and 18 may be increased by up to 2% annually by City Council action. Based on an analysis of the projected maintenance costs associated with existing public improvements, the maximum cap per unit have been established as \$427.06 in Zone 17, \$821.24 in Zone 18. Please note that all proposed assessments for FY 2025-26 are at or below the approved maximum, fulfilling Article XIII D requirements.

Assessment Determination

Proposed FY 2025-26 assessments are based on the previous methodology and use data available from subdivisions' plans and Assessor's information. Maintenance costs are developed by the Community Services Department. The Finance Department believes the data to be accurate. Final assessments will be based upon these preliminary assessments and any changes made due to Council action and/or input received during the public hearings.



Assessment

Zone 1 - El Nopal Estates

Operations, Maintenance, Administration and Engineering, net of total available:	\$11,931.53
Assessment Formula: [45 parcels (1 unit/parcel)], \$11,931.53/45 Units = \$265.15 Per Unit	
Zone 1 - El Nopal Estates Single-Family Parcel Cost Per Year:	\$265.15
Maximum Assessment:	\$265.15

Zone 3 - Country Scenes

Operations, Maintenance, Administration and Engineering, net of total available:	\$2,066.96
Assessment Formula: [14 parcels (1 unit/parcel)], \$2,066.96/14 Units = \$147.64 Per Unit	
Zone 3 - Country Scenes Single-Family Parcel Cost Per Year:	\$147.64
Maximum Assessment:	\$147.64

Zone 4 - Camelot Heights

Operations, Maintenance, Administration and Engineering, net of total available:	\$1,385.00
Assessment Formula: [10 parcels (1 unit/parcel)], \$1,385.00/10 Units = \$138.50 Per Unit	
Zone 4 - Camelot Heights Single-Family Parcel Cost Per Year:	\$138.50
Maximum Assessment:	\$138.50

Zone 8 - Silver Country Estates

Operations, Maintenance, Administration and Engineering, net of total available:	\$75,735.00
Assessment Formula: [153 parcels (1 unit/parcel)], \$75,735.00/153 Units = \$495.00 Per Unit	
Zone 8 - Silver Country Estates Single-Family Parcel Cost Per Year:	\$495.00
Maximum Assessment:	\$495.00

Zone 9 - Mattazaro/Timberlane

Operations, Maintenance, Administration and Engineering, net of total available:	\$1,529.32
Assessment Formula: [34 parcels (1 unit/parcel)], \$1,529.32/34 Units = \$44.98 Per Unit	
Zone 9 - Mattazaro/Timberlane Single-Family Parcel Cost Per Year:	\$44.98
Maximum Assessment:	\$44.98



Zone 12 - The Heights

Operations, Maintenance, Administration and Engineering, net of total available:	\$8,757.00
Assessment Formula: [60 parcels (1 unit/parcel)], \$8,757.00/60 Units = \$145.95 Per Unit	
Zone 12 - The Heights Single-Family Parcel Cost Per Year:	\$145.95
Maximum Assessment:	\$375.00

Zone 13 - Prospect Hills

Operations, Maintenance, Administration and Engineering, net of total available:	\$3,225.00
Assessment Formula: [43 parcels (1 unit/parcel)], \$3,225.00/43 Units = \$75.00 Per Unit	
Zone 13 - Prospect Hills Single-Family Parcel Cost Per Year:	\$75.00
Maximum Assessment:	\$75.00

Zone 14 - Mitchell Ranch

Operations, Maintenance, Administration and Engineering, net of total available:	\$2,690.24
Assessment Formula: [16 parcels (1 unit/parcel)], \$2,690.24/16 Units = \$168.14 Per Unit	
Zone 14 - Mitchell Ranch Single-Family Parcel Cost Per Year:	\$168.14
Maximum Assessment:	\$168.14

Zone 17 - Dakota Ranch

Operations, Maintenance, Administration and Engineering, net of total available:	\$4,826.00
Assessment Formula: [20 parcels (1 unit/parcel)], \$4,826.00/20 Units = \$241.30 Per Unit	
Zone 17 - Dakota Ranch Single-Family Parcel Cost Per Year:	\$241.30
Maximum Assessment:	\$427.06

Zone 18 - Allos

Operations, Maintenance, Administration and Engineering, net of total available:	\$3,920.04
Assessment Formula: [6 parcels (1 unit/parcel)], \$3,920.04/6 Units = \$653.34 Per Unit	
Zone 18 - Allos Single-Family Parcel Cost Per Year:	\$653.34
Maximum Assessment:	\$821.24



Engineer's Signature Page | 9

July Executed this day of FRANCISCO MARTINEZ JR PROFESSIONAL CIVIL ENGINEER NO. 84640 **ENGINEER OF WORK** CITY OF SANTEE STATE OF CALIFORNIA I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagrams thereto attached, was filed with me on the ______ day of ______, 2025, by adoption of Resolution No. _____by City Council. CITY CLERK CITY OF SANTEE STATE OF CALIFORNIA I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagrams thereto attached, was approved and confirmed by the City Council of the City of Santee, California on the _____day of ______, 2025. CITY CLERK CITY OF SANTEE STATE OF CALIFORNIA



4. Assessment Rolls Page | 10

The actual assessment and the amount of the assessment for the Fiscal Year 2025-26 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix B of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of San Diego and such records are, by reference, made part of this Report.

The total assessment for the Fiscal Year 2025-26 is \$116,066.094.

⁴ The actual assessment roll amount might have a minimal variance due to rounding.



5. Assessment Diagrams Page | 11

The assessment diagrams showing the boundaries of the District and the zones addressed by this Engineer's Report and which will be assessed in FY 2025-26 are on file in the offices of the City Clerk and the Director of Finance. Copies of each diagram are included in this report in Appendix C. For exact details of parcels and dimensions, please refer to the Assessor's maps located in the office of the San Diego County Recorder.



Appendix A: SLMD Budget Detail

Appendix A Budget Detail

SLMD Budget Detail

Description	Zone 1 El Nopal Estates	Zone 3 Country Scenes	Zone 4 Camelot Heights	Zone 8 Silver Country	Zone 9 Timberlane	Zone 12 The Heights	Zone 13 Prospect Hills	Zone 14 Mitchell Ranch	Zone 17 Dakota Ranch	Zone 18 Allos	Grand Total
Fund Balance, beginning	\$7,929	\$5,600	\$1,299	\$88,457	\$585	\$24,666	\$485	\$7,660	\$21,765	\$10,866	\$169,312
Estimated Revenues:											
Assessments	\$11,930	\$2,070	\$1,390	\$75,740	\$1,530	\$8,760	\$3,230	\$2,690	\$4,830	\$3,930	\$116,100
Interest	\$240	\$370	\$30	\$3,200	\$40	\$760	\$170	\$260	\$980	\$340	\$6,390
Total Estimated Revenues	\$12,170	\$2,440	\$1,420	\$78,940	\$1,570	\$9,520	\$3,400	\$2,950	\$5,810	\$4,270	\$122,490
Expenditures											
Administration	\$730	\$210	\$170	\$2,440	\$560	\$940	\$680	\$260	\$340	\$90	\$6,420
Advertising	\$50	\$10	\$10	\$320	\$10	\$40	\$20	\$20	\$20	\$20	\$520
Electricity & Gas – Grounds	\$100	\$160	\$110	\$2,000	\$0	\$0	\$0	\$0	\$110	\$100	\$2,580
Water & Sewer – Grounds	\$1,620	\$800	\$630	\$29,250	\$1,100	\$6,500	\$2,650	\$800	\$2,340	\$1,860	\$47,550
Repair/Maintenance - Grounds	\$4,780	\$750	\$450	\$41,000	\$450	\$5,750	\$450	\$2,350	\$6,850	\$2,750	\$65,580
Internal Service Charges	\$400	\$60	\$0	\$1,500	\$0	\$610	\$0	\$460	\$0	\$200	\$3,230
General Fund Repayment	\$2,770	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,770
Total Budget	\$10,450	\$1,990	\$1,370	\$76,510	\$2,120	\$13,840	\$3,800	\$3,890	\$9,660	\$5,020	\$128,650
Fund Balance, ending	\$9,649	\$6,050	\$1,349	\$90,887	\$35	\$20,346	\$85	\$6,720	\$17,914	\$10,116	\$163,151



Appendix B: Assessment Rolls

6091-16 - SLMD Zone 1 Fiscal Year 2025-26



APN	Levy	APN	Levy	APN	Levy
3812230100	\$265.14	3812230200	\$265.14	3812230300	\$265.14
3812230400	\$265.14	3812230500	\$265.14	3812230600	\$265.14
3812230700	\$265.14	3812230800	\$265.14	3812230900	\$265.14
3812231000	\$265.14	3812231100	\$265.14	3812231200	\$265.14
3812231300	\$265.14	3812231400	\$265.14	3812231500	\$265.14
3812231600	\$265.14	3812231700	\$265.14	3812231800	\$265.14
3812231900	\$265.14	3812232000	\$265.14	3812232100	\$265.14
3812232200	\$265.14	3812232300	\$265.14	3812232400	\$265.14
3812232500	\$265.14	3812232600	\$265.14	3812232700	\$265.14
3812232800	\$265.14	3812232900	\$265.14	3812233000	\$265.14
3812233100	\$265.14	3812233200	\$265.14	3812233300	\$265.14
3812233400	\$265.14	3812233500	\$265.14	3812233600	\$265.14
3812233700	\$265.14	3812233800	\$265.14	3812233900	\$265.14
3812234000	\$265.14	3812234100	\$265.14	3812234200	\$265.14
3812234300	\$265.14	3812234400	\$265.14	3812234500	\$265.14
Totals		Doroclo	1E	Loung	¢11 021 20
TUIdIS		Parcels 4	45	Levy	\$11,931.30

^{*}The County of San Diego only allows even numbered dollar amount to be submitted on the Tax Rolls so the Dollar amounts shown will be slightly different from what is stated in the Assessment section of this Report.



6091-24 - SLMD Zone 3 Fiscal Year 2025-26



APN	Levy	APN	Levy	APN	Levy
2012/04000	¢14774	2012/05000	ф1 47 7 4	2012/05100	ф1.4 7 .7.4
3812604900	\$147.64	3812605000	\$147.64	3812605100	\$147.64
3812605200	\$147.64	3812605300	\$147.64	3812605400	\$147.64
3812605500	\$147.64	3812605600	\$147.64	3812605700	\$147.64
3812605800	\$147.64	3812605900	\$147.64	3812606000	\$147.64
3812606100	\$147.64	3812606200	\$147.64		
Totals		Parcels 1	4	Levy \$	2,066.96



6091-25 - SLMD Zone 4 Fiscal Year 2025-26



APN	Levy	APN	Levy	APN	Levy
2704204400	¢120 F0	2704204700	ф120 F0	2704204000	¢120 F0
3784204600	\$138.50	3784204700	\$138.50	3784204800	\$138.50
3784204900	\$138.50	3784205000	\$138.50	3784205100	\$138.50
3784205200	\$138.50	3784205300	\$138.50		
3784205400	\$138.50	3784205500	\$138.50		
Totals		Parcels 1	0	Levy \$	1,385.00





APN	Levy	APN	Levy	APN	Levy
3784400100	\$495.00	3784400200	\$495.00	3784400300	\$495.00
3784400400	\$495.00	3784400700	\$495.00	3784400800	\$495.00
3784400900	\$495.00	3784401000	\$495.00	3784401100	\$495.00
3784401200	\$495.00	3784401300	\$495.00	3784401400	\$495.00
3784401500	\$495.00	3784401600	\$495.00	3784401700	\$495.00
3784401800	\$495.00	3784401900	\$495.00	3784402000	\$495.00
3784402100	\$495.00	3784402200	\$495.00	3784402300	\$495.00
3784402400	\$495.00	3784402500	\$495.00	3784402600	\$495.00
3784402700	\$495.00	3784402800	\$495.00	3784402900	\$495.00
3784403200	\$495.00	3784403300	\$495.00	3784410100	\$495.00
3784410200	\$495.00	3784410300	\$495.00	3784410400	\$495.00
3784410500	\$495.00	3784410600	\$495.00	3784410700	\$495.00
3784410800	\$495.00	3784410900	\$495.00	3784411000	\$495.00
3784411100	\$495.00	3784411200	\$495.00	3784411300	\$495.00
3784411400	\$495.00	3784411500	\$495.00	3784411600	\$495.00
3784411700	\$495.00	3784411800	\$495.00	3784412100	\$495.00
3784412200	\$495.00	3784412300	\$495.00	3784412400	\$495.00
3784412500	\$495.00	3784412600	\$495.00	3784412900	\$495.00
3784413000	\$495.00	3784413100	\$495.00	3784413200	\$495.00
3784413300	\$495.00	3784413400	\$495.00	3784413500	\$495.00
3784413600	\$495.00	3784413700	\$495.00	3784413800	\$495.00
3784413900	\$495.00	3784414000	\$495.00	3784414100	\$495.00
3784414400	\$495.00	3784414500	\$495.00	3784414700	\$495.00
3784414900	\$495.00	3784500100	\$495.00	3784500200	\$495.00
3784500300	\$495.00	3784500400	\$495.00	3784500500	\$495.00
3784500600	\$495.00	3784500700	\$495.00	3784500800	\$495.00
3784500900	\$495.00	3784501000	\$495.00	3784501100	\$495.00
3784501200	\$495.00	3784501300	\$495.00	3784501400	\$495.00
3784501500	\$495.00	3784501600	\$495.00	3784501700	\$495.00
3784501800	\$495.00	3784501900	\$495.00	3784502000	\$495.00
3784502200	\$495.00	3784502300	\$495.00	3784502400	\$495.00
3784502500	\$495.00	3784502600	\$495.00	3784502700	\$495.00
3784502800	\$495.00	3784502900	\$495.00	3784503000	\$495.00
3784503100	\$495.00	3784503200	\$495.00	3784503300	\$495.00
3784503400	\$495.00	3784503500	\$495.00	3784503600	\$495.00
3784503700	\$495.00	3784503800	\$495.00	3784503900	\$495.00
3784504000	\$495.00	3784504100	\$495.00	3784504200	\$495.00
3784504300	\$495.00	3784504400	\$495.00	3784504500	\$495.00
3784504600	\$495.00	3784504700	\$495.00	3784504800	\$495.00
3784504900	\$495.00	3784505000	\$495.00	3784505100	\$495.00
3784505200	\$495.00	3784505300	\$495.00	3784505500	\$495.00
3817100100	\$495.00	3817100200	\$495.00	3817100300	\$495.00
3817100400	\$495.00	3817100500	\$495.00	3817100600	\$495.00
3817100700	\$495.00	3817100800	\$495.00	3817100900	\$495.00
3817101000	\$495.00	3817101100	\$495.00	3817101200	\$495.00
3817101300	\$495.00	3817101400	\$495.00	3817101500	\$495.00
3817101600	\$495.00	3817101700	\$495.00	3817101800	\$495.00



6091-29 - SLMD Zone 8 Fiscal Year 2025-26



APN	Levy	APN	Levy	APN	Levy
3817101900	\$495.00	3817102000	\$495.00	3817102100	\$495.00
3817102200	\$495.00	3817102300	\$495.00	3817102400	\$495.00
3817102500	\$495.00	3817102600	\$495.00	3817102700	\$495.00
3817102800	\$495.00	3817102900	\$495.00	3817103000	\$495.00
T					

Totals Parcels 153 Levy \$75,735.00



Totals

6091-30 - SLMD Zone 9 Fiscal Year 2025-26



Levy \$1,529.32

APN	Levy	APN	Levy	APN	Levy
3816900200	\$44.98	3816900300	\$44.98	3816900400	\$44.98
3816900500	\$44.98	3816900600	\$44.98	3816900700	\$44.98
3816900800	\$44.98	3816900900	\$44.98	3816901000	\$44.98
3816901100	\$44.98	3816901200	\$44.98	3816901500	\$44.98
3816901600	\$44.98	3816901700	\$44.98	3816901800	\$44.98
3816901900	\$44.98	3816902000	\$44.98	3816902100	\$44.98
3816902200	\$44.98	3816902300	\$44.98	3816902400	\$44.98
3816902500	\$44.98	3816902600	\$44.98	3816903400	\$44.98
3816903500	\$44.98	3816903600	\$44.98	3816903700	\$44.98
3816903800	\$44.98	3816903900	\$44.98	3816904000	\$44.98
3816904700	\$44.98	3816904800	\$44.98		
3816904900	\$44.98	3816905100	\$44.98		

Parcels 34

6091-33 - SLMD Zone 12 Fiscal Year 2025-26



APN	Levy	APN	Levy	APN	Levy
0704/00400	44.5.04	0704/0000	04.45.04	0704/0000	\$4.45.04
3784600100	\$145.94	3784600200	\$145.94	3784600300	\$145.94
3784600400	\$145.94	3784600500	\$145.94	3784600600	\$145.94
3784600900	\$145.94	3784601000	\$145.94	3784601100	\$145.94
3784601200	\$145.94	3784601300	\$145.94	3784601400	\$145.94
3784601500	\$145.94	3784601600	\$145.94	3784601700	\$145.94
3784601800	\$145.94	3784601900	\$145.94	3784602000	\$145.94
3784602100	\$145.94	3784602200	\$145.94	3784602300	\$145.94
3784602400	\$145.94	3784602500	\$145.94	3784602600	\$145.94
3784602700	\$145.94	3784602800	\$145.94	3784602900	\$145.94
3784603000	\$145.94	3784603100	\$145.94	3784603200	\$145.94
3784603300	\$145.94	3784603400	\$145.94	3784603500	\$145.94
3784603600	\$145.94	3784603700	\$145.94	3784603800	\$145.94
3784603900	\$145.94	3784604000	\$145.94	3784604300	\$145.94
3784604400	\$145.94	3784610100	\$145.94	3784610200	\$145.94
3784610300	\$145.94	3784610400	\$145.94	3784610500	\$145.94
3784610600	\$145.94	3784610900	\$145.94	3784611000	\$145.94
3784611100	\$145.94	3784611200	\$145.94	3784611300	\$145.94
3784611400	\$145.94	3784611500	\$145.94	3784611600	\$145.94
3784611700	\$145.94	3784611800	\$145.94	3784611900	\$145.94
3784612000	\$145.94	3784612100	\$145.94	3784612200	\$145.94
Totals		Parcels 6	50	Levy	\$8,756.40

^{*}The County of San Diego only allows even numbered dollar amount to be submitted on the Tax Rolls so the Dollar amounts shown will be slightly different from what is stated in the Assessment section of this Report.



