



City Council
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

CITY OF SANTEE
REGULAR MEETING AGENDA
Santee City Council

City Manager | Marlene D. Best
City Attorney | Shawn D. Hagerty
City Clerk | James Jeffries

MEETING INFORMATION

Wednesday, January 8, 2025
6:30 p.m.
Council Chamber | Building 2
10601 Magnolia Ave • Santee, CA 92071

**Regular Meeting for the Santee City Council and the Community
Development Commission (CDC) Successor Agency**

TO WATCH LIVE:

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

IN-PERSON ATTENDANCE

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

LIVE PUBLIC COMMENT

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

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



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

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

LEGISLATIVE INVOCATION: Lakeside Christian Church – Eric King

PLEDGE OF ALLEGIANCE

PRESENTATION: San Diego County Library, Santee Branch

CONSENT CALENDAR:

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

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Jeffries)**
- (2) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (3) **Adoption of a Resolution Accepting the Citywide Slurry Seal and Roadway Maintenance Program 2024 (CIP 2024-02) Project as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz)**
- (4) **Adoption of a Resolution Adopting the Second Amendment to the Santee-Lakeside Emergency Medical Services Authority Joint Exercise of Power Agreement. (Fire – Matsushita)**
- (5) **Adoption of a Resolution Proclaiming the Termination of the Existence of a Local Emergency Relating to Extreme Fire Risk in the San Diego River Corridor and the Completion of the Defensible Space Maintenance to Mitigate Fire Risk; and Finding Such Action is Exempt from Environmental Review Under the California Environmental Quality Act (“CEQA”) Pursuant to CEQA Guidelines Section 15269(c). (City Manager – Best)**
- (6) **Emergency Purchase Ratification of Cyber Security Software for the City of Santee. (City Manager – Best)**



- (7) **Adoption of a Resolution of the Community Development Commission Successor Agency Approving the Recognized Obligation Payment Schedule for the Period from July 1, 2025, to June 30, 2026 (“ROPS 25-26”). (Finance – Jennings) (CDC Successor Agency Agenda Item)**

NON-AGENDA PUBLIC COMMENT (15 minutes):

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

PUBLIC HEARING:

- (8) **Continued Public Hearing and First Reading of an Ordinance Adopting the City of Santee Development Impact Fee Nexus Study and Resolution Approving Development Impact Fees for All New Development within the City. (Finance – Jennings)**

Recommendation:

1. Conduct and close the public hearing opened on November 13, 2024; and
2. Adopt the Resolution approving the City of Santee Development Impact Fee Nexus Study, approving development impact fees for all new development within the city, and taking other actions related thereto; and
3. Introduce and conduct the First Reading of the Ordinance adopting the City of Santee Development Impact Fee Nexus Study and the new and updated development impact fees; and
4. Set and conduct the Second Reading of the Ordinance for January 22, 2025.

NEW BUSINESS:

- (9) **Appointment of Boards, Commissions and Committees Representatives for Council and Citizen Committees. (Mayor – Minto)**

Recommendation:

Take action on the Mayor’s recommendation to the City’s Boards, Commissions and Committees appointments.

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:

- (10) **Conference with Labor Negotiators**
(Government Code Section 54957.6)
City Designated Representative: City Manager
Employee Organization: Santee Firefighters Association

ADJOURNMENT:





**BOARDS, COMMISSIONS & COMMITTEES
JANUARY AND FEBRUARY MEETINGS**

Jan	02	SPARC	Cancelled	Council Chamber
Jan	08	Council Meeting		Council Chamber
Jan	13	Community Oriented Policing Committee		Council Chamber
Jan	22	Council Meeting		Council Chamber
Feb	06	SPARC		Council Chamber
Feb	10	Community Oriented Policing Committee		Council Chamber
Feb	12	Council Meeting		Council Chamber
Feb	26	Council Meeting		Council Chamber

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

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

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



MEETING DATE January 8, 2025

ITEM TITLE PRESENTATION: SAN DIEGO COUNTY LIBRARY, SANTEE
BRANCH

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

Liz A. Vagani, Librarian Branch Manager from the San Diego County Library, Santee Branch, will present a PowerPoint presentation to the City Council with an update regarding services offered, events, and resources to the community.

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION

Hear the presentation.

ATTACHMENT

None.

MEETING DATE January 8, 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

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION

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

ATTACHMENT

None.