6091-34 - SLMD Zone 13 Fiscal Year 2025-26



APN	Levy	APN	Levy	APN	Levy
3866800100	\$75.00	3866800200	\$75.00	3866800300	\$75.00
3866800400	\$75.00	3866800500	\$75.00	3866800600	\$75.00
3866800700	\$75.00	3866800800	\$75.00	3866800900	\$75.00
3866801000	\$75.00	3866801100	\$75.00	3866801200	\$75.00
3866801300	\$75.00	3866801400	\$75.00	3866801500	\$75.00
3866801600	\$75.00	3866801700	\$75.00	3866801800	\$75.00
3866801900	\$75.00	3866802000	\$75.00	3866802100	\$75.00
3866802200	\$75.00	3866802300	\$75.00	3866810100	\$75.00
3866810200	\$75.00	3866810300	\$75.00	3866810400	\$75.00
3866810500	\$75.00	3866810600	\$75.00	3866810700	\$75.00
3866810800	\$75.00	3866810900	\$75.00	3866811000	\$75.00
3866811100	\$75.00	3866811200	\$75.00	3866811300	\$75.00
3866811400	\$75.00	3866811500	\$75.00	3866811600	\$75.00
3866811700	\$75.00	3866811800	\$75.00		
3866811900	\$75.00	3866812000	\$75.00		



6091-35 - SLMD Zone 14 Fiscal Year 2025-26



APN	Levy	APN	Levy	APN	Levy
					_
3817200100	\$168.14	3817200200	\$168.14	3817200300	\$168.14
3817200400	\$168.14	3817200500	\$168.14	3817200600	\$168.14
3817200700	\$168.14	3817200800	\$168.14	3817200900	\$168.14
3817201000	\$168.14	3817201100	\$168.14	3817201200	\$168.14
3817201300	\$168.14	3817201400	\$168.14		
3817201500	\$168.14	3817201600	\$168.14		
Totals		Parcels 1	6	Levy \$.	2,690.24
		i di ccis	0	LCVy ψ	2,070.27



6091-40 - SLMD Zone 17 Fiscal Year 2025-26



APN	Levy	APN	Levy	APN	Levy
3784205600	\$241.30	3784205700	\$241.30	3784205800	\$241.30
3784205900	\$241.30	3784206000	\$241.30	3784206100	\$241.30
3784206200	\$241.30	3784206300	\$241.30	3784206400	\$241.30
3784206500	\$241.30	3784206600	\$241.30	3784206700	\$241.30
3784206800	\$241.30	3784206900	\$241.30	3784207000	\$241.30
3784207100	\$241.30	3784207200	\$241.30	3784207300	\$241.30
3784207400	\$241.30	3784207500	\$241.30		

Totals Parcels 20 Levy \$4,826.00



6091-41 - SLMD Zone 18 Fiscal Year 2025-26

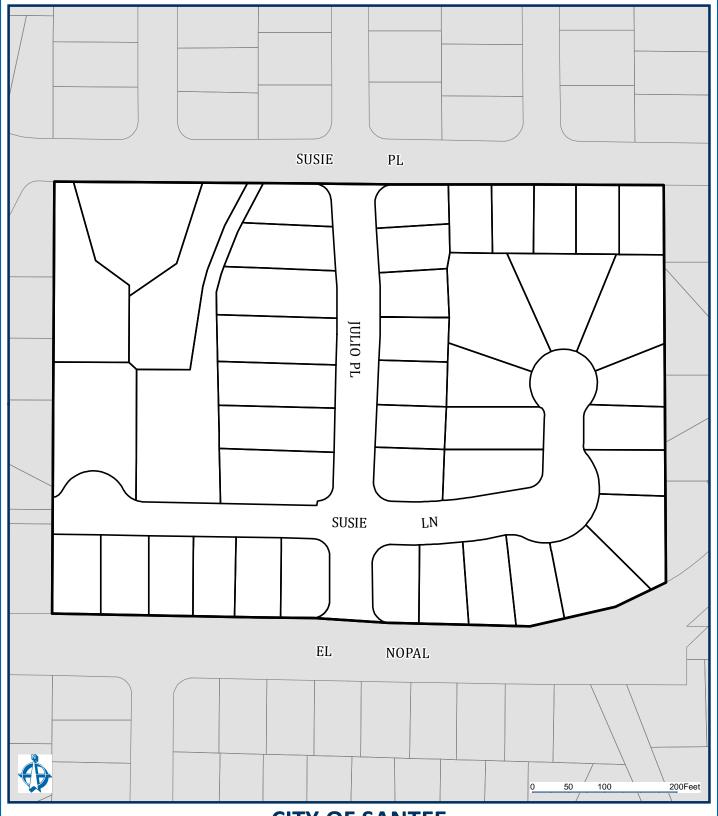


APN	Levy	APN	Levy	APN	Levy
2042005000	\$653.34	204200E100	¢4E2 24	3862805200	¢4E2 24
3862805000 3862805300	\$653.34	3862805100 3862805400	\$653.34 \$653.34	3862805500	\$653.34 \$653.34
	•				·
Totals		Parcels 6		Levy \$	3,920.04



Appendix C:

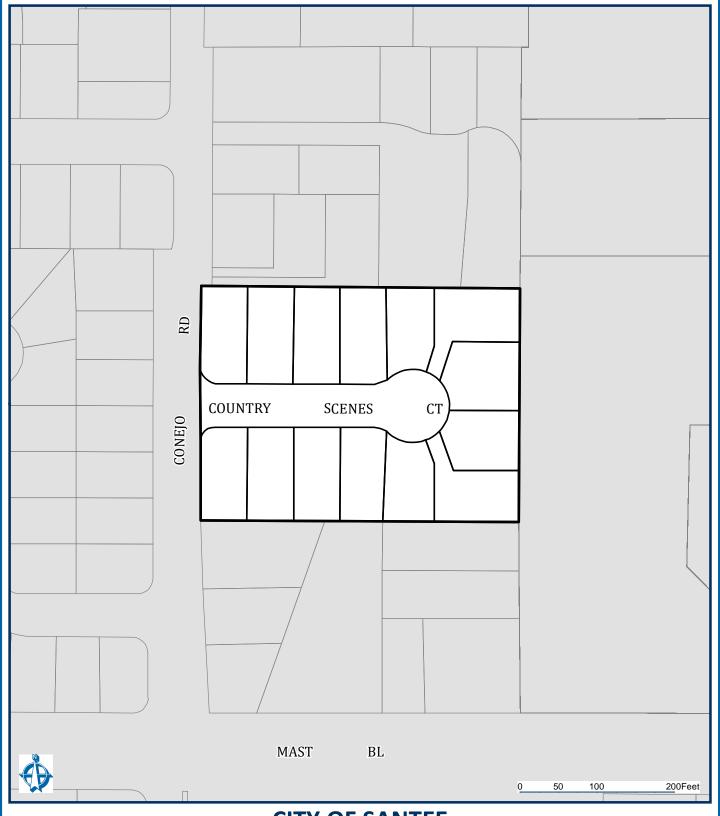
Assessment Diagrams



SANTEE LANDSCAPE MAINTENANCE DISTRICT ZONE 1
(EL NOPAL ESTATES)



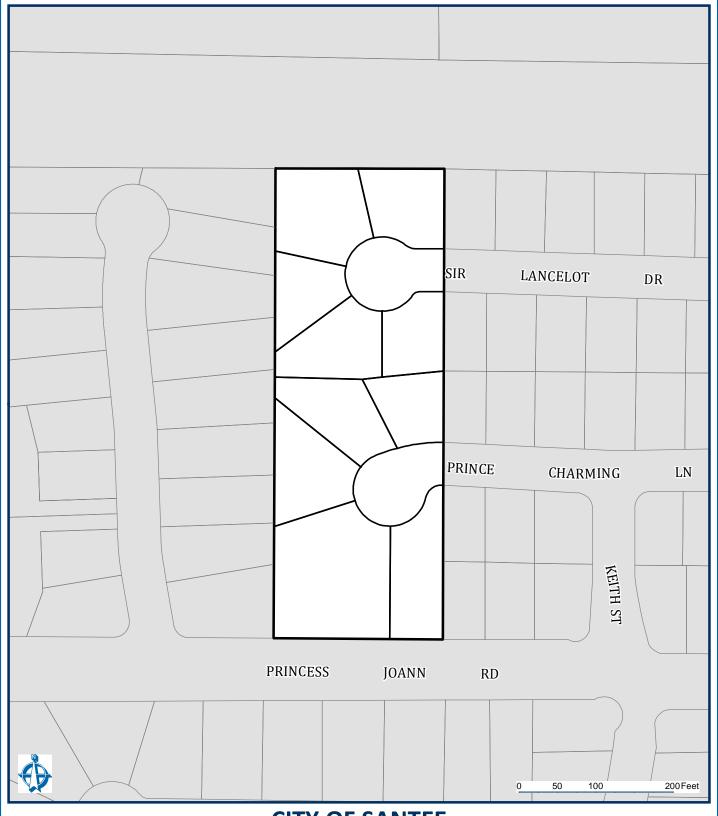




SANTEE LANDSCAPE MAINTENANCE DISTRICT ZONE 3 (COUNTRY SCENES)



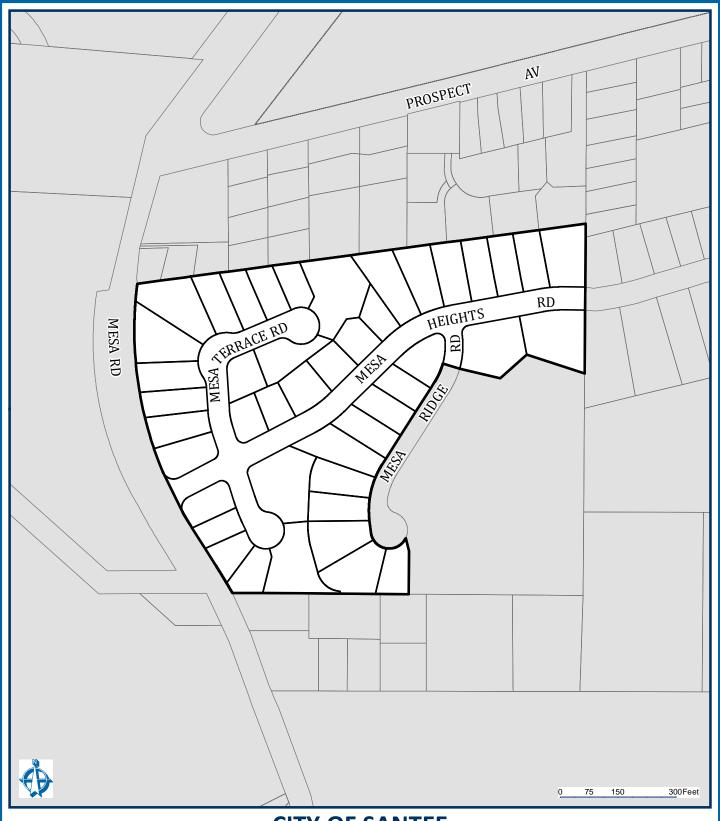




SANTEE LANDSCAPE MAINTENANCE DISTRICT ZONE 4 (CAMELOT HEIGHTS)



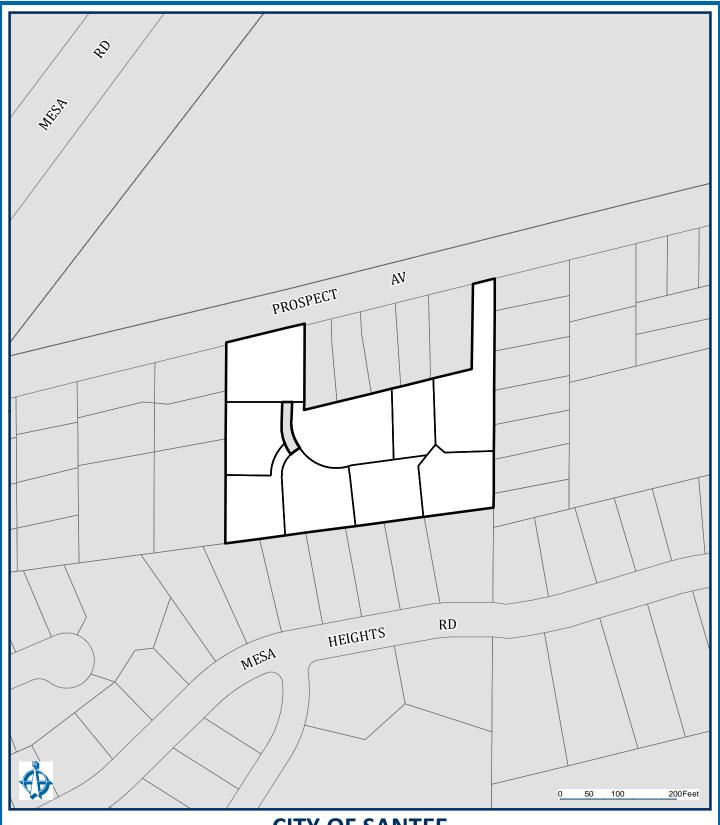




SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 5
(MESA HEIGHTS)



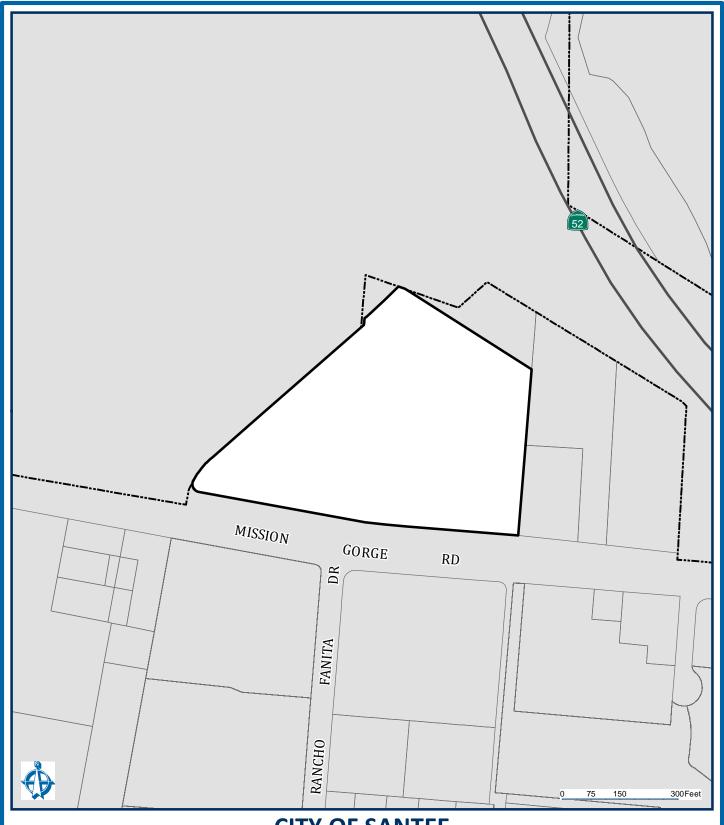




SANTEE LANDSCAPE MAINTENANCE DISTRICT ZONE 6 (PROSPECT POINT)



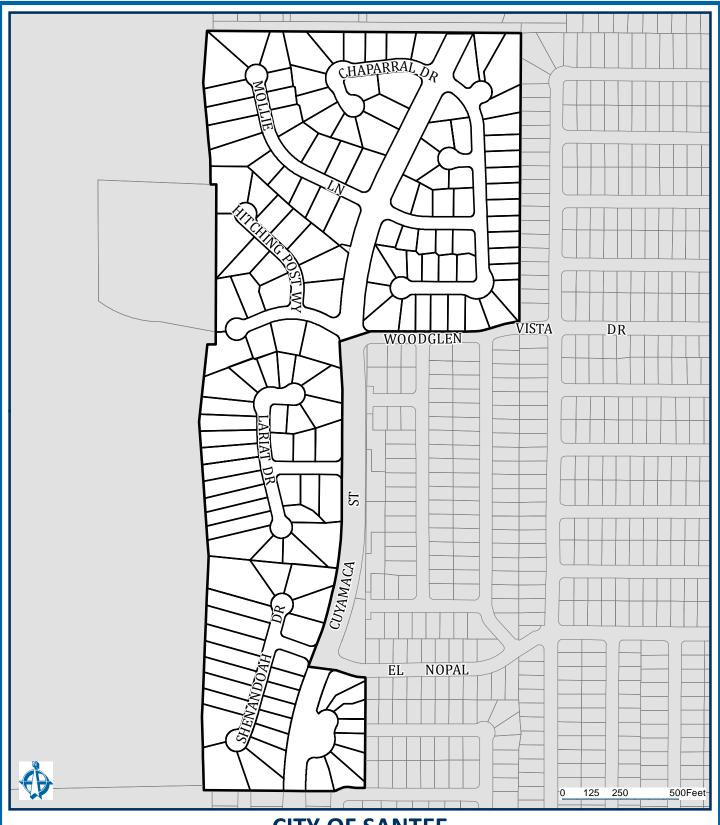




SANTEE LANDSCAPE MAINTENANCE DISTRICT ZONE 7 (TREVISO)



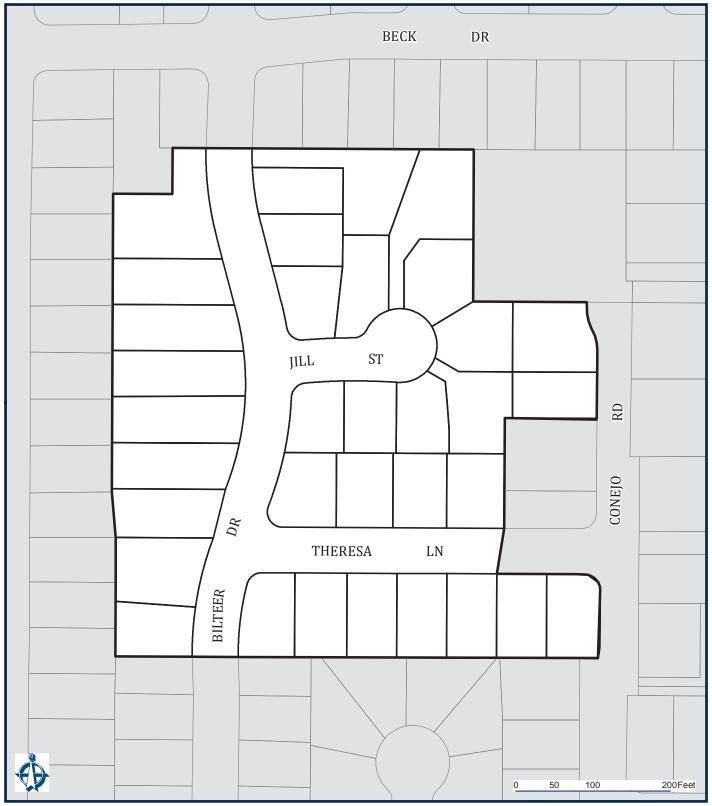




SANTEE LANDSCAPE MAINTENANCE DISTRICT ZONE 8
(SILVER COUNTRY ESTATES)



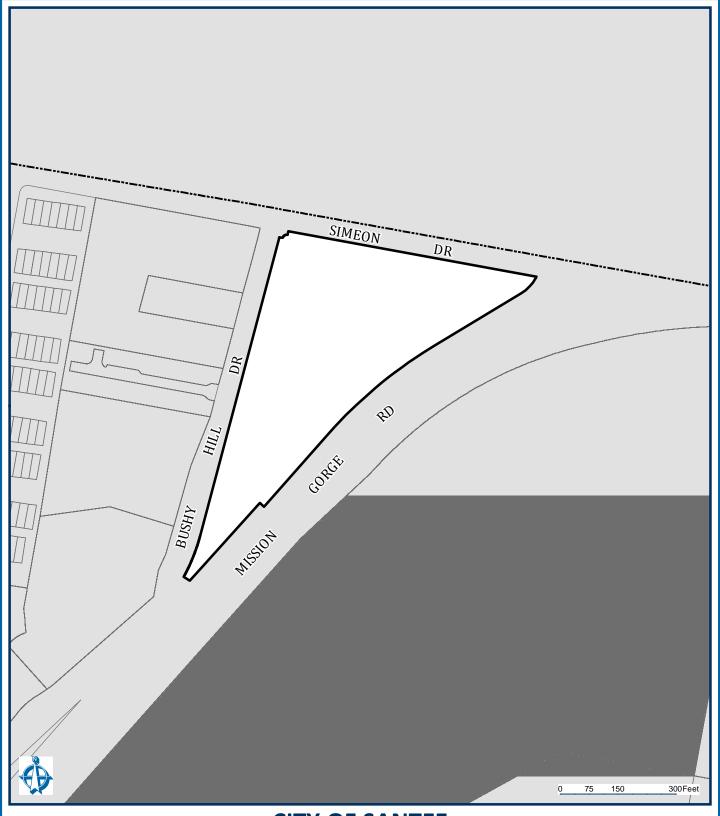




SANTEE LANDSCAPE MAINTENANCE DISTRICT ZONE 9
(TIMBERLANE/MATTAZARO)



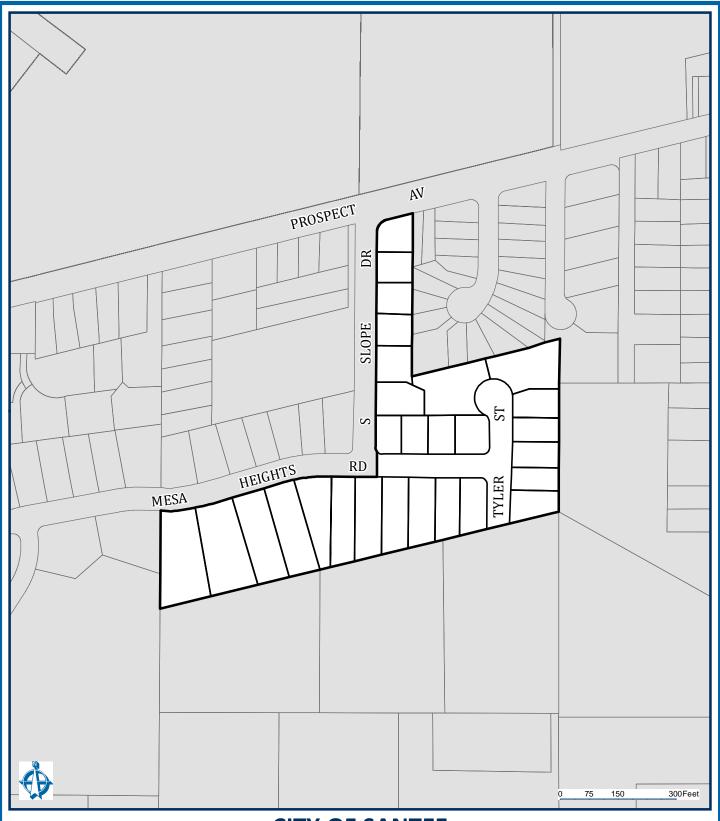




SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 10
(LAKES WEST)



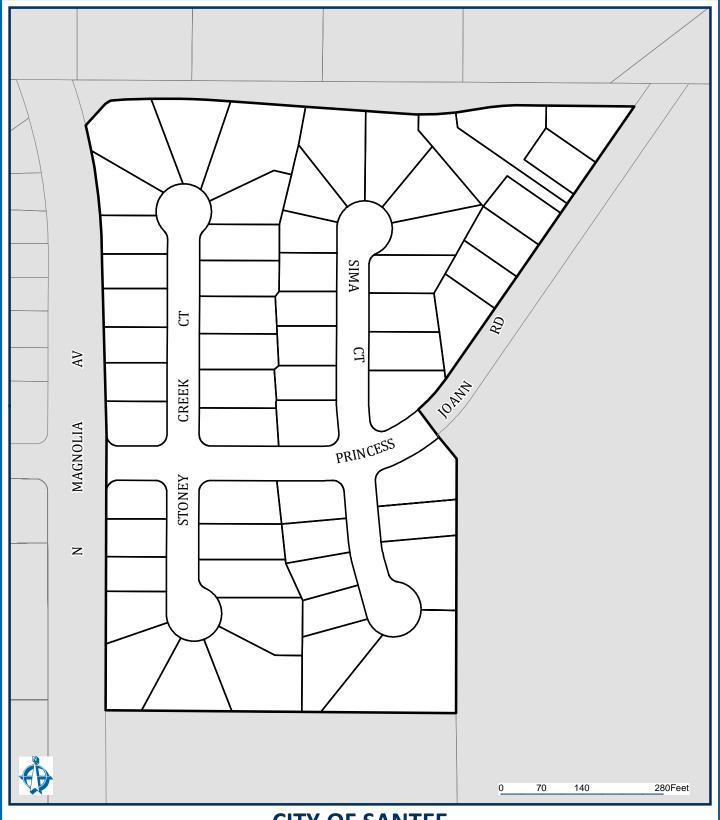




SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 11
(PADRE HILLS)



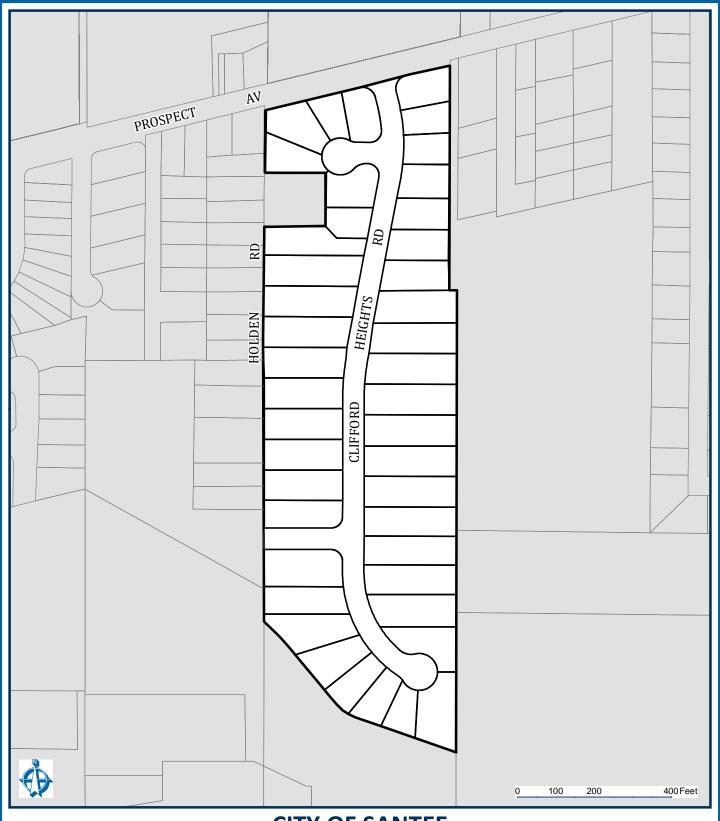




SANTEE LANDSCAPE MAINTENANCE DISTRICT ZONE 12 (THE HEIGHTS)



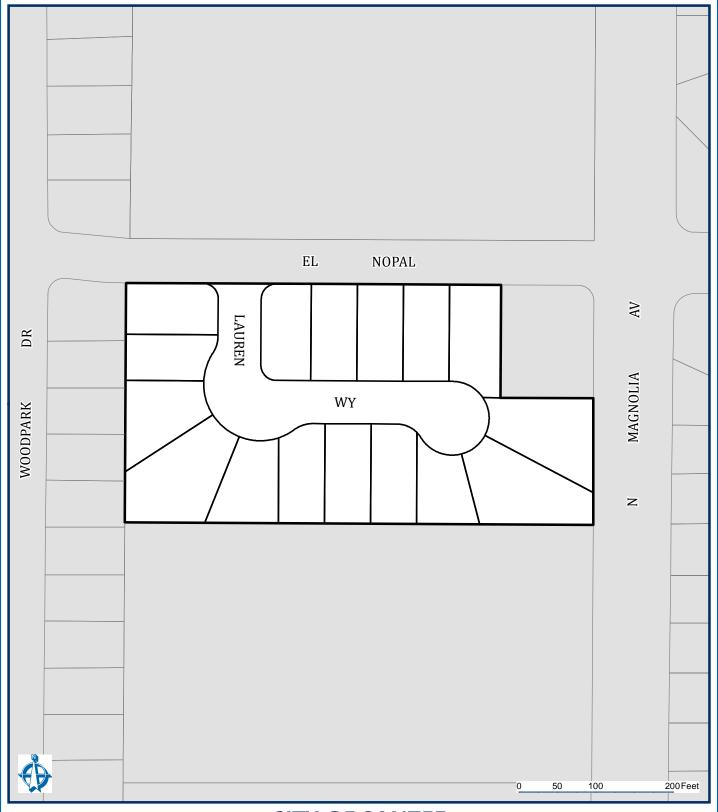




SANTEE LANDSCAPE MAINTENANCE DISTRICT ZONE 13
(PROSPECT HILLS)



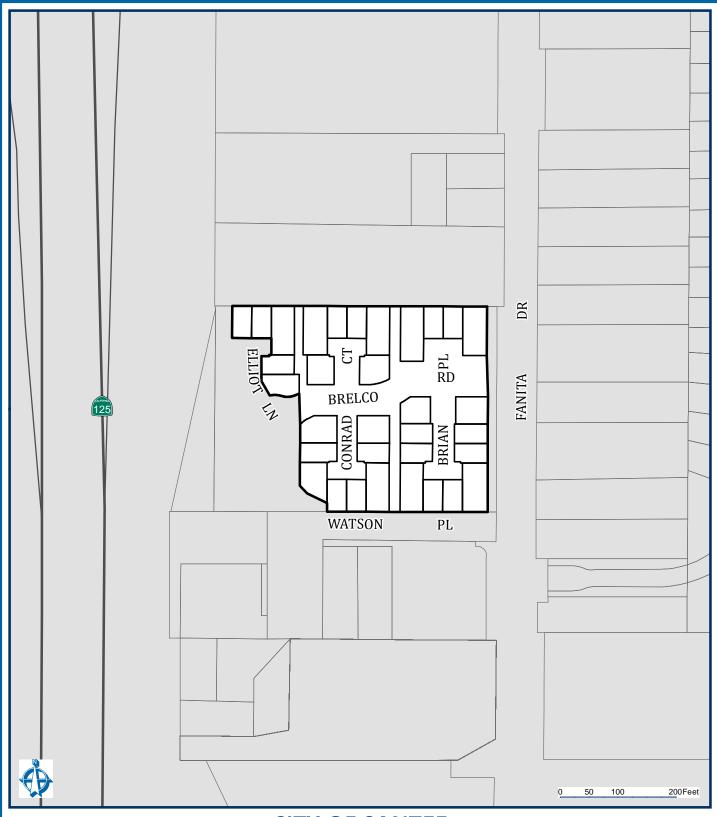




SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 14
(MITCHELL RANCH)







SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 15
(VISTA ESTE)



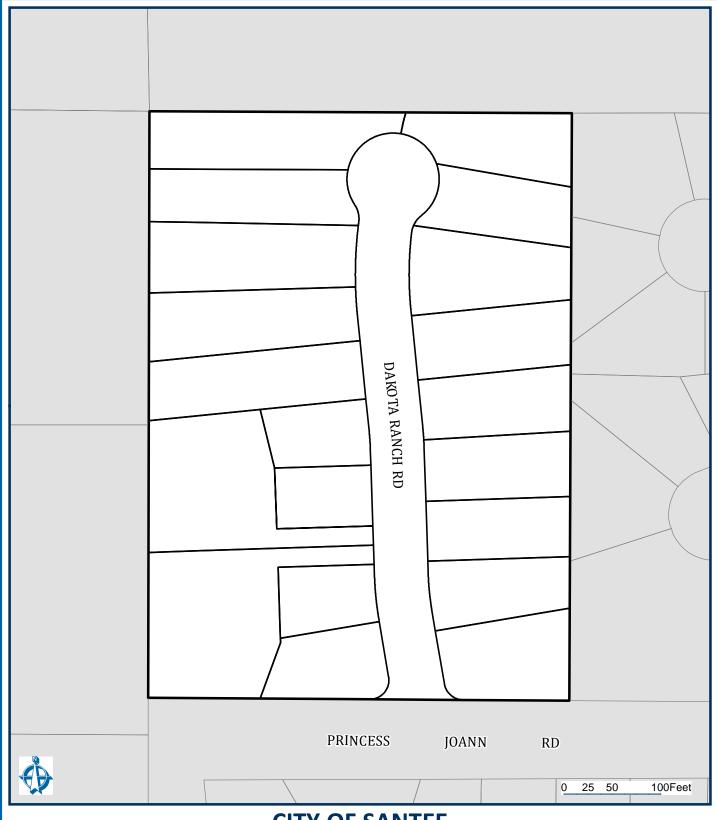




SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 16
(PROSPECT GLEN)



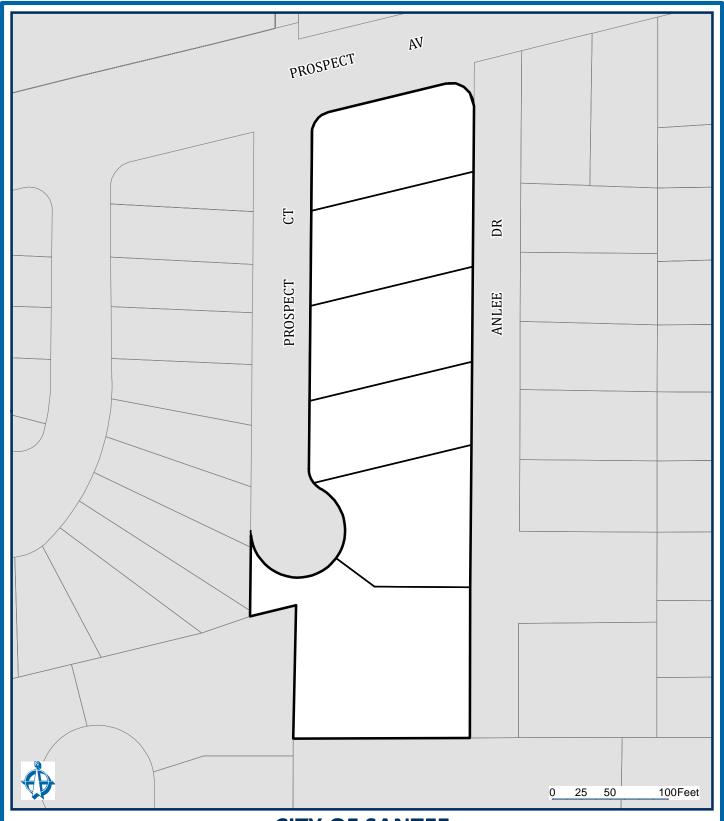




SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 17
(DAKOTA RANCH)



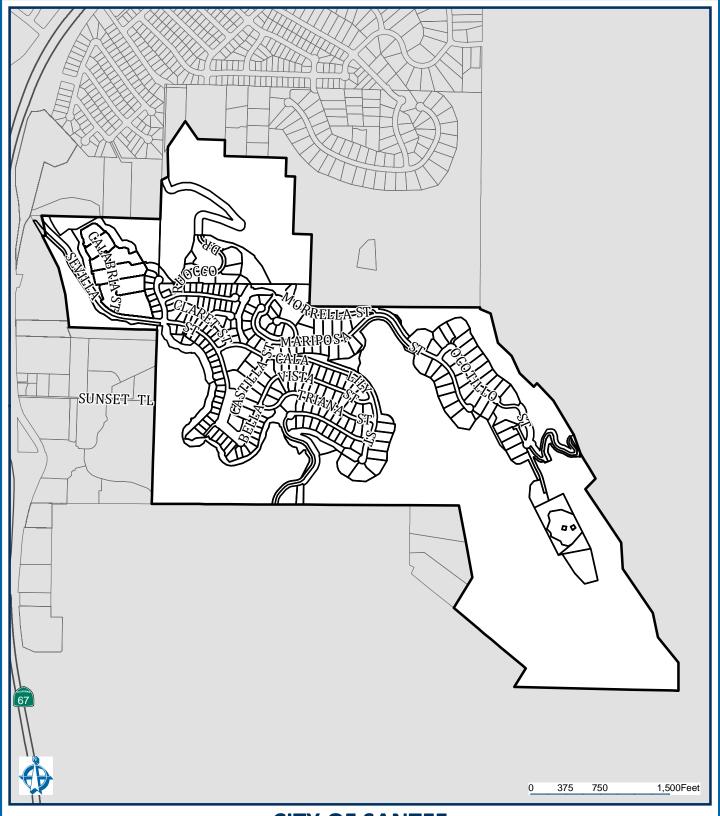




SANTEE LANDSCAPE MAINTENANCE DISTRICT ZONE 18 (ALLOS)







SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 19
(SKY RANCH)





Appendix D:

Capital Improvement Projects

Appendix D Capital Improvement Projects

The Community Services Department is developing a maintenance plan for each zone that would include, operational activities, and revenue requirements to meet the objectives and service levels desired. Revenue requirements are set to cover annual operating costs and build reserves over time to perform focused capital replacements year over year, or large capital replacements in one anticipated year. Projects will be brought before City Council for approval as they are developed through the master plan. Zone specific projects are listed below:

Zone 12 Capital Project

For Fiscal Year 2025-26, the City budgeted \$3,500 for Landscape/Irrigation upgrades.

Zone 17 Capital Project

For Fiscal Year 2025-26, the City budgeted \$3,000 for Landscape/Irrigation upgrades.

Zone 18 Capital Project

For Fiscal Year 2025-26, the City budgeted \$1,500 for Landscape/Irrigation upgrades.



MEETING DATE July 9, 2025

<u>ITEM TITLE</u> PUBLIC HEARING FOR THE FY 2025-26 <u>TOWN CENTER</u> <u>LANDSCAPE MAINTENANCE DISTRICT</u> ANNUAL LEVY OF ASSESSMENTS

DIRECTOR/DEPARTMENT Heather Jennings, Finance & for My

SUMMARY

The Town Center Landscape Maintenance District ("TCLMD") was originally formed in 1987. It now comprises eight (8) distinct zones, four (4) of which have been historically assessed: Zone A – "Town Center Parkway," Zone B – "The Lakes," Zone C – "San Remo," and Zone D – the mixed use project known as "Mission Creek." Contractors provide landscape and lighting maintenance services to the assessed zones. No assessment will be levied for Zones E through H for the Fiscal Year 2025-26 as the property owners' association has maintained the improvements to a level satisfactory to the City. Maps depicting each zone and the areas of maintenance are attached.

Tonight's public hearing for the TCLMD FY 2025-26 annual levy of assessments is the final step in the annual assessment process. On April 23, 2025, the City Council initiated proceedings and ordered the preparation of an Engineer's Report. On May 14, 2025, the City Council approved the Engineer's Report and set tonight's meeting as the time and place for the required public hearing for the FY 2025-26 TCLMD's annual levy of assessments. The Engineer's Report describes the legal and physical nature of the TCLMD, its improvements, budget and the proposed spread of assessments.

The attached Assessment Summary reflects TCLMD assessments, costs and available balances for FY 2025-26. There will be no change in the assessment for Zones A, B, C and D, as they are at the maximum assessment. Due to inflationary increases, FY 2025-26 Maintenance and Administration budgets will exceed FY 2025-26 assessment revenues in all but one of the four maintenance zones.

FINANCIAL STATEMENT

A total of \$321,780 is proposed to be assessed on property owners within Zones A, B, C and D of the TCLMD in FY 2025-26 for the cost of maintenance and administration.

CITY ATTORNEY REVIEW □ N/A • ☑ Completed

RECOMMENDATION (

- 1. Conduct and close the Public Hearing.
- 2. Adopt the attached Resolution confirming an assessment diagram and assessment and providing for the FY 2025-26 TCLMD annual levy of assessments.

<u>ATTACHMENTS</u>

- 1. Assessment Summary
- 2. Resolution
- 3. Engineer's Report



ASSESSMENT SUMMARY FOR TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT

FY 2025-26 ASSESSMENTS VS. FY 2024-25 ASSESSMENTS AND APPROVED MAXIMUM ASSESSMENT

			FY 2025-26		FY 24-25	FY 25-26		Maximum
		Benefit Uni	Maintenance 8	Reserves	Levy Per	LevyPer	FY 25/26	Total
Zone	Title	Used	Administration	7/1/2025	Benefit Uni	Benefit Uni	Total Levy	Levy
А	Town Center Parkway	Acre	\$159,950.00	\$281,492.00	\$1,627.00/ \$2,973.00 (1)	\$1,627.00/ \$2,973.00 (1)	\$141,816.82	\$141,816.82
В	The Lakes	SFH (2)	\$17,960.00	\$34,692.00	\$84.48	\$84.48	\$7,518.72	\$7,518.72
С	San Remo	SFH (2)	\$15,060.00	\$29,921.00	\$218.22	\$218.22	\$7,855.92	\$7,855.92
D	Mission Creek- Commercial	Acre	N/A	N/A	\$5,481.35	\$5,481.35	\$46,749.08	\$46,749.08
	Mission Creek - Residential	SFH (2)	N/A	N/A	\$286.00	\$286.00	\$117,832.00	\$117,832.00
	Mission Creek- All Uses	N/A	\$163,220.00	\$175,371.00	N/A	N/A	\$164,581.08	\$164,581.08

Notes:

- (1) Based on a 1987 agreement with the RDA and The Price Company, the Costco parcel is levied a lower overall assessment. All other parcels are charged the second-shown rate.
- (2) "SFH" means Single Family Home.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE CONFIRMING AN ASSESSMENT DIAGRAM AND ASSESSMENT AND PROVIDING FOR THE FY 2025-26 TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS

WHEREAS, on April 23, 2025, pursuant to Resolution No. 042-2025, the City Council of the City of Santee initiated proceedings for the annual levy of the assessments for a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in a district known and designated as TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ("District"); and

WHEREAS, on April 23, 2025, also pursuant to Resolution No. 042-2025, the City Council ordered the preparation of an Engineer's Report ("Report") and the Director of Finance filed with this City Council said Report pursuant to the Law for its consideration and subsequently thereto, on May 14, 2025, pursuant to Resolution No. 053-2025, this City Council did adopt its Resolution of Intention to levy and collect assessments for Fiscal Year 2025-26 relating to the District, and further did proceed to give notice of the time and place for a public hearing on all matters relating to said annual levy of the proposed assessment in accordance with the Law; and

WHEREAS, at this time this City Council has heard all testimony and evidence, and is desirous of proceeding with said annual levy of assessments.

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

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

SECTION 2. That this City Council hereby confirms the assessment diagram and assessment as submitted and orders the annual levy of the assessment for maintenance of improvements for the Fiscal Year 2025-26 in the amounts as set forth in the Report and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy.

SECTION 3. That the assessment diagram and assessment for maintenance of improvements as set forth and contained in said Report are hereby confirmed and adopted by this City Council as originally proposed.

SECTION 4. That the adoption of this Resolution constitutes the levy of the assessment for the Fiscal Year 2025-26.

SECTION 5. That the estimates of costs, the assessment diagram, the assessments and all other matters as set forth in the Report, pursuant to the Law, as submitted, are hereby approved, adopted and confirmed by this City Council, all as originally proposed.

RESOI	LUTION	NO.	
--------------	--------	-----	--

SECTION 6. That the maintenance of improvements contemplated by the Resolution of Intention shall be performed pursuant to law and the County of San Diego Auditor shall enter on the County of San Diego Assessment Roll the amount of the assessment and said assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County of San Diego, the net amount of the assessment shall be paid to the Director of Finance of the City for the benefit of the District.

SECTION 7. That the Director of Finance has established a special fund known as the **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** into which the Director of Finance shall place all monies collected by the County of San Diego Tax Collector pursuant to the provisions of this Resolution and law and said transfer shall be made and accomplished as soon as said monies have been made available to said Director of Finance.