MEETING DATE January 8, 2025

ITEM TITLE APPROVAL OF PAYMENT OF DEMANDS

DIRECTOR/DEPARTMENT Heather Jennings, Finance *HJ*

SUMMARY

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

FINANCIAL STATEMENT

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

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Approve the Payment of Demands as presented.

ATTACHMENT

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

Payment of Demands
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
11/26/24	Accounts Payable	\$ 140,017.89
11/29/24	Accounts Payable	44,676.93
12/01/24	Retiree Health	5,203.00
12/03/24	Accounts Payable	158,857.09
12/04/24	Accounts Payable	43,572.70
12/05/24	Accounts Payable	1,861,843.24
12/09/24	Accounts Payable	2,663.26
12/11/24	Accounts Payable	137,624.72
12/11/24	Accounts Payable	206,044.09
12/12/24	Accounts Payable	268,266.51
12/12/24	Payroll	481,224.53
12/13/24	Accounts Payable	45,782.63
12/17/24	Accounts Payable	159,169.98
12/18/24	Accounts Payable	282,301.83
12/19/24	Accounts Payable	45,181.32
12/26/24	Accounts Payable	403,446.43
12/26/24	Accounts Payable	<u>21,379.85</u>
	TOTAL	\$ <u>4,307,256.00</u>

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

Heather Jennings

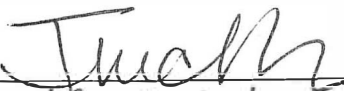
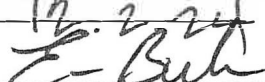
Heather Jennings, Director of Finance

vchlist
12/02/2024 10:50:45AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
61875	11/26/2024	10956 FRANCHISE TAX BOARD	PPE 11/20/24		CA STATE TAX WITHHELD	35,048.25	
					Total :	35,048.25	
61888	11/26/2024	10955 DEPARTMENT OF THE TREASURY	PPE 11/20/24		FED WITHHOLDING & MEDICARE	104,969.64	
					Total :	104,969.64	
2 Vouchers for bank code : ubgen						Bank total :	140,017.89
2 Vouchers in this report						Total vouchers :	140,017.89

Prepared by: 
Date: 12.2.24
Approved by: 
Date: 12.6.24

vchlist
12/02/2024 10:59:11AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

V oucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
6376658	11/29/2024	14705 RHS MISSIONSQUARE	PPE 11/20/24		RETIREE HSA	5,199.04
						Total :
						5,199.04
6381518	11/29/2024	14704 457 MISSIONSQUARE	PPE 11/20/24		ICMA - 457	39,477.89
						Total :
						39,477.89
2 V ouchersfor bank code : ubgen						Bank total :
						44,676.93
2 V ouchersin this report						Total vouchers :
						44,676.93

Prepared by: J. Smith

Date: 12-2-24

Approved by: E. Bull

Date: 12-6-24

Payroll Processing Report
CITY OF SANTEE
12/1/2024 to 12/31/2024-1 Cycle m

EARNINGS SECTION					DEDUCTIONS SECTION			LEAVE SECTION					
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
Grand Totals					Employees: 30								
reth			5,460.00		catax	5,460.00	46.00						
					fedtax	5,460.00	211.00						
Grand Totals	0.00		5,460.00				257.00	0.00					



Gross:	5,460.00
Net:	5,203.00

<< No Errors / No Warnings >>

Handwritten notes:
 12/12/24
 PPE 12/31/24
 Paydate 12/1/24

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
11244	12/3/2024	10353 PERS	11 24 4		RETIREMENT PAYMENT	158,857.09
Total :						158,857.09
1 Vouchers for bank code : ubgen						Bank total : 158,857.09
1 Vouchers in this report						Total vouchers : 158,857.09