SECTION 8. That the City Clerk is hereby ordered and directed to file a certified copy of the assessment diagram and assessment roll with the County of San Diego Auditor, together with a certified copy of this Resolution immediately upon its adoption, but in no event later than August 10, 2025.

SECTION 9. That a certified copy of the assessment diagram and assessment roll shall be filed in the office of the Director of Finance, with a duplicate copy on file in the office of the City Clerk and open for public inspection.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of July, 2025, by the following roll call vote to wit:

ATES:	
NOES:	
ABSENT:	
	APPROVED:
ATTEST:	JOHN W. MINTO, MAYOR
JAMES JEFFRIES. CITY CLERK	



CITY OF SANTEE

Final Engineer's Report





Fiscal Year 2025-26

Santee Town Center Landscape Maintenance District

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Appendices

Appendix A – Assessment Rolls

Appendix B – Assessment Diagrams

Appendix C – Capital Improvement Projects



i. Introduction Page | i

AGENCY: CITY OF SANTEF

PROJECT: SANTEE TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT

TO: CITY COUNCIL

CITY OF SANTEE

STATE OF CALIFORNIA

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to direction from the City Council, submitted herewith is the Engineer's Report (the "Report"), consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, being the "Landscape and Lighting Act of 1972," as amended, commencing with Section 22500, and which is in accordance with Resolution No. 042-2025 adopted by the City of Santee, City Council, San Diego County, California ordering preparation of the Engineer's Report for Santee Town Center Landscape Maintenance District (the "District"). This Report is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2025, to June 30, 2026. Please note that Spicer Consulting Group, LLC provides engineering advice and related consulting engineering services.

- Section 1 PLANS AND SPECIFICATIONS of the improvements to be maintained and/or improved for the Fiscal Year. The plans and specifications show and describe the existing improvements, and are sufficient in showing and describing the general nature, location and extent of the improvements.
- Section 2 A COST ESTIMATE of the improvements to be maintained and/or improved for the mentioned Fiscal Year.
- Section 3 A METHOD OF APPORTIONMENT OF ASSESSMENT calculates the receipt of special benefit and the general benefit derived from the installation and maintenance and servicing of the respective improvements located throughout the District, and the methodology used to apportion the total assessment to the properties within the District.
- Section 4 ASSESSMENT ROLLS showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the boundaries as shown on the below-referenced Diagram. The Assessment Rolls can be found in Appendix A.
- Section 5 The ASSESSMENT DIAGRAMS of the District. Said Diagrams shall show the boundaries of the District and the boundaries of any zones within the District. Reference is made to the County Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the Fiscal Year to which the Report applies. The Assessment Diagrams can be found in Appendix B.



Description of the Boundaries and Improvement Services of Santee Town Center Maintenance District

Landscaping facilities or improvements are defined as landscaping within public streets and public right-of-way and easements, their appurtenances and the costs of installing, operating and maintaining them. Improvements to be performed generally consist of maintenance of median and right-of-way landscaping, including but not limited to personnel costs, electrical energy, water, materials, contracting services and other items necessary for the satisfactory delivery of these services.

Benefit Zone A - Town Center

- Town Center is located north of Mission Gorge Road and west of Cuyamaca Street, and all parcels along Town Center Parkway between Mission Gorge Road and Cuyamaca Street within the incorporated territory of the City of Santee. The zone consists of 30 commercial units with 54.04 acres of land.
- The primary improvements provided within Zone A may include but are not limited to: medians within Town Center Parkway, open space and landscape easements, public alleyways within the boundaries of the District, and public walkways and pathways within the District.

Benefit Zone B - The Lakes

- The Lakes is located north of Palm Glen Drive and west of Magnolia Avenue within the incorporated territory of the City of Santee. The zone consists of 89 residential units.
- The primary improvements provided within Zone B may include but are not limited to: public walkways and landscape easements, and walkways and parkway landscaping within the public right-of-way on Palm Glen Drive and Magnolia Avenue.

Benefit Zone C – San Remo

- San Remo is located south of Mast Boulevard with parcels along both sides of San Remo Court and Bilteer Court within the incorporated territory of the City of Santee. The zone consists of 36 residential units.
- The primary improvements provided within Zone C may include but are not limited to: public walkways and sound walls on Mast Boulevard, open space, landscape and drainage easements.

Benefit Zone D – Mission Creek

- Mission Creek is located west of Cuyamaca Street and all parcels on cul-de-sacs off of Mission Creek Drive and River Park Drive west of Cuyamaca Street within the incorporated territory of the City of Santee. The zone consists of 181 single family residential units, 231 multi-family residential units, 19 commercial units, and one exempt parcel.
- The primary improvements provided within Zone D may include but are not limited to: landscape easements, public access, walkways and parkways throughout the Mission Creek development, Western bike path, entrance monuments on the corners of Cuyamaca Street and River Park Drive, San Diego River Channel improvements (i.e., Linear Park, Pedestrian Bridge, Riparian Habitat, etc.), landscape easements, public access, walkways and parkways at Commercial Unit No. 3, landscape easements, public access, walkways and parkways at Residential Units 1 and 2, landscape easements, public access, walkways and parkways at the Mission Creek Townhomes, and landscape easements, public access, walkways and parkways at the Mission Creek Cluster Homes.

Benefit Zone E - Trolley Square

- Trolley Square is located north of Mission Gorge Road and south of Town Center Parkway, east of Cuyamaca Street and west of Civic Center Drive within the incorporated territory of the City of Santee. The zone consists of 12 commercial units with 44.43 acres of land.
- The primary improvements provided within Zone E may include but are not limited to: landscape, maintenance and access easements, parkway landscaping and appurtenances within the public right-of-way on the north side of Mission Gorge Road between Cuyamaca Street and Civic Center Drive, parkway landscaping and appurtenances within the public right-of-way on the west side of Civic Center Drive between Mission Gorge Road and Street B, parkway landscaping and appurtenances within the public right-of-way on the south side of Street B between Civic Center Drive and Town Center Parkway, parkway landscaping and appurtenances within the public right-of-way on the south side of Town Center Parkway between Street B and Cuyamaca Street, parkway landscaping and appurtenances within the public right-of-way on the east side of Cuyamaca Street between Town Center Parkway and Mission Gorge Road, water feature at corner of Cuyamaca Street and Mission



Gorge Road, water feature at corner of Mission Gorge Road and Civic Center Drive, and water feature at the north end of the trolley station.

Benefit Zone F – Hartford Property

- Hartford Property is located east of Cuyamaca Street and Civic Center Drive and west of Cottonwood Avenue, south of River Park Drive and northeast of Town Center Parkway, and Street B Drive within the incorporated territory of the City of Santee. The zone consists of 1 commercial unit with 7.97 acres of land.
- The primary improvements provided within Zone F may include but are not limited to: landscape, maintenance and access easements, parkway landscaping and appurtenances within the public right-of-way on the north side of Mission Gorge Road between Willow Avenue and Civic Center Drive, parkway landscaping and appurtenances within the public right-of-way on the east side of Civic Center Drive between Mission Gorge Road and Street B.

Benefit Zone G - Riverwalk

- Riverwalk is located east of Cuyamaca Street and east of Park Center Drive, south of Mast Boulevard and along the north side of Riverwalk Drive within the incorporated territory of the City of Santee. The zone consists of 218 residential units.
- The primary improvements provided within Zone G may include but are not limited to: landscaping along Riverwalk Drive and Park Center Drive adjacent to the site and the entrance to the Riverwalk project (approximately 22,259 SF).

Benefit Zone H – Riverview

- Riverview is located east of Cuyamaca Street and west of Magnolia Avenue, southeast of Riverwalk Drive and north of Mission Gorge Road within the incorporated territory of the City of Santee. The zone has 6 units of commercial/residential property with 78.30 acres of land.
- The primary improvements provided within Zone H may include but are not limited to: landscaping along the east side of Cuyamaca Street, landscaping along the north side of Town Center Parkway, landscaping along the north side of Transit Way, landscaping along the west and north sides of Riverview Parkway, and landscaping along the north side of Mission Gorge Road, landscaping along the east and south sides of Riverview Parkway, landscaping along the north side of Riverview Parkway, landscaping along the west side of Magnolia Avenue, and pedestrian easement.



2. Cost Estimates Page | 3

The 1972 Act provides that the total cost of installation, construction, maintenance and servicing of the public landscaping and park facilities that can be recovered by the District. Maintenance can include the repair and/or replacement of existing facilities. Servicing can include electrical and associated costs from a public utility. Incidental expenses, including administration of the District, engineering fees, legal fees, printing, posting, and mailing of notices, and all other costs associated with the formation and maintenance of the District can also be included. The estimated expenditures for maintenance and the assessments to be levied for Fiscal Year 2025-26 under consideration for this report have been provided by the City and are as follows for each zone.

Table 2-1 Benefit Zone A – Town Center

Description	Fiscal Year 2025-26 Estimated Through June 30, 2026
Revenues	
Assessments	\$141,820
Interest	\$6,950
City of Santee Contribution	\$25,820
Reserve Fund Contribution/(Collection)	(\$14,640)
Total Revenues	\$159,950
Expenditures	
Administration	\$2,820
Advertising	\$210
Electricity & Gas - Grounds	\$13,390
Water & Sewer - Grounds	\$50,930
Repair/Maintenance - Grounds	\$88,200
Irrigation Materials	\$0
Internal Service Charges	\$4,400
Total Expenditures/Proposed Budget	\$159,950

Table 2-2 Benefit Zone B – The Lakes

Description	Fiscal Year 2025-26 Estimated Through June 30, 2026
•	June 30, 2020
Revenues	
Assessments	\$7,520
Interest	\$990
Reserve Fund Contribution/(Collection)	\$9,450
Total Revenues	\$17,960
Expenditures	
Administration	\$150
Advertising	\$20
Water & Sewer - Grounds	\$5,270
Repair/Maintenance - Grounds	\$12,250
Internal Service Charges	\$270
Total Expenditures/Proposed Budget	\$17,960



2. Cost Estimates Page | 4

Table 2-3 Benefit Zone C – San Remo

Description	Fiscal Year 2025-26 Estimated Through June 30, 2026
Revenues	
Assessments	\$7,860
Interest	\$970
Reserve Fund Contribution/(Collection)	\$6,230
Total Revenues	\$15,060
Expenditures	
Administration	\$160
Advertising	\$20
Water & Sewer - Grounds	\$4,200
Repair/Maintenance - Grounds	\$10,450
Internal Service Charges	\$230
Total Expenditures/Proposed Budget	\$15,060

Table 2-4 Benefit Zone D – Mission Creek

Description	Fiscal Year 2025-26 Estimated Through June 30, 2026
Revenues	
Assessments	\$164,580
Interest	\$5,100
Reserve Fund Contribution/(Collection)	(\$6,460)
Total Revenues	\$163,220
Expenditures	
Administration	\$3,280
Advertising	\$250
Electricity & Gas - Grounds	\$12,000
Water & Sewer - Grounds	\$96,000
Repair/Maintenance - Grounds	\$46,590
Irrigation Materials	\$0
Internal Service Charges	\$5,100
Total Expenditures/Proposed Budget	\$163,220

The maximum assessment rate per acre for Zones E, F and G may be increased by 2% by City Council approval each year. The maximum assessment rate per acre for Zone H may be increased by City Council approval each year by (i) the Consumer Price Index - all Urban Consumers for the San Diego Area or (ii) two percent (2%), whichever is greater.

No assessment will be levied for Zones E through H for the Fiscal Year 2025-26 as the property owners' association has maintained the improvements to a level satisfactory to the City.



On November 5, 1996, California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Article XIIID to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exception, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

- 1) Any assessment imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
- 2) Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed.

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment formula (e.g., CPI increase).

Proposition 218 does not define this term "streets", however, based on the opinions of the public agency officials, attorneys, assessment engineers and Senate Bill 919, it has been determined that streets include all public improvements located within the street right-of-way. This would include median and parkway landscaping, traffic signals, safety lighting and street lighting.

Proposition 218 defines "assessment" as "any levy or charge upon real property by an agency for a special benefit conferred upon the real property." Cal. Const., art. XIIID, §2(b). A special assessment, sometimes called a "benefit assessment," is a charge generally levied upon parcels of real property to pay for benefits the parcels receive from local improvements. Special assessments are levied according to statutory authority granted by the Legislature or, in some instances, local charters. Distinguishing among taxes, fees and assessments can be difficult and often depends on the context in which the distinction is made. For example, taxes, assessments and property-related fees all may be imposed on property. The key feature that distinguishes an assessment from a tax, fee or charge is the existence of a special benefit to real property. Without identifying a special benefit, there can be no assessment.

Method of Apportionment

Pursuant to the Landscaping and Lighting Act of 1972 and Article XIII D of the Constitution of the State of California, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvements shall be identified and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

The Act also permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (S&H S22574). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax." Excepted from the assessment would be the area of all public streets and right-of-way; all public parks, greenbelts and parkways.

Special Benefit Determination

The City of Santee considers the maintenance and upkeep of parkways and adjacent slopes to be the responsibility of the adjacent development due to the added beautification of the local community which extends to the perimeter of the development.

Improvements that provide a special benefit to an isolated group of parcels of land located within the District are considered to be a localized benefit, and the costs associated with these improvements are assessed to all parcels receiving the localized benefit. Localized benefits include the construction, operation, servicing and maintenance of the improvements that only benefit the parcels located within the localized areas.

Localized Landscaping - Parcels that have localized landscaping such as entryway landscaping, parkway landscaping, etc. adjacent to or near their parcels directly benefit from the landscaping improvements and are assessed for the costs of the localized landscaping.



General Benefit

The landscape improvements maintained by each zone provide no general public benefit in that the improvements were installed for the sole benefit of the properties within each benefit zone. The landscape improvements do not extend beyond the perimeter of the boundary of each of those benefit zones. It is therefore determined that all properties within each zone benefit equally from the financed improvements and the costs and expenses for the landscaping maintenance and services are apportioned on a per parcel basis.

The actual assessment and the amount of the assessment for the Fiscal Year 2025-26 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County of San Diego Assessor's Office and such records are, by reference, made part of this Report.

Special Benefit Zones

The Santee Town Center Landscape Maintenance District has eight (8) special benefit zones.

Zones "A Through H" were established to accurately track and assess the costs associated with the localized landscaping improvements such as entryway landscaping and parkway landscaping, etc. for specific development sites. These improvements are only assessed to the parcels within the development sites that directly benefit from the improvements.

ZONE A - TOWN CENTER

The method of apportionment for Zone A is based upon the percentage of square footage of landscaping, maintained in the right-ofway, adjacent to an individual property owner's property. The actual adjacent values have been calculated and percentages have been determined to be as indicated in the following figure for the District. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping. In the case of the Santee Town Center Landscape Maintenance District, Zone A, all parcels are zoned for commercial usage. Assessor Parcel 381-041-18 is designated as a public street and is exempt from assessment.

ZONE B - THE LAKES

The method of apportionment for Zone B is based upon the finding that each residential unit within the zone shares an equal benefit from landscaped areas to be maintained. The assessment for each unit will be determined by dividing the total assessment costs by the total number of units in Zone B. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping. In the case of the Santee Town Center Landscape Maintenance District, Zone B, all parcels are zoned for residential usage. All parcels share an equal benefit in landscape areas that are adjacent to Palm Glen Drive and Magnolia Avenue.

ZONE C - SAN REMO

The method of apportionment for Zone C is based upon the finding that each residential unit within the zone shares an equal benefit from landscaped areas to be maintained. The assessment for each unit will be determined by dividing the total assessment costs by the total number of units in Zone C. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping. In the case of the Santee Town Center Landscape Maintenance District, Zone C, all parcels are zoned for residential usage. All parcels share an equal benefit in landscaped areas and are accessible from Mast Boulevard.

ZONE D - MISSION CREEK

The methodology to be used to apportion the assessments to those parcels in Zone D, Mission Creek, will be based upon the special benefit received. Based upon a review of the proposed land uses for Tentative Map No. 87-01 (November 8, 1989) and Revised Illustrative Site Plan C (September 22, 1989), provided by City staff, it is recommended that the single-family parcel be used as the basic unit of calculation for the assessments. Single family residential parcels account for approximately 60% of the proposed residential development within the project. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping. In the case of the Santee Town Center Landscape Maintenance District, Zone D, the property has been designated for single family residential, multi-family residential and commercial usage. All parcels will be assessed a fair and equitable portion of the landscape improvements benefiting the properties.

The following methodology has been developed to calculate the EDUs to be assigned to each lot or parcel within the Zone based on land use and parcel size:



Single Family Residential - The single family parcel was selected as the basic unit of calculation for the assessments, and is defined as one Equivalent Dwelling Unit (EDU). A methodology has been developed to calculate the EDUs for other residential land uses and for commercial/industrial parcels as described below based on land use and parcel size.

Multi-Family Residential - The EDUs for land zones for multi-family uses would be assessed 1 EDU per dwelling unit, e.g., a parcel with 100 condominium units would be assigned 100 EDUs.

Vacant Residential - The EDUs for parcels defined as residential but having no dwelling unit on them are calculated based on 1.8 EDUs per acre or any portion thereof, with a minimum of 0.20 EDU. This allocation was developed by dividing the average residential lot size in this project of 4,700 sq.ft. into 43,560 sq.ft. (1 acre) and then assigning twenty (20) percent of the calculated EDUs to the parcel (twenty percent estimates the ratio of land value to land value plus improvement).

Commercial - The EDUs for land zoned for commercial uses would be assigned at the rate of nine (9) EDUs per acre. This allocation has been developed by dividing the average residential lot size in this project of 4,700 sq.ft. into 43,560 sq.ft. (1 acre).

Vacant Commercial - Parcels defined as vacant commercial parcels would be assigned EDUs at the allocated rate of 20% of the Commercial rate, which have structures or improvements on them.

The assessment per equivalent dwelling unit (cost per EDU) will be determined by dividing the total assessment to be levied by the total number of EDUs. The assessment for each parcel would be calculated by multiplying the parcel's number of EDUs by the cost per EDU.

ZONE D - BENEFIT ZONES

In order to determine charges or rates based on the benefit(s) received by each lot or parcel, it is recommended that two subzones be established within Zone D. Mission Creek, Based on review of the proposed improvements and facilities to be maintained and operated by Zone D, a Residential Subzone (including single family and multi-family residential parcels) and a Commercial Subzone should be established.

The Zone-wide improvements include the San Diego River Channel improvements, consisting of the Linear Park, Pedestrian Bridge and Riparian Habitat. The San Diego River Channel improvements provide a special benefit to all parcels in the zone since the improvements border the entire project and were required by the conditions of development for the entire project. Therefore, the maintenance costs for these improvements are spread to all parcels in the zone.

The improvements at Commercial Unit No. 3, consisting of the maintenance of monuments on Cuyamaca Street and River Park Drive, landscape easements, public access, walkways and parkways provide a special benefit to the parcels in the Commercial Subzone since the improvements front the Commercial Subzone and were required by the conditions of development for the project.

The parcels in the Residential Subzone receive a special benefit from the maintenance of the western bike path and the improvements for Residential Units 1 and 2, the Mission Creek Townhomes and the Cluster Homes, which consist of entrance monuments, landscape easements, public access, walkways and parkways, since the improvements front the Residential Subzone and were required by the conditions of development for the project.

ZONE E - TROLLEY SQUARE

The methodology to be used to apportion the assessments to those parcels in Zone E, Trolley Square, will be based upon the special benefit received. The following methodology has been developed to calculate the benefit to be assigned to each lot or parcel within the Zone based on land use and parcel size. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of the Santee Town Center Landscape Maintenance District, Zone E, all parcels are zoned for commercial usage. There are no public properties in Zone E that benefit from the improvements.

Commercial - The benefit for land zoned for commercial uses would be assigned on a per acre basis, where one acre of commercial land equals one adjusted acre of commercial land.

Vacant Commercial - Parcels defined as vacant commercial parcels would be assigned benefit at the allocated rate of 20% of the Commercial rate, which have structures or improvements on them. Therefore, one acre of vacant commercial land equals 0.20 adjusted acre of vacant commercial land.



The assessment per parcel will be determined by dividing the total assessment to be levied by the sum of the adjusted acreage. The assessment for each parcel would be calculated by multiplying the parcel's adjusted acreage by the cost per adjusted acre.

ZONE F – HARTFORD PROPERTY

The methodology to be used to apportion the assessments to those parcels in Zone F, Hartford Property, will be based upon the special benefit received. The following methodology has been developed to calculate the benefit to be assigned to each lot or parcel within the Zone based on land use and parcel size.

Commercial - The benefit for land used for developed commercial/public uses would be assigned on a per acre basis.

Vacant Commercial - Parcels defined as vacant commercial parcels would be assigned benefit at the allocated rate of 20% of the Commercial rate, which have structures or improvements on them, i.e. developed.

The assessment per parcel will be determined by dividing the total assessment to be levied by the sum of the acreage. The assessment for each parcel would be calculated by multiplying the parcel's acreage by the cost per acre.

ZONE G – RIVERWALK

The method of apportionment for Zone G is based upon the finding that each residential unit within the zone shares an equal benefit from landscaped areas to be maintained. The assessment for each unit will be determined by dividing the total assessment costs by the total number of units in Zone G.

70NF H - RIVFRVIFW

The methodology to be used to apportion the assessments to those parcels in Zone H (Riverview) will be based upon the special benefit received. The following methodology has been developed to calculate the benefit to be assigned to each lot or parcel within the Zone based on land use and parcel size.

Residential - The benefit for land used for developed residential uses would be assigned on a per acre basis and then converted to per unit cost based on the number of residential units.

Commercial - The benefit for land used for developed commercial/public uses would be assigned on a per acre basis.

Vacant Commercial - Parcels defined as vacant commercial parcels would be assigned benefit at the allocated rate of 20% of the Commercial rate, which have structures or improvements on them, i.e. developed.

The assessment per parcel will be determined by dividing the total assessment to be levied by the sum of the acreage. The assessment for each parcel would be calculated by multiplying the parcel's acreage by the cost per acre.

Annual Assessment Rate Increases

Based on an analysis of the projected operations and maintenance costs associated with existing and future public improvements within Zone A – Town Center, a maximum assessment of \$2,973 per acre has been established for the 71.1% portion and \$1,627 per acre for the Costco portion. Zones B and C were not established with a CPI escalator and cannot increase without a majority approval Proposition 218 Ballot process. Based on an analysis of the projected operations and maintenance costs associated with existing and future public improvements within Zone D - Mission Creek, a maximum cap of \$286 per EDU has been established for the Residential Subzone and \$5,480 per acre for the Commercial Subzone.

The maximum assessment rate per acre for Zones E, F and G may be increased by 2% by City Council approval each year. The maximum assessment rate per acre for Zone H may be increased by City Council approval each year by (i) the Consumer Price Index - all Urban Consumers for the San Diego Area or (ii) two percent (2%), whichever is greater. Annually, the City Council will determine the operations and maintenance budgeting needs for each zone and determine the annual assessment. The annual assessment amount will not exceed these maximum rates unless a balloting process in compliance with Proposition 218 is completed. Based on an analysis of the projected operations and maintenance costs associated with the public improvements within Zone E (Trolley Square), the maximum assessment rate for FY 2025-26 will be \$6,087.44 per adjusted acre. Based on an analysis of the projected operations and maintenance costs associated with the public improvements within Zone F (Hartford Property), the maximum assessment rate for FY 2025-26 will be \$4,329.53 per acre. Based on an analysis of the projected operations and maintenance costs associated with the public improvements within Zone G (Riverwalk), the maximum assessment rate for FY 2025-26 will be \$170.58



per EDU. Based on an analysis of the projected operations and maintenance costs associated with existing and future public improvements within Zone H (Riverview), the maximum assessment rate for FY 2025-26 will be \$11,522.10 per acre for Commercial property and \$620.75 per unit for Residential property.

Annual Assessment Rate Increases

Zone A – Town Center

Cost x Percentage of Square Footage / Parcel	
Costco Portion	\$1,627 per Acre
Remaining Portion	\$2,973 per Acre
Proposed Levy Amount	\$141,816.82

Zone B – The Lakes

Calculated Fiscal Year 2025-26 Assessment per Parcel	\$84.48
Total Assessable Parcels	89
Proposed Levy Amount	\$7,518.72

Zone C - San Remo

Calculated Fiscal Year 2025-26 Assessment per Parcel	\$218.22
Total Assessable Parcels	36
Proposed Levy Amount	\$7,855.92

Zone D - Mission Creek

Improvements which benefit the entire zone include the San Diego River improvements, and have been allocated to all parcels.

Total Assessment Cost/Total No. of EDUs

\$80,743/488.76 EDUs = \$165.20/EDU

The Improvements for Commercial Unit No. 3 benefit the parcels in the Commercial Subzone, and have been spread to all parcels.

Total Assessment Cost/Total No. of EDUs

\$34,069/76.76 EDUs = \$443.84/EDU

The total assessment rate for parcels in the Commercial Subzone will be \$609.04 per EDU (including the improvements for Commercial Unit No. 3 and the improvements that benefit the entire zone).

The improvements for the Western Bike Path, Residential Units 1 and 2, the Townhouses and the Cluster Homes benefit the parcels in the Residential Subzone and have been spread to all parcels in the subzone.

Total Assessment Cost/Total No. of EDUs

\$49,770/412 EDUs = \$120.80/EDU

The total proposed levy amount for Zone D – Mission Creek is \$164,581.08.

The total assessment rate for parcels in the Residential Subzone will be \$286.00 per EDU (including the improvements for the Western Bike Path, Residential Units 1 and 2, the Townhomes, the Cluster Homes and the improvements that benefit the entire zone).

Zone E – Trolley Square

The maximum assessment rate for FY 2025-26 will be increased by 2% to \$6,087.44/adjusted acre. No assessment will be levied for the Fiscal Year 2025-26 as the property owners' association has maintained the improvements to a level satisfactory to the City. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of the Santee Town Center Landscape Maintenance District, Zone E, all parcels are zoned for commercial usage. There are no public properties in Zone E that benefit from the improvements.



Zone F – Hartford Property

The maximum assessment rate for FY 2025-26 will be increased by 2% to \$4,329.53/acre. No assessment will be levied for the Fiscal Year 2025-26 as the property owners' association has maintained the improvements to a level satisfactory to the City. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of the Santee Town Center Landscape Maintenance District, Zone F, all parcels, with the exception of one, are zoned for commercial usage. There is one (1) public property in Zone F that benefits from the improvements.

Zone G - Riverwalk

The maximum assessment rate for FY 2025-26 will be increased by 2% to \$170.58 per EDU. No assessment will be levied for the Fiscal Year 2025-26 as the property owners' association has maintained the improvements to a level satisfactory to the City. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of Zone G of the Santee Town Center Landscape Maintenance District, all parcels are zoned for residential usage for the current year. We have investigated the properties in Zone G and have determined that there are no public properties that benefit from the improvements. There are public streets, public rights-of-way, and easements within Zone G, but they do not benefit from the improvements.

Zone H - Riverview

The maximum assessment rate for FY 2025-26 will be increased by 2.77% (which represents the greater of the increase in the Consumer Price Index - all Urban Consumers for the San Diego Area or 2%) to \$11,522.10 per acre for Commercial property and \$620.75 per unit for Residential property. No assessment will be levied for the Fiscal Year 2025-26 as the management association has maintained the improvements to a level satisfactory to the City. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of the Santee Town Center Landscape Maintenance District, Zone H, all assessable parcels are zoned for commercial usage. We have investigated the properties in Zone H and have determined that there are currently five (5) public properties that benefit from the improvements.



Whereas, on April 23, 2025, a Resolution of the City Council of the City of Santee, California, Initiating Proceedings and Ordering the Preparation of an Engineer's Report for the FY 2025-26 Town Center Landscape Maintenance District Annual Levy of Assessments was ordered;

Whereas, the Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer's Report directed Spicer Consulting Group, LLC., to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for the Santee Town Center Landscape Maintenance District for the referenced fiscal year, a diagram for the District showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and-or parcels within the District in proportion to the special benefit received;

Whereas, on May 14, 2025, the City Council of the City of Santee, State of California, under the Landscaping and Lighting Act of 1972, plans to adopt its Resolution of Intention for the Annual Levy of Assessments declaring its intention to levy assessments for the Santee Town Center Landscape Maintenance District and provide notice of the public hearing;

Now Therefore, the following assessment is made to cover the portion of the estimated costs of maintenance, operation and servicing of said improvements to be paid by the assessable real property within the District in proportion to the special benefit received.



Summary of Assessments

Table 3-1 Summary of Assessments

Description	Budgeted for FY 2025-26
Zone A - Town Center	1 1 2023-20
Total Assessment for FY 2025-26	\$141,820
Interest	\$6,950
City of Santee Contribution	\$25,820
Reserve Fund Contribution/(Collection)	(\$14,640)
Total Expenditures/Proposed Budget	\$159,950
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Zone B - The Lakes	
Total Assessment for FY 2025-26	\$7,520
Interest	\$990
Reserve Fund Contribution/(Collection)	\$9,450
Total Expenditures/Proposed Budget	\$17,960
Zone C - San Remo	
Total Assessment for FY 2025-26	\$7,860
Interest	\$970
Reserve Fund Contribution/(Collection)	\$6,230
Total Expenditures/Proposed Budget	\$15,060
7 2 11 2 1	
Zone D - Mission Creek	
Total Assessment for FY 2025-26	\$164,580
Interest	\$5,100
Reserve Fund Contribution/(Collection)	(\$6,460)
Total Expenditures/Proposed Budget	\$163,220
Total Proposed Budget for Fiscal Year 2025-26	\$356,190

Landscaping facilities or improvements are defined as landscaping within public streets and public rights-of-way and easements, their appurtenances and the costs of installing, operating and maintaining them.

Improvements to be performed generally consist of maintenance of median and right-of-way landscaping, including but not limited to personnel costs, electrical energy, water, materials, contracting services and other items necessary for the satisfactory delivery of these services.



Engineer's Signature Page | 13

Executed this 2025. 9th day of July FRANCISCO MARTINEZ JR PROFESSIONAL CIVIL ENGINEER NO. 84640 **ENGINEER OF WORK** CITY OF SANTEE STATE OF CALIFORNIA I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2025, by adoption of Resolution No. ___-2025 by City Council. CITY CLERK CITY OF SANTEE STATE OF CALIFORNIA I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Santee, California on the _____day of ______, 2025. CITY CLERK CITY OF SANTEE STATE OF CALIFORNIA



4. Assessment Rolls Page | 14

The actual assessment and the amount of the assessment for the Fiscal Year 2025-26 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County of San Diego Assessor's Office and such records are, by reference, made part of this Report.

The total assessment for Fiscal Year 2025-26 is \$321,7801.

¹ The actual assessment roll amount might have a minimal variance due to rounding.



5. Assessment Diagrams Page | 15

Assessment Diagrams for the Santee Town Center Landscape Maintenance District, Zones A – H have been submitted to the City of Santee in the format required under the provision of the Act. The lines and dimensions shown on maps of the County of San Diego Assessor's Office for the current year are incorporated by reference in Appendix B herein and made part of this Report.



Appendix A: Assessment Rolls

60-9114 - TCLMD - Zone A



APN	Levy	APN	Levy	APN	Levy
2010410100	¢2.051.27	2010410200	ф2 220 7 /	2010410200	¢2.024.24
3810410100	\$2,051.36	3810410200	\$3,329.76	3810410300	\$2,824.34
3810410400	\$2,854.08	3810410500	\$2,170.28	3810410700	\$624.32
3810410900	\$1,010.82	3810411200	\$1,486.50	3810411300	\$1,159.46
3810411400	\$25,924.56	3810411500	\$7,016.28	3810411900	\$22,778.00
3810412000	\$1,010.82	3810412300	\$19,740.72	3810412400	\$6,005.46
3810412500	\$1,724.34	3810412600	\$921.62	3810412700	\$3,508.14
3810412800	\$6,183.84	3810412900	\$1,783.80	3810413000	\$1,902.72
3810413100	\$2,556.78	3810413200	\$5,321.66	3810413300	\$4,221.66
3810413400	\$743.24	3810413500	\$1,843.26	3810413600	\$2,051.36
3810413700	\$4,102.74	3810413800	\$1,278.38	3810413900	\$3,686.52

Totals Parcels 30 Levy \$141,816.82



60-9115 - TCLMD - Zone B Fiscal Year 2025-26



APN	Levy	APN	Levy	APN	Levy
3810321301	\$84.48	3810321302	\$84.48	3810321303	\$84.48
3810321304	\$84.48	3810321305	\$84.48	3810321306	\$84.48
3810321307	\$84.48	3810321308	\$84.48	3810321309	\$84.48
3810321310	\$84.48	3810321311	\$84.48	3810321312	\$84.48
3810321313	\$84.48	3810321314	\$84.48	3810321315	\$84.48
3810321316	\$84.48	3810321317	\$84.48	3810321318	\$84.48
3810321319	\$84.48	3810321320	\$84.48	3810321321	\$84.48
3810321322	\$84.48	3810321323	\$84.48	3810321324	\$84.48
3810321325	\$84.48	3810321326	\$84.48	3810321327	\$84.48
3810321328	\$84.48	3810321329	\$84.48	3810321330	\$84.48
3810321331	\$84.48	3810321332	\$84.48	3810321333	\$84.48
3810321334	\$84.48	3810321335	\$84.48	3810321336	\$84.48
3810321337	\$84.48	3810321338	\$84.48	3810321339	\$84.48
3810321340	\$84.48	3810321341	\$84.48	3810321342	\$84.48
3810321343	\$84.48	3810321344	\$84.48	3810321345	\$84.48
3810321346	\$84.48	3810321347	\$84.48	3810321348	\$84.48
3810321349	\$84.48	3810321350	\$84.48	3810321351	\$84.48
3810321352	\$84.48	3810321353	\$84.48	3810321354	\$84.48
3810321355	\$84.48	3810321356	\$84.48	3810321357	\$84.48
3810321358	\$84.48	3810321359	\$84.48	3810321360	\$84.48
3810321361	\$84.48	3810321362	\$84.48	3810321363	\$84.48
3810321364	\$84.48	3810321365	\$84.48	3810321366	\$84.48
3810321367	\$84.48	3810321368	\$84.48	3810321369	\$84.48
3810321370	\$84.48	3810321371	\$84.48	3810321372	\$84.48
3810321373	\$84.48	3810321374	\$84.48	3810321375	\$84.48
3810321376	\$84.48	3810321377	\$84.48	3810321378	\$84.48
3810321379	\$84.48	3810321380	\$84.48	3810321381	\$84.48
3810321382	\$84.48	3810321383	\$84.48	3810321384	\$84.48
3810321385	\$84.48	3810321386	\$84.48	3810321387	\$84.48
3810321388	\$84.48	3810321389	\$84.48		

Totals Parcels 89 Levy \$7,518.72



60-9122 - TCLMD - Zone C Fiscal Year 2025-26



APN	Levy	APN	Levy	APN	Levy
3813110400	\$218.22	3813110600	\$218.22	3813110800	\$218.22
3813110900	\$218.22	3813111000	\$218.22	3813111100	\$218.22
3813111200	\$218.22	3813111300	\$218.22	3813111400	\$218.22
3813111500	\$218.22	3813111600	\$218.22	3813111700	\$218.22
3813111800	\$218.22	3813111900	\$218.22	3813112000	\$218.22
3813112100	\$218.22	3813112200	\$218.22	3813112300	\$218.22
3813112400	\$218.22	3813112500	\$218.22	3813112600	\$218.22
3813112700	\$218.22	3813112800	\$218.22	3813112900	\$218.22
3813113000	\$218.22	3813113100	\$218.22	3813113200	\$218.22
3813113300	\$218.22	3813113400	\$218.22	3813113500	\$218.22
3813113600	\$218.22	3813113800	\$218.22	3813114000	\$218.22
3813114200	\$218.22	3813114400	\$218.22	3813114600	\$218.22

Totals Parcels 36 Levy \$7,855.92



60-9123 - TCLMD - Zone D Fiscal Year 2025-26



APN Levy APN Levy APN Levy 3816811301 \$286.00 3816811302 \$286.00 3816811303 \$286.00 3816811304 \$286.00 3816811305 \$286.00 3816811306 \$286.00 \$286.00 \$286.00 3816811307 3816811308 \$286.00 3816811309 3816811310 \$286.00 3816811311 \$286.00 3816811312 \$286.00 3816811313 \$286.00 \$286.00 \$286.00 3816811314 3816811315 3816811316 \$286.00 3816811317 \$286.00 3816811318 \$286.00 3816811319 \$286.00 3816811320 \$286.00 3816811321 \$286.00 \$286.00 \$286.00 \$286.00 3816811322 3816811323 3816811324 3816811325 \$286.00 3816811326 \$286.00 3816811327 \$286.00 3816811328 \$286.00 3816811329 \$286.00 3816811330 \$286.00 3816811331 \$286.00 3816811332 \$286.00 3816811333 \$286.00 3816811334 \$286.00 3816811335 \$286.00 3816811336 \$286.00 3816811339 3816811337 \$286.00 3816811338 \$286.00 \$286.00 3816811340 \$286.00 3816811341 \$286.00 3816811342 \$286.00 3816811343 \$286.00 3816811344 \$286.00 3816811345 \$286.00 \$286.00 3816811346 \$286.00 3816811347 \$286.00 3816811348 3816811349 \$286.00 3816811350 \$286.00 3816811351 \$286.00 \$286.00 \$286.00 \$286.00 3816811352 3816811353 3816811354 3816811355 \$286.00 3816811356 \$286.00 3816811357 \$286.00 \$286.00 \$286.00 3816811358 3816811359 \$286.00 3816811360 3816811361 \$286.00 3816811362 \$286.00 3816811363 \$286.00 3816811364 \$286.00 3816811365 \$286.00 \$286.00 3816811366 3816811367 \$286.00 3816811368 \$286.00 3816811369 \$286.00 3816811372 \$286.00 3816811370 \$286.00 3816811371 \$286.00 3816811373 \$286.00 \$286.00 \$286.00 3816811374 3816811375 3816811376 \$286.00 3816811377 \$286.00 3816811378 \$286.00 3816811379 \$286.00 3816811380 \$286.00 3816811381 \$286.00 3816811382 \$286.00 3816811383 \$286.00 3816811384 \$286.00 \$286.00 3816811385 \$286.00 3816811386 \$286.00 3816811387 3816811388 \$286.00 3816811389 \$286.00 3816811390 \$286.00 3816811701 \$286.00 3816811702 \$286.00 3816811703 \$286.00 3816811704 \$286.00 3816811705 \$286.00 3816811706 \$286.00 \$286.00 \$286.00 \$286.00 3816811707 3816811708 3816811709 \$286.00 \$286.00 3816811710 \$286.00 3816811711 3816811712 3816811713 \$286.00 3816811714 \$286.00 3816811715 \$286.00 3816811716 \$286.00 3816811717 \$286.00 3816811718 \$286.00 3816811719 3816811720 \$286.00 \$286.00 \$286.00 3816811721 3816811722 \$286.00 3816811723 \$286.00 3816811724 \$286.00 3816811725 \$286.00 3816811726 \$286.00 3816811727 \$286.00 3816811728 \$286.00 3816811729 \$286.00 \$286.00 3816811730 3816811731 \$286.00 3816811732 \$286.00 3816811733 \$286.00 \$286.00 \$286.00 \$286.00 3816811734 3816811735 3816811736 3816811737 \$286.00 3816811738 \$286.00 3816811739 \$286.00 3816811740 \$286.00 3816811741 \$286.00 3816811742 \$286.00 3816811743 \$286.00 \$286.00 3816811745 \$286.00 3816811744 \$286.00 \$286.00 \$286.00 3816811746 3816811747 3816811748 3816811749 \$286.00 3816811750 \$286.00 3816811751 \$286.00 \$286.00 3816811752 \$286.00 3816811753 \$286.00 3816811754