Prepared by: 
Date: 12.4.24
Approved by: 
Date: 12.6.24

vchlist
12/04/2024 10:56:47AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137942	12/4/2024	10001 US BANK	000021		WELLNESS	150.00
			000022		WELLNESS	150.00
			000045		HEALTH & WELLNESS	461.62
			0010719		PICKLEBALL IMPROVEMENTS	370.91
			0026		PROFESSIONAL DEVELOPMENT	31.20
			002770		BREWS & BITES SUPPLIES	174.42
			0028036		MATERIALS & SUPPLIES	148.28
			002926BEST		CPRS MEMBERSHIP RENEWAL	150.00
			002926CSD		CPRS ANNUAL AGENCY MEMBERS	550.00
			002926CURTIS		CPRS ANNUAL MEMBERSHIP RENE	150.00
			002926FOST		CPRS ANNUAL MEMBERSHIP RENE	150.00
			002926KING		CPRS ANNUAL MEMBERSHIP RENE	150.00
			002926LOWN		CPRS ANNUAL MEMBERSHIP RENE	150.00
			002926MORR		CPRS ANNUAL MEMBERSHIP RENE	20.00
			002926NORT		CPRS ANNUAL MEMBERSHIP RENE	150.00
			002926RENS		CPRS ANNUAL MEMBERSHIP RENE	150.00
			002926TOLL		CPRS ANNUAL MEMBERSHIP RENE	150.00
			014539		SPECIAL EVENTS SUPPLIES	6.78
			015458		TEEN SUPPLIES	38.87
			017057		GENERAL EVENT SUPPLIES	21.52
			0173027		OFFICE SUPPLIES	34.56
			017596		MEETING SUPPLIES	21.21
			018213		MEDIC UNIT SUPPLIES	53.82
			019864		3RD GRADE POSTER CONTEST	170.00
			0200471-1		3RD GRADE POSTER CONTEST	790.00
			020150		TEEN CENTER SUPPLIES	54.86
			024346		STATION SUPPLIES	51.57
			026067		WELLNESS ACTIVITY	320.00
			029298		FIRE STATION OPEN HOUSE	73.91
			033178		GENERAL EVENT SUPPLIES	5.39
			033626		MATERIALS & SUPPLIES	40.92
			034040		SENIOR TRIPS	1,814.40
			034140		EVENT SUPPLIES	10.78
			035035		MEETING SUPPLIES	32.00
			035951		MEETING SUPPLIES	12.79
			039725		EVENT SUPPLIES	71.09

Voucher List
 CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137942	12/4/2024	10001 US BANK	(Continued)			
			040065		BREWS & BITES SUPPLIES	43.07
			040482		STARLIGHT CIRCLE MEETING SUP	61.56
			0414820		SMALL TOOL	410.27
			042320		GENERAL EVENT SUPPLIES	51.65
			0424255		MATERIALS & SUPPLIES	57.29
			043612		APPARATUS EQUIPMENT	6.47
			046973		FIRE STATION OPEN HOUSE	22.60
			048839		EVENT AND REC SUPPLIES	14.00
			048860		GENERAL EVENT SUPPLIES	1.35
			049101		GENERAL EVENT SUPPLIES	16.16
			0520687		GENERAL EVENT SUPPLIES	32.29
			053732		CITY COUNCIL SUPPLIES	85.40
			061115		EVENT SUPPLIES	100.87
			062155		FIRE STATION OPEN HOUSE	472.91
			067719		HEALTH & WELLNESS	73.59
			075885		GENERAL EVENT SUPPLIES	59.36
			085675		FIRE STATION OPEN HOUSE	18.67
			09062024		FIRE STATION OPEN HOUSE	565.00
			091168		SENIOR SUPPLIES	65.04
			095654		WELLNESS	34.34
			096269		MEETING SUPPLIES	20.70
			10/15/2024		CPRS MEMBERSHIP RENEWAL	165.00
			10012024		EVENT PROMOTION	90.00
			100724-MEI		ITE MEMBERSHIP RENEWAL - MEI	340.00
			100724-MORGAN		ITE RENEWAL - MORGAN	340.00
			10112024		CASI MEMBERSHIP RENEWAL - ST	199.00
			10152024MB		LEAGUE OF CA CITIES REGISTRATI	775.00
			101877537		ACCESSIBILITY CODE BOOK PURC	189.10
			10212024		FITNESS PROGRAM SUBSCRIPTIO	49.50
			1053708		REFERENCE MANUAL	142.14
			105937		SANTEE CUP PATCHES	191.40
			1071457		STORMWATER SUPPLIES	215.45
			1118		LODGING FOR LEAGUE OF CA CITI	1,815.21
			113933416		SUPPLIES	119.54
			1141406837		GENERAL EVENT SUPPLIES	535.99
			1143193133		BREWS & BITES SUPPLIES	185.24