60-9123 - TCLMD - Zone D Fiscal Year 2025-26



APN	Levy	APN	Levy	APN	Levy
3816811755	\$286.00	3816811901	\$286.00	3816811902	\$286.00
3816811903	\$286.00	3816811904	\$286.00	3816811905	\$286.00
3816811906	\$286.00	3816811907	\$286.00	3816811908	\$286.00
3816811909	\$286.00	3816811910	\$286.00	3816811911	\$286.00
3816811912	\$286.00	3816811913	\$286.00	3816811914	\$286.00
3816811915	\$286.00	3816811916	\$286.00	3816811917	\$286.00
3816811918	\$286.00	3816811919	\$286.00	3816811920	\$286.00
3816811921	\$286.00	3816811922	\$286.00	3816811923	\$286.00
3816811924	\$286.00	3816811925	\$286.00	3816811926	\$286.00
3816811927	\$286.00	3816811928	\$286.00	3816811929	\$286.00
3816811930	\$286.00	3816811931	\$286.00	3816811932	\$286.00
3816811933	\$286.00	3816811934	\$286.00	3816811935	\$286.00
3816811936	\$286.00	3816811937	\$286.00	3816811938	\$286.00
3816811939	\$286.00	3816811940	\$286.00	3816811941	\$286.00
3816811942	\$286.00	3816811943	\$286.00	3816811944	\$286.00
3816811945	\$286.00	3816811946	\$286.00	3816811947	\$286.00
3816811948	\$286.00	3816811949	\$286.00	3816811950	\$286.00
3816811951	\$286.00	3816811952	\$286.00	3816811953	\$286.00
3816812001	\$286.00	3816812002	\$286.00	3816812003	\$286.00
3816812004	\$286.00	3816812005	\$286.00	3816812006	\$286.00
3816812007	\$286.00	3816812008	\$286.00	3816812009	\$286.00
3816812010	\$286.00	3816812011	\$286.00	3816812012	\$286.00
3816812013	\$286.00	3816812014	\$286.00	3816812015	\$286.00
3816812016	\$286.00	3816812017	\$286.00	3816812018	\$286.00
3816812019	\$286.00	3816812020	\$286.00	3816812021	\$286.00
3816812022	\$286.00	3816812023	\$286.00	3816812024	\$286.00
3816812025	\$286.00	3816812026	\$286.00	3816812027	\$286.00
3816812028	\$286.00	3816812029	\$286.00	3816812030	\$286.00
3816812031	\$286.00	3816812032	\$286.00	3816812033	\$286.00
3816822100	\$30,688.00	3816822201	\$573.16	3816822202	\$573.16
3816822203	\$573.16	3816822204	\$573.16	3816822205	\$573.16
3816822206	\$573.16	3816822207	\$573.16	3816822208	\$573.16
3816822209	\$573.16	3816822210	\$573.16	3816822211	\$573.16
3816822212	\$573.16	3816822213	\$573.16	3816822214	\$573.16
3816822215	\$573.16	3816822300	\$4,383.98	3816822400	\$394.52
3816822500	\$2,685.18	3817000100	\$286.00	3817000200	\$286.00
3817000300	\$286.00	3817000400	\$286.00	3817000500	\$286.00
3817000600	\$286.00	3817000700	\$286.00	3817000800	\$286.00
3817000900	\$286.00	3817001000	\$286.00	3817001100	\$286.00
3817001200	\$286.00	3817001300	\$286.00	3817001400	\$286.00
3817001500	\$286.00	3817001600	\$286.00	3817001700	\$286.00
3817001800	\$286.00	3817001900	\$286.00	3817002000	\$286.00
3817002100	\$286.00	3817002200	\$286.00	3817002300	\$286.00
3817002400	\$286.00	3817002500	\$286.00	3817002600	\$286.00
3817002700	\$286.00	3817002800	\$286.00	3817002900	\$286.00
3817003000	\$286.00	3817003100	\$286.00	3817003200	\$286.00



60-9123 - TCLMD - Zone D Fiscal Year 2025-26



APN	Levy	APN	Levy	APN	Levy
3817003300	\$286.00	3817003400	\$286.00	3817003500	\$286.00
3817003600	\$286.00	3817003700	\$286.00	3817003800	\$286.00
3817003900	\$286.00	3817004000	\$286.00	3817004100	\$286.00
3817004200	\$286.00	3817004300	\$286.00	3817004400	\$286.00
3817004500	\$286.00	3817004600	\$286.00	3817004700	\$286.00
3817010100	\$286.00	3817010200	\$286.00	3817010300	\$286.00
3817010400	\$286.00	3817010500	\$286.00	3817010600	\$286.00
3817010700	\$286.00	3817010800	\$286.00	3817010900	\$286.00
3817011000	\$286.00	3817011100	\$286.00	3817011200	\$286.00
3817011300	\$286.00	3817011400	\$286.00	3817011500	\$286.00
3817011600	\$286.00	3817011700	\$286.00	3817011800	\$286.00
3817011900	\$286.00	3817012000	\$286.00	3817012100	\$286.00
3817012200	\$286.00	3817012300	\$286.00	3817012400	\$286.00
3817012500	\$286.00	3817012600	\$286.00	3817012700	\$286.00
3817012800	\$286.00	3817012900	\$286.00	3817013000	\$286.00
3817013100	\$286.00	3817013200	\$286.00	3817013300	\$286.00
3817013400	\$286.00	3817013500	\$286.00	3817013600	\$286.00
3817013700	\$286.00	3817013800	\$286.00	3817013900	\$286.00
3817014000	\$286.00	3817014100	\$286.00	3817014200	\$286.00
3817014300	\$286.00	3817014400	\$286.00	3817014500	\$286.00
3817014600	\$286.00	3817014700	\$286.00	3817014800	\$286.00
3817014900	\$286.00	3817015000	\$286.00	3817015100	\$286.00
3817015200	\$286.00	3817015300	\$286.00	3817015400	\$286.00
3817015500	\$286.00	3817015600	\$286.00	3817015700	\$286.00
3817015800	\$286.00	3817015900	\$286.00	3817020100	\$286.00
3817020200	\$286.00	3817020300	\$286.00	3817020400	\$286.00
3817020500	\$286.00	3817020600	\$286.00	3817020700	\$286.00
3817020800	\$286.00	3817020900	\$286.00	3817021000	\$286.00
3817021100	\$286.00	3817021200	\$286.00	3817021300	\$286.00
3817021400	\$286.00	3817021500	\$286.00	3817021600	\$286.00
3817021700	\$286.00	3817021800	\$286.00	3817021900	\$286.00
3817022000	\$286.00	3817022100	\$286.00	3817022200	\$286.00
3817022300	\$286.00	3817022400	\$286.00	3817022500	\$286.00
3817022600	\$286.00	3817022700	\$286.00	3817022800	\$286.00
3817022900	\$286.00	3817023000	\$286.00	3817023100	\$286.00
3817023200	\$286.00	3817023300	\$286.00	3817023400	\$286.00
3817023500	\$286.00	3817023600	\$286.00	3817023700	\$286.00
3817023800	\$286.00	3817023900	\$286.00	3817024000	\$286.00
3817024100	\$286.00	3817024200	\$286.00	3817024300	\$286.00
3817024400	\$286.00	3817024500	\$286.00	3817024600	\$286.00
3817024700	\$286.00	3817024800	\$286.00	3817024900	\$286.00
3817025000	\$286.00	3817025100	\$286.00	3817025200	\$286.00
3817025300	\$286.00	3817025400	\$286.00	3817025500	\$286.00
3817025600	\$286.00	3817025700	\$286.00	3817025800	\$286.00
3817025900	\$286.00	3817026000	\$286.00	3817026100	\$286.00
3817026200	\$286.00	3817026300	\$286.00	3817026400	\$286.00



60-9123 - TCLMD - Zone D Fiscal Year 2025-26

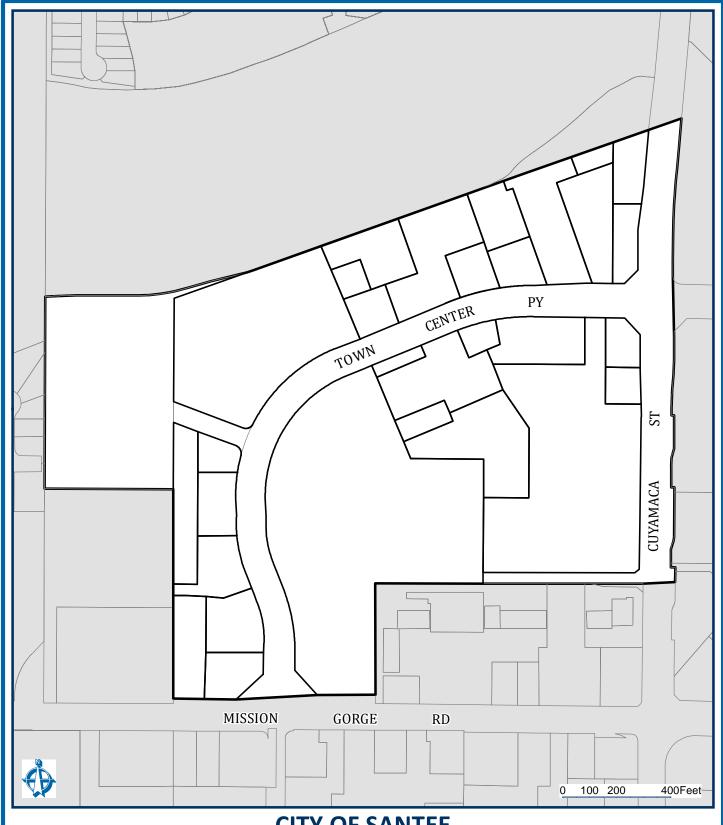


	APN	Levy	APN	Levy	APN	Levy
38	317026500	\$286.00	3817026600	\$286.00	3817026700	\$286.00
38	317027300	\$286.00	3817027400	\$286.00	3817027500	\$286.00
38	317027600	\$286.00	3817027700	\$286.00	3817027800	\$286.00
38	317027900	\$286.00	3817028000	\$286.00		
T	otals		Parcels 4	31	Levy	\$164,581.08



Appendix B:

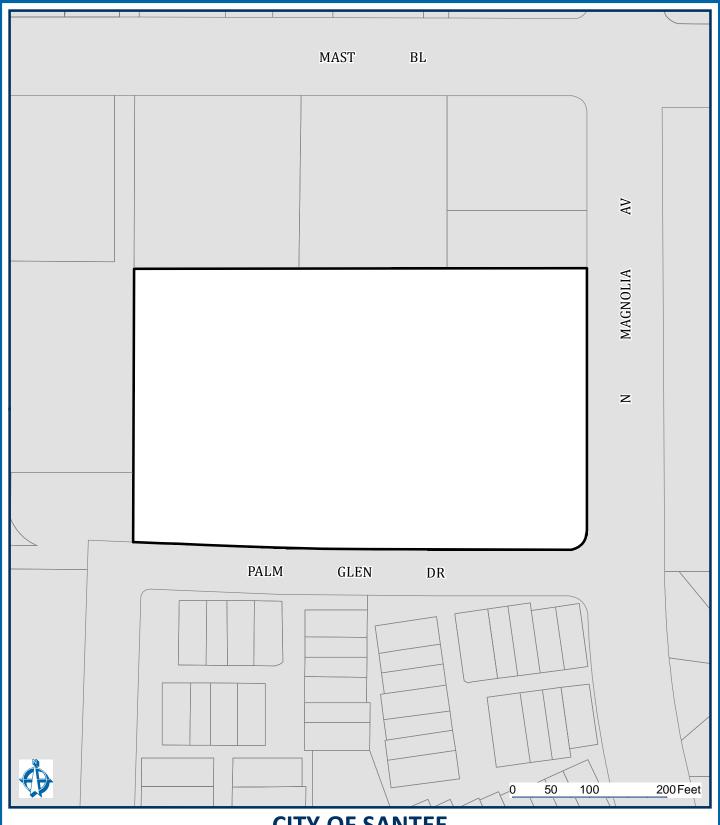
Assessment Diagrams



TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ZONE A (TOWN CENTER)



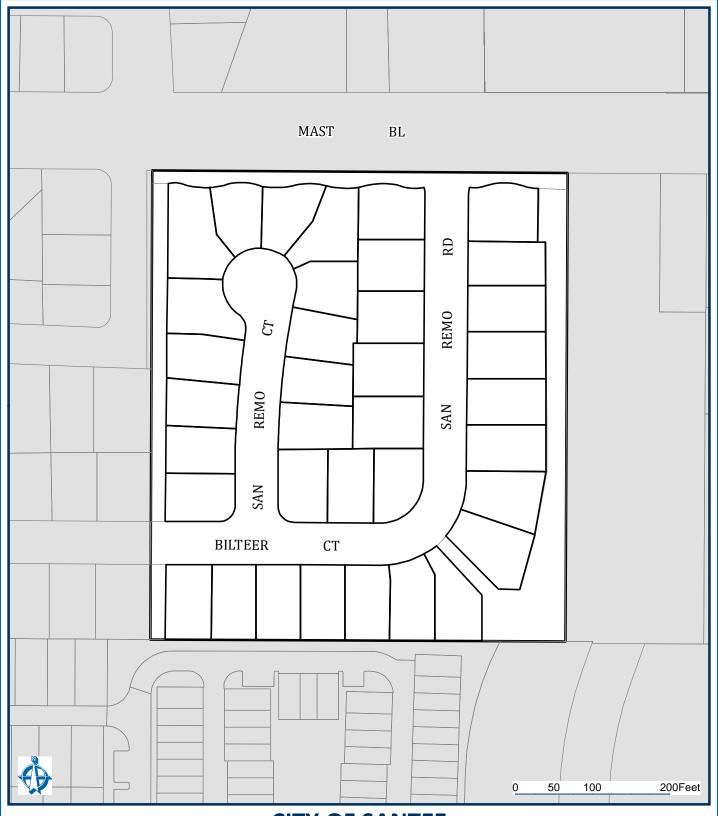




TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ZONE B (THE LAKES)



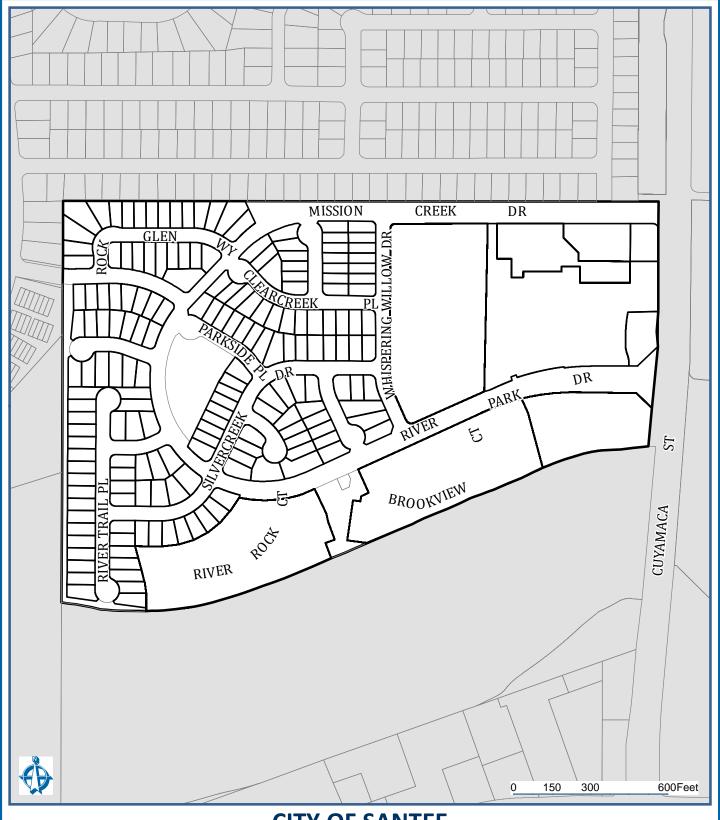




TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ZONE C (SAN REMO)



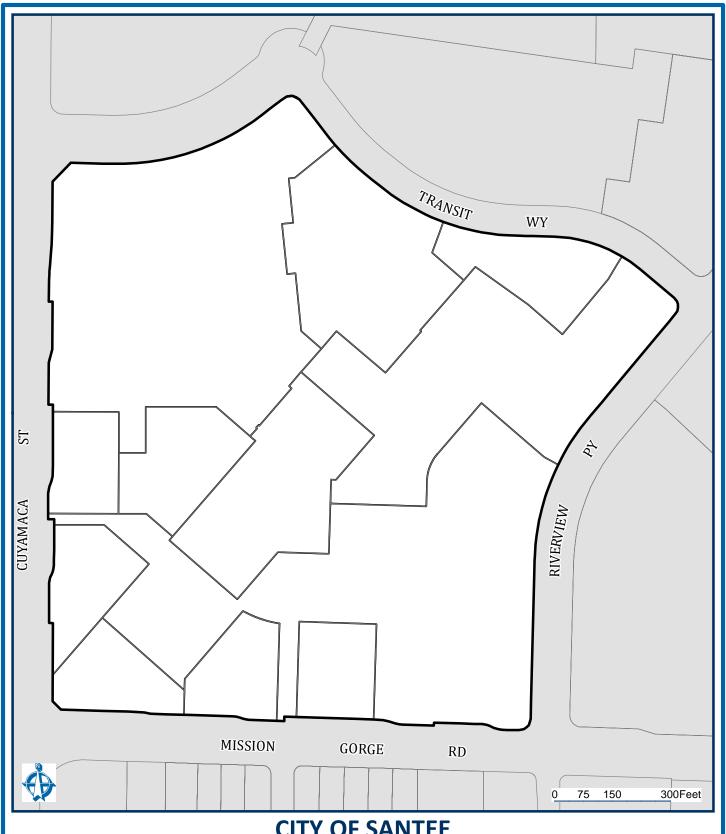




TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ZONE D
(MISSION CREEK)



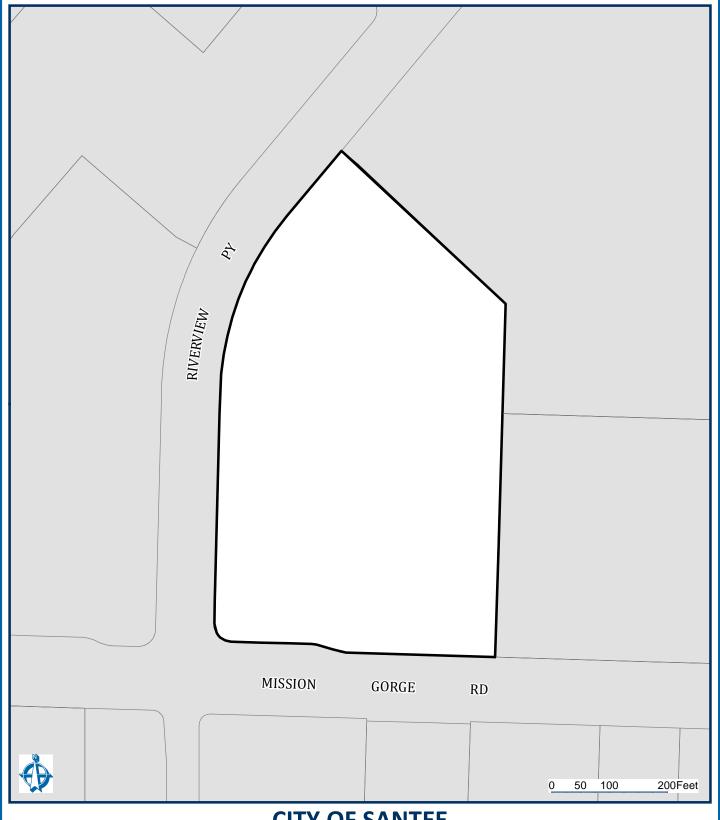




TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ZONE E (TROLLEY SQUARE)



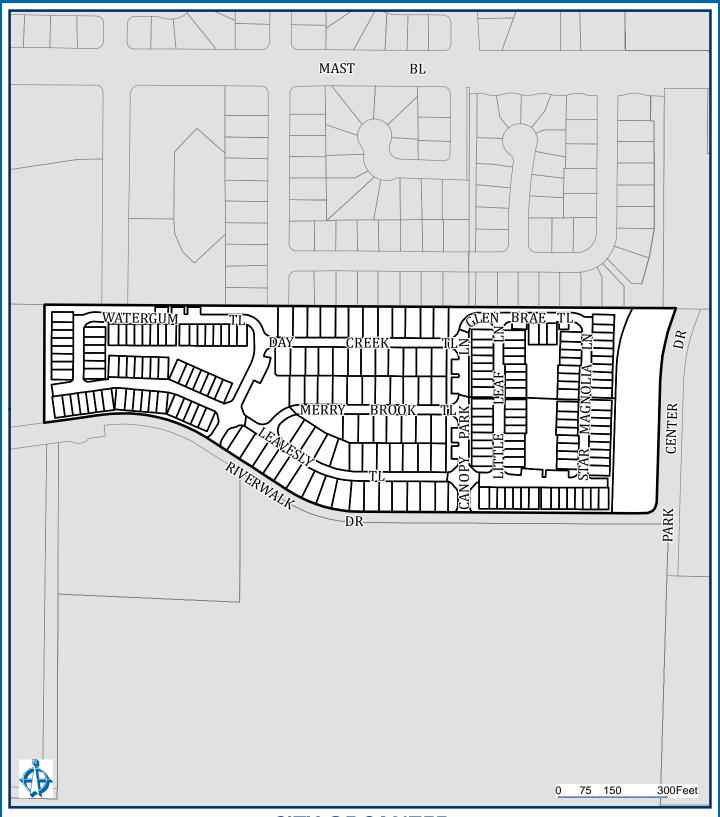




TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ZONE F (HARTFORD PROPERTY)



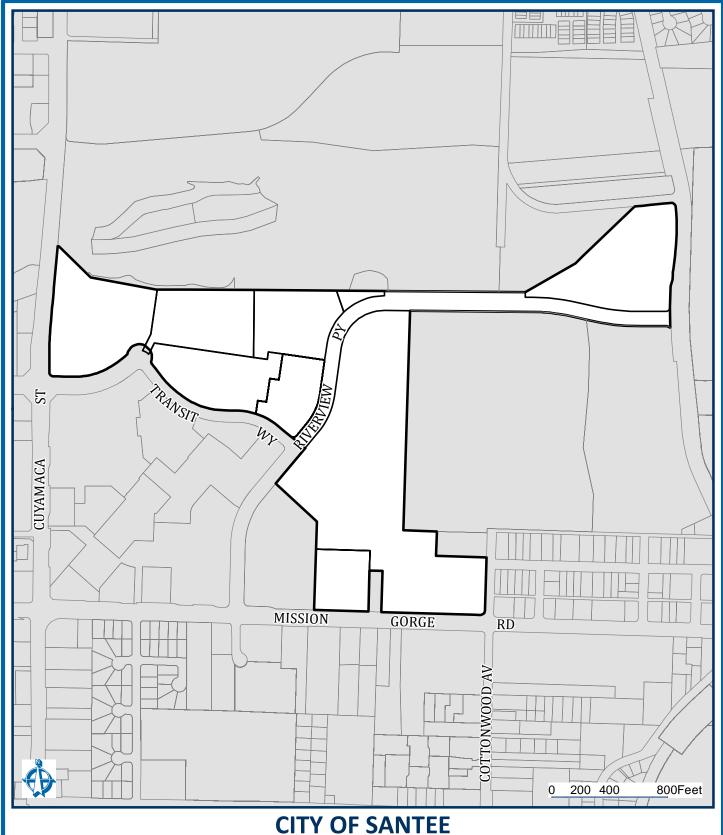




TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ZONE G
(RIVERWALK)







TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ZONE H (RIVERVIEW)





Appendix C:

Capital Improvement Projects

Appendix C Capital Improvement Projects

The Community Services Department is developing a maintenance plan for each zone that would include, operational activities, and revenue requirements to meet the objectives and service levels desired. Revenue requirements are set to cover annual operating costs and build reserves over time to perform focused capital replacements year over year, or large capital replacements in one anticipated year. Projects will be brought before City Council for approval as they are developed through the master plan. Zone specific projects are listed below:

Zone C Capital Project

For Fiscal Year 2025-26, the City budgeted \$5,000 for brush abatement in San Remo and \$5,000 for landscape/irrigation upgrades.





MEETING DATE July 9, 2025

ITEM TITLE PUBLIC HEARING FOR THE FY 2025-26 SANTEE ROADWAY LIGHTING DISTRICT ANNUAL LEVY OF ASSESSMENTS

DIRECTOR/DEPARTMENT Heather Jennings, Finance

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

The funding of street light energy, maintenance and administrative costs for both Zone A and Zone B is obtained from two sources: an ad valorem property tax designated for street lighting purposes (Zone A), and a special benefit assessment (Zone B). It is estimated that upcoming developments will install twenty (20) new lights at various locations around the City in FY 2025-26.

Tonight's public hearing for the SRLD FY 2025-26 annual levy of assessments is the final step in the annual assessment process. On April 23, 2025 the City Council initiated proceedings and ordered the preparation of an Engineer's Report. On May 14, 2025 the City Council approved the Engineer's Report and set tonight's meeting as the time and place for the required public hearing for the FY 2025-26 SRLD levy of assessments. The Engineer's Report describes the legal and physical nature of the SRLD, its improvements, budget and the proposed spread of assessments.

The proposed assessment in Zone B will be \$16.00, the maximum assessment amount, per household/benefit unit in FY 2025-26. There will continue to be no assessment in Zone A.

City Council action is needed following the closure of tonight's Public Hearing. This action is comprised of adopting the attached Resolution confirming the assessment diagram and levy for FY 2025-26.

FINANCIAL STATEMENT SRLD's FY 2025-26 estimated operating budget totals \$744,880. The budget will be funded primarily by Zone A ad valorem property tax revenues of \$470,800 and Zone B assessments of \$416,710. Remaining reserve balances in both Zone A and Zone B will be used for future capital projects.

CITY ATTORNEY REVIEW □ N/A • ⊠ Completed

RECOMMENDATIONS

- 1. Conduct and close the public hearing.
- 2. Adopt the attached Resolution confirming an assessment diagram and assessment and providing for the FY 2025-26 SRLD annual levy of assessments.

ATTACHMENTS 1. Resolution

2. Engineer's Report (w/ Appendices A and B)



RESOLUTION	ON NO.	
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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA CONFIRMING AN ASSESSMENT DIAGRAM AND ASSESSMENT AND PROVIDING FOR THE FY 2025-26 SANTEE ROADWAY LIGHTING DISTRICT ANNUAL LEVY OF ASSESSMENTS

WHEREAS, on April 23, 2025, pursuant to Resolution No. 043-2025, the City Council of the City of Santee initiated proceedings for the annual levy of the assessments for a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as SANTEE ROADWAY LIGHTING DISTRICT ("District"); and

WHEREAS, on April 23, 2025, also pursuant to Resolution No. 043-2025, the City Council ordered the preparation of an Engineer's Report ("Report") and the Director of Finance filed with this City Council said Report pursuant to the Law for its consideration and subsequently thereto, on May 14, 2025, pursuant to Resolution No. 055-2025, this City Council did adopt its Resolution of Intention to levy and collect assessments for Fiscal Year 2025-26 relating to the District, and further did proceed to give notice of the time and place for a public hearing on all matters relating to said annual levy of the proposed assessment in accordance with the Law; and

WHEREAS, at this time this City Council has heard all testimony and evidence, and is desirous of proceeding with said annual levy of assessments.

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

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

SECTION 2. That this City Council hereby confirms the assessment diagram and assessment as submitted and orders the annual levy of the assessment for street lighting purposes for Fiscal Year 2025-26 and in the amounts as set forth in the Report and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy.

SECTION 3. That the assessment diagram and assessment for street lighting purposes as set forth and contained in said Report are hereby confirmed and adopted by this City Council as originally proposed.

SECTION 4. That the adoption of this Resolution constitutes the levy of the assessment for the Fiscal Year 2025-26.

SECTION 5. That the estimates of costs, assessment diagram, the assessments and all other matters as set forth in said Report, pursuant to the Law, as submitted, are hereby approved, adopted and confirmed by this City Council, all as originally proposed.

RESOL	LUTION	NO.	
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SECTION 6. That the maintenance of improvements contemplated by the Resolution of Intention shall be performed pursuant to law and the County of San Diego Auditor shall enter on the County of San Diego Assessment Roll the amount of the assessment and said assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County of San Diego, the net amount of the assessment shall be paid to the Director of Finance of the City, for the benefit of the District.

SECTION 7. That the Director of Finance has established a special fund known as the **SANTEE ROADWAY LIGHTING DISTRICT** into which the Director of Finance shall place all monies collected by the County of San Diego Tax Collector pursuant to the provisions of this Resolution and Law, and said transfer shall be accomplished as soon as said monies have been made available to said Director of Finance.

SECTION 8. That the City Clerk is hereby ordered and directed to file a certified copy of the assessment diagram and assessment roll with the County of San Diego Auditor, together with a certified copy of this Resolution immediately upon its adoption, but in no event later than August 10, 2025.

SECTION 9. That a certified copy of the assessment diagram and assessment roll shall be filed in the office of the Director of Finance, with a duplicate copy on file in the office of the City Clerk and open for public inspection.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of July, 2025, by the following roll call vote to wit:

AYES:

	NOES:	
	ABSENT:	
		APPROVED:
		JOHN W. MINTO, MAYOR
ATTEST:		
JAMES JEF	FRIES, CITY CLERK	



CITY OF SANTEE

Final Engineer's Report





Fiscal Year 2025-26

Santee Roadway Lighting District

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i. Introduction Page | i

AGENCY: CITY OF SANTEE

PROJECT: SANTEE ROADWAY LIGHTING DISTRICT

TO: CITY COUNCIL

CITY OF SANTEE

STATE OF CALIFORNIA

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to direction from the City Council, submitted herewith is the Engineer's Report (the "Report"), consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, being the "Landscape and Lighting Act of 1972," as amended, commencing with Section 22500, and which is in accordance with Resolution No. 043-2025 adopted by the City of Santee City Council, San Diego County, California ordering preparation of the Engineer's Report for Santee Roadway Lighting District (the "District"). This "Report" is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2025, to June 30, 2026. Please note that Spicer Consulting Group, LLC provides engineering advice and related consulting engineering services.

- Section 1 PLANS AND SPECIFICATIONS of the improvements to be maintained and/or improved for the Fiscal Year. The plans and specifications show and describe the existing improvements, and are sufficient in showing and describing the general nature, location and extent of the improvements.
- Section 2 A COST ESTIMATE of the improvements to be maintained and/or improved for the mentioned Fiscal Year.
- Section 3 A METHOD OF APPORTIONMENT OF ASSESSMENT showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the interior boundaries of the District.
- Section 4 ASSESSMENT ROLL showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the boundaries as shown on the below-referenced Diagram.
- The ASSESSMENT DIAGRAM of the District. Said Diagram shall show the exterior boundaries of the District and the boundaries of any zones within the District. Reference is made to the County Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the Fiscal Year to which the Report applies. The Assessment Diagram can be found in Appendix A.



Description of the Boundaries and Improvement Services of Santee Town Center Maintenance District

The City of Santee (the "City") formed the Santee Roadway Lighting District (the "District") on May 24, 1982. The District is an Assessment District formed for the purpose of installing, operating, and maintaining public lighting facilities within the City. The boundaries of the District are coterminous with the boundaries of the City.

Description of the Boundaries of Santee Roadway Lighting District

Benefit Zone A

Properties located within Zone A are located throughout the City. Zone A funds generally pays for street lights located on major roadways (streets in the city's Mobility Element network). Within Zone A, there are five major roadway classifications (listed in Section 3 of this report) with street lights of both general benefit and special benefit. No assessment is proposed for Zone A for the general benefit portion of the costs of street light operation and maintenance as this benefit is financed by ad valorem taxes. The special benefit attributable from Zone A streetlights have been included with the Zone B costs and include all streetlights along streets classified by the City of Santee General Plan as prime arterial, major arterials, parkways, collectors, and industrials. A description of the Zone A streets is shown on page 4.

Benefit Zone B

Properties located within Zone B are presently served by street lights of special benefit. There is a portion of Zone B benefit attributable to Zone A streetlights. Zone B consists of all parcels that have street lighting on the block (including intersections) of the street to which the parcel has frontage. These streets include not only local streets, but also include collectors, parkways, prime arterials, major arterials, residential collectors and industrial streets. This local lighting is of benefit as it increases property protection, personal safety, visibility, traffic safety, and specifically enhances those areas fronting upon the illuminated streets. Prior to the passage of Proposition 218, the maximum assessment was established at \$16.00 per benefit unit.

The areas in Zones A and B that contain the existing street lighting system consists of lights owned by both San Diego Gas and Electric Company and the District. There are a total of 3,456 lights in the Santee Roadway Lighting District with 1,184 owned by San Diego Gas and Electric Company, and 2,272 owned by the City.

Description of Improvements and Services for Santee Roadway Lighting District

The improvements include the construction, operation, maintenance and servicing of all Street Lighting within the District.

District Financing

The City has two sources of revenue to pay for the costs associated with streetlights within the City boundaries. The streetlights of special benefit are funded through the Assessment District; the streetlights of general benefit are funded through the ad valorem property tax collected on all properties throughout the City. Prior to the passage of Proposition 13, an ad valorem tax was established designating property tax revenues for the installation, operation, and maintenance of streetlights including funding the expenses of public streetlights within the City of Santee.

The general benefit portion of the lights in Zone A is financed from ad valorem tax revenues estimated at \$470,800. The special benefit portion of lights in Zone B is financed from a benefit assessment of \$416,710. As in prior years, for Fiscal Year 2025-26, no benefit assessment will be levied for the general benefit portion of Zone A street lighting.

It is recommended that the Zone B street lighting benefit assessment for a single family home be \$16.00 per year; i.e., one (1) Benefit Unit equals \$16.00 for Fiscal Year 2025-26. The benefit assessment will stay the same as to the prior Fiscal Year and is in accordance with the original methodology. A detail listing of these costs is included in Section 2 of this report.



2. Cost Estimate Page | 2

The cost of servicing, maintaining, repairing and replacing the actual improvements as described in the Plans and Specifications are summarized as follows:

Table 2-1 Benefit Zone A and Zone B Budget

Description	Zone A	Zone B	Fiscal Year 2025-26
Estimated Revenue	Zonen	Zone B	2023 20
Property Tax (Ad Valorem)	\$470,800.00	\$0.00	\$470,800.00
Assessment	\$0.00	\$416,710.00	\$416,710.00
Cost Recovery - Subrogation	\$0.00	\$0.00	\$0.00
Interest	\$43,700.00	\$20,300.00	\$64,000.00
Total Estimated Revenue	\$514,500.00	\$437,010.00	\$951,510.00
Estimated Expenditures	-	-	-
Gas and Electricity	\$167,000.00	\$438,000.00	\$605,000.00
Repairs and Maintenance	\$68,000.00	\$42,000.00	\$110,000.00
Administration	\$3,000.00	\$6,410.00	\$9,410.00
Advertising	\$0.00	\$470.00	\$470.00
Debt Service Principal	\$0.00	\$0.00	\$0.00
Internal Service Charges	\$20,000.00	\$0.00	\$20,000.00
Total Estimated Operating Expenditures	\$258,000.00	\$486,880.00	\$744,880.00
Reserve Collection/(Contribution)	\$256,500.00	(\$49,870.00)	\$206,630.00
Capital Improvement Program Transfer	\$0.00	\$0.00	\$0.00
Beginning Reserve Balance	\$1,438,701.74	\$618,132.28	\$2,056,834.02
Total End of Year Reserves	\$1,695,201.74	\$568,262.28	\$2,263,464.02
End of Year Operation Reserves	\$129,000.00	\$243,440.00	\$372,440.00
End of Year Capital Improvement Reserve	\$1,566,201.74	\$324,822.28	\$1,891,024.02
Total End of Year Reserve Allocation	\$1,695,201.74	\$568,262.28	\$2,263,464.02



Proposition 218 Compliance

On November 5, 1996, California voters approved Proposition 218, the so-called "Right to Vote on Taxes Act." Proposition 218 amended the California Constitution by adding Articles XIII C and XIII D ("Article XIII D"), which affect the ability of local governments to levy and collect existing and future taxes, assessments, and property-related fees and charges. Article XIII D, Section 4 established new majority ballot protest procedural requirements for levying any new or increasing any existing assessments and placed substantive limitations on the use of the revenues collected from assessments. Pursuant to Article XIII D, Section 5, however, any assessment existing on November 6, 1996, that falls within one of four exceptions is exempt from these majority ballot protest procedures. The four exceptions are as follows.

- Any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems, or vector control. Subsequent increases in such assessments shall be subject to the procedures and approval process set forth in Section 4.
- Any assessment imposed pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed. Subsequent increases in such assessments shall be subject to the procedures and approval process set forth in Section 4.
- Any assessment the proceeds of which are exclusively used to repay bonded indebtedness of which the failure to pay would violate the Contract Impairment Clause of the Constitution of the United States.
- Any assessment that previously received majority voter approval from the voters voting in an election on the issue of the assessment. Subsequent increases in those assessments shall be subject to the procedures and approval process set forth in Section 4.

In Howard Jarvis Taxpayers Association v. City of Riverside, 73 Cal. App. 4th 679, 685-86 (1999), the court of appeals concluded that street lights fall within the definition of "streets" for purposes of Article XIII D, Section 5(a), which exempts an assessment imposed solely for "street purposes."

As previously noted, the District was formed in 1982, prior to the adoption of Proposition 218, and assessments are imposed for the purpose of operating and maintaining streetlights. Pursuant to Government Code Section 53753.5, because the assessments levied within the District fall within the first exception identified above, the assessments imposed within the District are not subject to the procedural and substantive requirements of Article XIII D, Section 4 in subsequent fiscal years unless: (1) the assessment methodology is changed to increase the assessment; or (2) the amount of the assessments are proposed to exceed an assessment formula or range of assessments adopted by the City in accordance with Article XIII D, Section 4 or Government Code Section 53753.

The City is not proposing to change the assessment methodology and the assessments are not proposed to exceed the assessment formula or range of assessment as adopted by the City prior to November 6, 1996. Based on the forgoing, the assessments to be imposed in Fiscal Year 2025-26 are not subject to Article XIII D, Section 4.

Method of Apportionment

As previously stated the District was formed in 1982 for the purpose of installing, operating, and maintaining public lighting facilities within the City of Santee. The benefit charge formula established the amount of the estimated assessment on each lot or parcel of land in the District in proportion to the estimated benefit to be received by each such lot or parcel of land from the use of the streets and their appurtenances, such as street lights. An evaluation of the major roadways consistent with the method of apportionment of the District was conducted to determine the portion of general and special benefit conferred on real property within the City. Each lot or parcel of land in the District has been determined to have a specific land use by the City of Santee Department of Development Services. The use or benefit of a public street is best determined by the use of the land adjacent to the public street. Each type of actual land use was assigned a land use factor derived from trip generation rates, developed by the Transportation Planning Division of the City of San Diego's Planning Department. These factors are based on a compilation of trip generation studies done in San Diego and other Western U.S. locations. Please refer to Appendix B for the assigned land use factors.

Previously, the streetlights were split into Zones with streetlights being designated as either general benefit or special benefit. However, the majority of streetlights provide both general and special benefit. Therefore, based on the results of a traffic study completed in 2014 and on file with the City of Santee Department of Development Services, the percent of special benefit is estimated by taking the total measured Average Daily Traffic (ADT) volumes and comparing this amount to the estimated ADT volumes



generated from the parcels fronting the roadway. The percentage of traffic that is from the parcels fronting the roadway is defined to be the percentage of local benefit. The percentage of traffic that is not from the parcels fronting the roadway is considered to be general benefit. All properties within the District are being assessed the estimated benefit received from the public lighting facilities within the City of Santee.

In 2017, the City updated the General Plan's Mobility Element which was intended to provide a framework for the development of the City's transportation network through the year 2035 and to comply with current state laws and codes. As a result of these changes, a new traffic study was needed which affected the classification of the roadways within the City as well as the special benefit and general benefit provided by each roadway classification. The information below reflects the changes determined by the traffic study completed July 2019.

The streetlights along major roadways provide both general and special benefit. Based on the City's 2017 Mobility Element and the July 2019 traffic study, the streets below have been classified as prime arterials, collectors, major arterials, parkways, or industrial.

Prime Arterials Parkways Collectors 1. Cuyamaca Street 1. Town Center Parkway 1. Fanita Parkway 2. Mission Gorge Road 2. Riverview Parkway 2. Carlton Oaks Drive 3. Magnolia Avenue 3. Park Center Drive 3. Halberns Boulevard 4. Fanita Parkway 4. El Nopal 5. Mesa Road **Major Arterials** 1. Mission Gorge Road Industrial 6. Prospect Avenue 2. Woodside Avenue 1. Railroad Avenue 7. Olive Lane 3. Mast Boulevard 2. Buena Vista Avenue 8. Cottonwood Avenue 4. Carlton Hills Boulevard 3. Pathway Street Graves Avenue 5. Cuyamaca Street 4. Hartley Road 10. Carlton Hills Boulevard 6. Magnolia Avenue 5. Isaac Street 11. N. Woodside Avenue 7. Fanta Drive 6. Abraham Way 12. S. Woodside Avenue 7. Wheatlands Avenue 13. Mast Boulevard 8. Wheatlands Court

The distinction between special benefit and general benefit for each road classification, as shown in the table below, is utilized by the City to determine the cost breakdown for electricity and repairs associated with each light.

9. Wheatlands Road

Special and General Benefit for each Roadway Classification

Road Classification	% Special Benefit	% General Benefit
Prime	27%	73%
Major	16%	84%
Parkway	34%	66%
Collector	37%	63%
Industrial	89%	11%

Each property subject to the District assessment is assigned a land use factor. The land use factor is multiplied by the number of dwelling units for parcels classified as residential, or the number of acres for other land use classifications. The product of this multiplication is the number of benefit units for each lot or parcel of land to be assessed. The amount per benefit unit is then multiplied by the number of benefit units for each of the lots or parcels of land to establish the benefit charge for that lot or parcel of land.

This local lighting is of benefit to abutting parcels as it provides increased property protection, personal safety, visibility, traffic safety, and specifically enhances those areas fronting upon the illuminated street, in addition to providing the appearance of a progressive and illuminated city.



The recommended assessment this year is \$16.00 per Benefit Unit for parcels in Zone B. The benefit assessment will stay the same as to the prior Fiscal Year and is in accordance with the original methodology. The latest Assessor's information related to parcel size and parcel number (available in mid-July 2025) will be used to determine the final assessment.