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137942	12/4/2024	10001 US BANK	(Continued)			
			118348869		FIRE STATION OPEN HOUSE	158.98
			12451		OFFICE FURNITURE	161.61
			13746715		REGISTRATION FEES	200.00
			13747326		REGISTRATION FEE	145.00
			13747356		REGISTRATION FEE	100.00
			1418		LODGING FOR LEAGUE OF CA CITI	1,860.31
			15-1		BREWS & BITES SUPPLIES	60.26
			1515460		BREWS & BITES SUPPLIES	124.40
			1526221		CONFERENCE HOTEL	833.16
			153010		MEETING SUPPLIES	9.75
			153841		EQUIPMENT REPAIR	1,039.63
			154266		MEETING SUPPLIES	12.95
			15723		CPR RECERTIFICATION	565.69
			1618		LODGING FOR LEAGUE OF CA CITI	1,995.31
			163391DE-0003		BREWS & BITES MARKETING	28.78
			1644257		GENERAL EVENT SUPPLIES	26.81
			1798661		GENERAL EVENT SUPPLIES	44.99
			1BF63		PARKING AT RIVERSIDE CONVENT	10.00
			2		WELLNESS	35.57
			200000951		CAL CHIEFS CONFERENCE	600.00
			2010316		GRAFFITI REMOVAL SUPPLIES	75.79
			206468		FIRE STATION OPEN HOUSE	26.04
			20713540		TRANSPORTATION CHARGE	28.84
			20742		PARKS AND REC TRAINING	140.00
			2100		3RD GRADE POSTER CONTEST	100.00
			2203194		GRAFFITI REMOVAL	187.06
			2289056		COMPUTER EQUIPMENT	582.87
			2296225		GENERAL EVENT SUPPLIES	21.53
			2369019		SUPPLIES	98.26
			241002-05-3		SPARC PREP MEETING	93.44
			28453		MEETING DUES	30.00
			289312		LIVESCAN	114.00
			28957669		BREWS & BITES BANNER	105.92
			28961835		BREWS & BITES BANNER	133.31
			28966644		HOLIDAY LIGHTING FLYER	80.42
			28971556		WELLNESS SUPPLIES	120.78

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137942	12/4/2024	10001 US BANK	(Continued)			
			28991953		PICKLEBALL BANNER	39.63
			29013609		HOLIDAY LIGHTING BANNER	585.55
			29870		GENERAL EVENT SUPPLIES	55.37
			30		BREWS & BITES SUPPLIES	17.22
			300005721		MEMBERSHIP RENEWAL	130.00
			3057070		GENERAL EVENT SUPPLIES	35.69
			310		CAL CHIEFS PRE-CONFNCE MTG	20.00
			313117		PROFESSIONAL DEVELOPMENT	200.00
			320072		WEARING APPAREL	64.00
			3224266		TEEN CENTER PUMPKINS LIBRAR'	215.50
			3376263		PUB ED SUPPLIES	166.51
			3432237		PICKLEBALL IMPROVEMENTS	1,786.63
			3433865		OFFICE SUPPLIES	65.03
			34338652		OFFICE SUPPLIES	30.53
			3697830		OFFICE SUPPLIES	10.76
			38328249		GENERAL EVENT SUPPLIES	32.30
			3AAEF		PARKING AT RIVERSIDE CONVENT	10.00
			4020323		MATERIALS & SUPPLIES	18.29
			4067421		MATERIALS & SUPPLIES	68.91
			4179455		GENERAL EVENT SUPPLIES	10.66
			418		MOVIE IN THE PARK SUPPLIES	140.00
			4301005		GENERAL EVENT SUPPLIES	63.60
			4311413		MATERIALS & SUPPLIES	20.40
			431568241		MILITARY SUPPORT - SUPPLIES	246.75
			43362517		CAL CHIEFS CONFERENCE	588.48
			435822		CONFERENCE LODGING	242.24
			4518802		MATERIALS & SUPPLIES	34.54
			46156137		SURVEY MONKEY ANNUAL RENEW	468.00
			483068		WELLNESS	243.85
			5020039		MATERIALS & SUPPLIES	232.65
			5076193045		SUBSCRIPTION	100.80
			5337867		CODE & ENGINEERING SUPPLIES	21.49
			5465020		OFFICE SUPPLIES	61.40
			5658667		TRAFFIC SUPPLIES	34.89
			5753864		PLANNING SUPPLIES	18.31
			5957845		ENGINEERING SUPPLIES	52.80