Land Use Factors

- Each parcel of land in the lighting district was determined to have a specific land use by the City of Santee Department of Development Services.
- Each type of land use was assigned a land use factor determined by trip generation rates by land use as they relate to a single-family residential land use. The trip generation rates by land use were prepared by the City of San Diego Transportation, Planning Division and are a compilation of trip generation studies done in San Diego and other western U.S. locations.
- If a land use was not included in the study, the City of Santee Department of Development Services made a determination as to its probable trip generation compared to single family residential and assigned a land use factor on that basis.
- 4. Single family residential land use was assigned a land use factor of 1.0, notwithstanding its size. The theory is that all singlefamily residences, notwithstanding parcel size, generate approximately the same number of trips, and therefore, receive the same benefit from the use of the streets, and their appurtenances such as street lights.
- 5. Determination of the land use factors other than single family residential are based upon the average number of trips generated per acre or per dwelling unit for a specific land use divided by the average number of trips generated per acre or per dwelling unit for a single-family residential dwelling.

A complete listing of these land use factors can be found in Appendix B.



Whereas, on April 23, 2025, a Resolution of the City Council of the City of Santee, California, Initiating Proceedings and Ordering the Preparation of an Engineer's Report for the FY 2025-26 Santee Roadway Lighting District Annual Levy of Assessments was adopted;

Whereas, the Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer's Report directed Spicer Consulting Group, LLC, to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for the City of Santee Roadway Lighting District for the referenced Fiscal Year, a diagram for the District showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and-or parcels within the District in proportion to the special benefit received;

Whereas, on May 14, 2025, the City Council of the City of Santee, State of California, under the Landscaping and Lighting Act of 1972, plans to adopt its Resolution of Intention for the Annual Levy of Assessments declaring its intention to levy assessments for the Santee Roadway Lighting District and provide notice of the public hearing;

Now Therefore, the following assessment is made to cover the portion of the estimated costs of maintenance, operation and servicing of said improvements to be paid by the assessable real property within the District in proportion to the special benefit received.

Summary of Assessments by Zone

Table 3-1 Summary of Assessments

Description	Fiscal Year 2025-26
Zone A	\$0
Zone B	\$416,710
Total	\$416,710



Engineer's Signature Page | 7

Executed this July 2025. 9th day of FRANCISCO MARTINEZ JR PROFESSIONAL CIVIL ENGINEER NO. 84640 **ENGINEER OF WORK** CITY OF SANTEE STATE OF CALIFORNIA I HEREBY CERTIFY that the enclosed Engineer's Report and Assessment Diagram thereto attached, was filed with me on the ______ day of ______, 2025, by adoption of Resolution No. ___-2025 by City Council. CITY CLERK CITY OF SANTEE STATE OF CALIFORNIA I HEREBY CERTIFY that the enclosed Engineer's Report and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Santee, California on the _____day of ______, 2025. CITY CLERK CITY OF SANTEE STATE OF CALIFORNIA



4. Assessment Roll Page | 8

The actual assessment and the amount of the assessment for the Fiscal Year 2025-26 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed under separate cover. The description of each lot or parcel is part of the records of the County of San Diego Assessor's Office and such records are, by reference, made part of this Report.



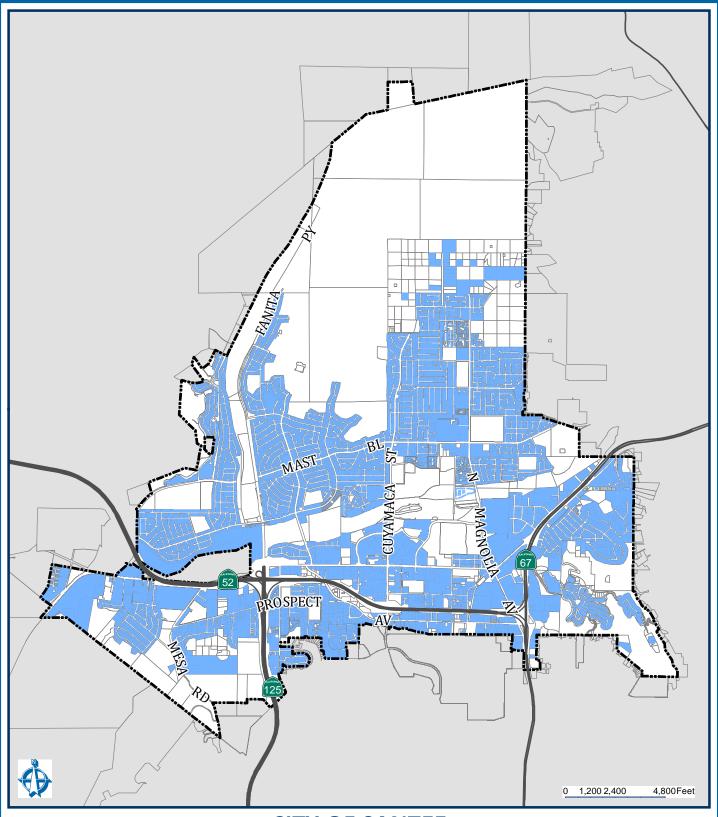
5. Assessment Diagram Page | 9

An Assessment Diagram for Santee Roadway Lighting District has been submitted to and is on file with the City Clerk in the format required under the provision of the Act.



Appendix A:

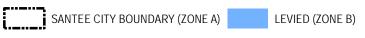
Assessment Diagram



CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE ROADWAY LIGHTING DISTRICT







Appendix B: Land Use Factors

CITY OF SANTEE

BENEFIT UNITS / LAND USE CODES

BENEFIT <u>UNITS</u>	LAND USE CODE	DESCRIPTION	BENEFIT UNITS		DESCRIPTION
0.0	00	Unzoned	1.0	46	Small automotive garages
0.1	07	Timeshare	2.0	47	Industrial condominiums
0.0	09	Mobilehome (Force)	2.0	49	Special/misc. industrial
0.0	10	Vacant Residential	0.0	50	Vacant irrigated
1.0	11	Single Family Residence	0.1	51	Citrus
1.0	12	Duplex or Double	0.1	52	Avocados
1.0	13	Residential 2-4 Units/2 Houses	0.2	53	Vines
1.0	14	Residential 5-15 Units	0.1	54	Miscellaneous trees
1.0	15	Residential 16-60 Units	0.1	55	Livestock
1.0	16	Residential 61 units and up	0.1	56	Poultry
1.0	17	Condominium	0.1	57	Misc. irrigated crops
1.0	18	Со-ор	0.1	58	Growing houses
1.0	19	Miscellaneous residential	0.1	59	Special/misc. irrigated
0.0	20	Vacant commercial	0.1	61	Non-irrigated 1-10 Ac.
10.0	21	1-3 story misc. store buildings	0.1	62	Non-irrigated 11-40 Ac.
10.0	22	4 story & up office/store buildings	0.1	63	Non-irrigated 41-160 Ac.
14.0	23	Regional shopping center	0.1	64	Non-irrigated 161-360 Ac.
22.0	24	Community shopping center	0.1	65	Non-irrigated 361 Ac. & up
33.0	25	Neighborhood shopping center	0.0	70	Vacant Institutional
22.0	26	Hotel, motel	2.0	71	Church
33.0	27	Service station	1.0	72	Church parking/related
25.0	28	Medical, dental, animal hospital	0.1	73	Cemetery
6.0	29	Conv. Hospital, rest home	0.1	74	Mausoleum
10.0	30	Office condominiums	0.1	75	Mortuary
22.0	31	Parking lot, garage, used car lot	1.0	76	Public building (fire, school, library)
0.5	32	Trailer park (Force # spaces)	6.0	77	Hospital
22.0	33	Theater	1.0	79	Special/misc. institutional
22.0	34	Bowling alley	0.0	80	Vacant recreational
22.0	35	Restaurant	2.0	81	Meeting hall, gym
22.0	36	Car wash	0.2	82	Golf course
22.0	37	Large chain grocery/drug store	0.4	83	Marina, dock
11.0	38	Auto sales & service agency	1.0	84	Recreational camps
11.0	39	Misc. commercial, radio station, bank, et al	0.0	85	Non-tax recreational
0.0	40	Vacant industrial	0.0	86	Open space easements
1.0	41	Factory - light manufacturing	0.1	87	Agr. preserve (no contract)
3.0	42	Factory - heavy manufacturing	0.1	88	Agr. preserve (contract)
2.0	43	Warehouse - process or storage	1.0	89	Special/misc. recreational
2.0	44	Bulk Storage (tanks, etc.)	0.0	90	Vacant taxable government property
3.0	45	Extractive & Mining	1.0	91	Improved taxable government property



MEETING DATE July 9, 2025

ITEM TITLE
RESOLUTION OF THE CITY COUNCIL APPROVING THE ANNUAL LEVY, AS A SUCCESSOR AGENCY TO COUNTY SERVICES AREA (CSA) 69, A SPECIAL TAX WITHIN THE SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES AUTHORITY BOUNDARY FOR FY 2025-2026 AND COLLECTION ON THE PROPERTY TAX ROLL

DIRECTOR/DEPARTMENT Heather Jennings, Finance & for HJ

SUMMARY

County Service Area No. 69 ("CSA 69") was previously authorized to levy certain taxes, benefit assessments, fees and charges within its service area. Specifically, CSA 69 was previously authorized to annually levy a special tax against the parcels contained within its service area. The special tax was previously set each year based on the formula established by the County of San Diego.

Upon the dissolution of CSA 69 on January 1, 2023, the Santee-Lakeside Emergency Medical Services Authority ("SLEMSA") assumed responsibility for the administrative oversight and funding of emergency medical services provided within the boundaries of former County Service Area No. 69 ("CSA 69") and certain additional areas identified by the Local Agency Formation Commission as within the CSA No. 69 Reorganization jurisdictional boundary ("CSA 69 Reorganization Boundary"). The City of Santee and Lakeside Fire Protection District are the successor agencies to CSA 69 within their respective territories, and are authorized to continue to assess, levy and/or collect within their respective boundaries any previously authorized taxes, benefit assessments, fees or charges of CSA 69, in the same form and manner as CSA 69, in their capacity as successors to CSA 69.

As such, the City of Santee will set the special tax for its territory within the CSA 69 Reorganization Boundary moving forward. There will also be an annual adjustment based on the increase in the consumer price index for the San Diego area as determined by the United States Department of Labor. For Fiscal Year 2025-26, the increase in the consumer price index in the San Diego area is 3.12%. CSA 69 previously collected the special tax on the property tax roll pursuant to procedures authorized by statute and in accordance with the procedures set forth in the Health and Safety Code. Because the City is authorized and directed to levy and collect such taxes, benefit assessments, fees and charges within its jurisdiction in the same form and manner as CSA 69, the City is proposing to follow the same procedures to levy the special tax and recover the special tax on the property tax roll. (See LAFCO Resolution 2022-17, Sec. 13.)

On file with the City of Santee City Clerk, is a preliminary copy of specific parcels and charges within the City's territory within the CSA 69 Reorganization Boundary elucidating the number of parcels subject to the special tax and the amount of the proposed tax.



On May 14, 2025, the City Council adopted a Resolution declaring its intention to levy, as Successor Agency to County Service Area (CSA) 69, a special tax within portions of the CSA 69 Reorganization Boundary within the City's jurisdiction for FY 2025-2026 and set this Public Hearing. While the special tax has already been authorized, these proceedings are annually required to collect the special tax each year on the property tax roll.

FINANCIAL STATEMENT

The total combined levy for the special tax levied on parcels within the CSA 69 Reorganization Boundary will be approximately \$3,571,921, of which \$1,581,747 will be levied from parcels within the city limits of the City of Santee and \$1,990,174 will be levied within the limits of Lakeside Fire Protection District. Amounts will be included in the Fiscal Year 2025-26 SLEMSA budget.

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

RECOMMENDATION (MX

Adopt the Resolution approving the annual levy of a special tax within its territory within the CSA 69 Reorganization Boundary for FY 2025-26 and collection on the property tax roll.

ATTACHMENT

Resolution



RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL APPROVING THE ANNUAL LEVY OF A SPECIAL TAX WITHIN THE PORTIONS OF THE CSA 69 REORGANIZATION BOUNDARY WITHIN THE CITY OF SANTEE FOR FY 2025-2026 AND COLLECTION ON THE PROPERTY TAX ROLL

WHEREAS, upon the dissolution of County Service Area No. 69 (hereinafter "CSA 69") on January 1, 2023, the Santee-Lakeside Emergency Medical Services Authority (the "SLEMSA") assumed the responsibility for the administrative oversight and funding of emergency medical services provided within the boundaries of former CSA 69, and certain additional areas identified by the Local Agency Formation Commission as within the CSA 69 Reorganization jurisdictional boundary (hereinafter "CSA 69 Reorganization Boundary"); and

WHEREAS, the City and Lakeside Fire Protection District are the successor agencies to the CSA 69 within their respective territories, and are authorized to assess, levy and/or collect within their respective boundaries any previously authorized taxes, benefit assessments, fees or charges of CSA 69; and

WHEREAS, the City of Santee is currently responsible for levying certain special taxes previously levied by CSA 69, in the same form and manner as was previously levied by CSA 69. The Lakeside Fire Protection District is currently responsible for levying certain special taxes previously levied by CSA 69 as well; and

WHEREAS, SLEMSA administers the funding for the emergency medical services provided by the City of Santee and the Lakeside Fire Protection District within the CSA 69 Reorganization Boundary; and

WHEREAS, the City of Santee has determined that it is necessary to continue the levy of special taxes within the portions of the CSA 69 Reorganization Boundary within the City's jurisdiction in order to continue to provide such emergency medical services; and

WHEREAS, there is an annual special tax levied against the parcels contained within such portions of the CSA 69 Reorganization Boundary. The special tax was previously set each year based on the formula established by the County of San Diego. The City of Santee will set this tax for its territory moving forward. There will also be an annual adjustment based on the increase in the consumer price index for the San Diego area as determined by the United States Department of Labor. For Fiscal Year 2025-26, the increase in the consumer price index in the San Diego area is 3.12%; and

WHEREAS, CSA 69 previously collected said special tax on the property tax roll, and the City is authorized and proposes to collect the special tax in the same method as

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CSA 69 previously collected such tax (See LAFCO Resolution No. 2022-17, Sec. 13); and

WHEREAS, in light of the CSA 69 Reorganization, it is required that both of SLEMSA's Members, the City of Santee and the Lakeside Fire Protection District annually cause to be prepared and filed internally a report of the specific parcels and special tax to be levied within their territory within the CSA 69 Reorganization Boundary for the upcoming Fiscal Year (the "Report"); and

WHEREAS, upon the filing of the Report with the City Clerk, the City Council shall cause to be noticed and thereafter conduct a public hearing to hear and consider testimony regarding the continuation of charges for such extended services within such County Service Areas within the City of Santee; and

WHEREAS, the City Clerk has confirmed that such Report has been filed for Fiscal Year 2025-26; and

WHEREAS, a public hearing was conducted by the City Council on July 9, 2025, to determine the establishment of the levy of special taxes for Fiscal Year 2025-26 as shown in the Report for CSA 69 and the CSA 69 Reorganization Boundary, and the City Council determined that no majority protest was filed.

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

Section 1. The above recitals are true and correct, and by this reference incorporated herein.

Section 2. The City Council hereby finds that at the conclusion of the public hearing, no majority protest exists with respect to the Report or the submittal of the special tax to the County of San Diego for collection of the special tax on the property tax roll, and any and all objections are hereby overruled. The City Council further approves the Report as filed.

Section 3. The City Council hereby approves the annual levy of a special tax within its territory within the CSA 69 Reorganization Boundary for 2025-26 and collection on the property tax roll.

Section 4. The City Council hereby directs appropriate staff of the City to take all actions necessary to collect the special tax on the property tax roll.

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DOPTED by the City Council of the City of Santee, California, at a Regular meeting ereof held this 9th day of July, 2025 by the following roll call vote to wit:
AYES:
NOES:
ABSTAIN:
ABSENT:
APPROVED:
JOHN W. MINTO, MAYOR
TTEST:
AMES JEFFRIES, CITY CLERK

MEETING DATE July 9, 2025

ITEM TITLE INITIAL PRESENTATION OF STAFF RECOMMENDATIONS FOR PROPOSED ORGANIZATIONAL RESTRUCTURING

DIRECTOR/DEPARTMENT Gary Halbert, Interim City Manager

SUMMARY

At the direction of the City Council, staff has evaluated options for the restructuring of City departments with the aim of streamlining operations, eliminating redundancies, and consolidating functions to reduce costs. The purpose of this item is to present and discuss staff's recommendations for organizational restructuring and to seek Council direction on proposed changes. Staff will return in August with a final implementation plan and budget amendments for approval.

The three proposed organizational changes recommended by staff are described in the attached staff report. The recommendations include the hiring of a Fleet Supervisor and the transfer of the Fleet Maintenance Division from the Fire Department to Community Services/Public Services; the reorganization of the Building Department to transition services in-house; and the reassignment of the Confidential Secretary to the City Manager/City Council to the City Clerk's Office to enhance support to the City Council.

FINANCIAL STATEMENT & July

There is no financial impact associated with tonight's presentation. The necessary adjustments to the FY 2025-26 Adopted Budget will be presented for approval at the August 20, 2025, City Council meeting.

CITY ATTORNEY REVIEW

□ N/A ⊠ Completed

RECOMMENDATION &

Receive the presentation and discuss staff's recommendations for reorganization and provide direction on proposed changes. Staff will return in August with a final implementation plan, incorporating any City Council directed changes and budget amendments.

ATTACHMENTS

1 - Staff Report



STAFF REPORT

INITIAL PRESENTATION OF STAFF RECOMMENDATIONS FOR PROPOSED ORGANIZATIONAL RESTRUCTURING

CITY COUNCIL MEETING JULY 9, 2025

BACKGROUND

At the direction of the City Council, staff has evaluated options for the restructuring of City departments with the aim of streamlining operations, eliminating redundancies, and consolidating functions to reduce costs. The purpose of this item is to present and discuss staff's recommendations for organizational restructuring and to seek Council direction on proposed changes. Staff will return in August with a final implementation plan and budget amendments for approval.

DISCUSSION

The following recommendations are presented for City Council consideration:

1. Transfer of Fleet Maintenance Division from Fire Department to Community Services
The Fleet Maintenance Division currently resides within the Fire Department at Fire Station 4,
with administrative oversight performed by the Deputy Fire Chief. Staff recommends
transferring the division to the Community Services/Public Services Department (CSD/PSD),
where its operations more closely align with other public works and maintenance functions.

To support this transition, staff recommends establishing a new Fleet Supervisor position. This position would:

- Oversee the City's fleet, including the management of the Enterprise fleet management vehicle leasing and maintenance contract
- Handle all administrative functions for the division, including contracts, purchase orders, invoice processing, and payroll
- Supervise fleet mechanics and provide mechanical support when needed

The Fleet Supervisor will report to the Director of Community Services/Public Services. This change will relieve the Deputy Fire Chief of non-core administrative responsibilities, allowing the Fire Department to focus more fully on emergency services.

An eight-to-ten-month transition period is anticipated to allow for recruitment, training, and the physical and administrative transfer of responsibilities. The goal is for the Fleet Maintenance Division to be fully operational under the Community Services Department by the start of the next budget cycle (FY 2026–27).

2. Reorganization of the Building Department

Staff recommends advancing the City's goal of establishing a full-service Building Department by increasing in-house staffing and reducing reliance on contract services.

To accomplish this transition, staff proposes the following actions:

- Appoint a retired annuitant to serve as the interim Building Official to provide organizational guidance and support the restructuring of the Building Department
- Hire a Plans Examiner to support plan check functions internally
- Hire an additional Building Inspector to enhance inspection capacity and customer service

Funding for this reorganization would be reallocated from the existing budget for Expert Consulting Services, which would be reduced accordingly. Bringing these services in-house is expected to improve efficiency, responsiveness, and overall service quality while generating long-term cost savings.

3. Reassignment of the Confidential Secretary to the City Manager/City Council to the City Clerk's Office

As part of the FY 2025–26 Operating Budget adopted by the City Council, the Administrative Secretary position in the City Clerk's Office was eliminated; however, staff has identified a continued need for administrative and legislative support to both the City Council and Clerk functions. The Confidential Secretary to the City Manager/City Council currently assigned to the City Manager's Office primarily supports the City Council, and to more effectively serve Council needs, staff recommends reassigning this position to the City Clerk's Office. This change will:

- Improve coordination between the City Clerk's Office and Council support functions
- Improve alignment of clerical functions under the City Clerk
- Ensure the City Council continues to receive high-level administrative support

This realignment is anticipated to enhance efficiency while maintaining reduced staffing levels.

RECOMMENDATION

Staff recommends that the City Council receive this report on proposed organizational restructuring and provide direction regarding the recommendations outlined above. A final proposal incorporating Council feedback will be brought forward, along with proposed amendments to the FY 2025-26 Operating Budget, for approval at the August 20, 2025 City Council meeting.