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137942	12/4/2024	10001 US BANK	(Continued)			
			6081830		ENGINEERING & PLANNING SUPPL	104.36
			610664		MILITARY SUPPORT - SUPPLIES	702.22
			61252		HEALTH AND WELLNESS	79.98
			6226645-A		OFFICE SUPPLIES	32.31
			6226645-B		OFFICE SUPPLIES	6.02
			6381066		GENERAL EVENT SUPPLIES	32.28
			6385017		ENVELOPES FOR PAYROLL	24.32
			6559455		GENERAL EVENT SUPPLIES	46.00
			66066		PURCHASE OF LUNCH AT CONFER	21.03
			6609021		SMALL TOOLS	307.09
			67308932		TRANSPORTATION CHARGE	33.79
			683BGA4262		FACEBOOK BOOST FOR BREWS AI	75.00
			69738006		TRANSPORTATION CHARGE	29.99
			7014803		SMALL TOOLS	407.30
			7033870		MATERIALS & SUPPLIES	35.08
			704234		NAME TAGS	31.50
			71277		MATERIALS & SUPPLIES	93.70
			7177017		OFFICE STOCK	15.40
			7183451		OFFICE SUPPLIES	103.19
			733244812		GENERAL EVENT SUPPLIES	365.93
			749360		WORK SHIRTS	165.94
			7523477		GRAFFITI REMOVAL	156.16
			7693853		3RD GRADE POSTER CONTEST	129.24
			7697842		STATION SUPPLIES	105.27
			77294		MATERIALS & SUPPLIES	23.66
			78175422		TRANSPORTATION CHARGE	34.96
			79465		PICKLEBALL IMPROVEMENTS	210.72
			8013617		MATERIALS & SUPPLIES - PARK M/	59.21
			8028357		MATERIALS & SUPPLIES	181.82
			8057037		ENGINEERING SUPPLIES	18.31
			8057037(R)		CREDIT ON ENGINEERING & PLAN	-18.31
			80686482		TRANSPORTATION CHARGE	32.98
			80767570		TRANSPORTATION CHARGE	28.79
			8173038		GENERAL EVENT SUPPLIES	115.14
			81993		PICKLEBALL IMPROVEMENTS	139.47
			8451		GMAX TESTING	2,300.00

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137942	12/4/2024	10001 US BANK	(Continued)			
			86098314		CASI SUMMIT RESERVATION - STU	725.55
			8671426		GENERAL EVENT SUPPLIES	37.65
			8748237		ENGINEERING SUPPLIES	25.22
			8748237(B)		ENGINEERING SUPPLIES	14.19
			8912229		GENERAL EVENT SUPPLIES	7.53
			8912229-2		GENERAL EVENT SUPPLIES	27.90
			8960207		VEHICLE REPAIR SUPPLIES	180.39
			9014168		GRAFFITI REMOVAL	116.14
			9113		VEHICLE SUPPLIES	234.69
			9217844		GENERAL EVENT SUPPLIES	17.44
			9321825		TEEN CENTER ART SUPPLIES	41.61
			9353057		AMBULANCE SUPPLIES	310.31
			937034		EQUIPMENT REPAIR PARTS	635.73
			9413816		GENERAL EVENT SUPPLIES	129.29
			94528		PARKING AT RIVERSIDE CONVENT	10.00
			96549864		TRANSPORTATION CHARGE	30.69
			9766610		OFFICE SUPPLIES	18.30
			97867		PICKLEBALL IMPROVEMENTS	111.48
			98411530		TRANSPORTATION CHARGE	30.88
			98671		GENERAL EVENT SUPPLIES	49.98
			98877		CPRS CONFERENCE REGISTRATIC	495.00
			98928		DIRECTOR CPRS CONFERENCE RI	495.00
			9998620		CITY CLERK OFFICE SUPPLIES	77.45
			C56FGWGF		PROFESSIONAL DEVELOPMENT	120.00
			CR200014867		CREDIT- BACKFLOW TEST FEE	-185.00
			G4BQ8AC262		FACEBOOK BOOST SEPT 19 THRO	49.77
			IN005788/2024		SHIFT CALENDARS	727.37
			INV4309		WESTON PARK CALSENSE	795.00
			KCWD2B8262		FACEBOOK BOOST FOR BREWS AI	75.00
			MC16263393		MAILCHIMP PREMIUM PLAN	350.00
			Q15.000024933		ICC MEMBERSHIP RENEWAL - STU	310.00
			SA5654254		BREWS & BITES SUPPLIES	330.02
			sHgkr		HEALTH & WELLNESS	93.22
			SPOOKEASY24		EVENT RESEARCH	150.00
			sYnKd		HEALTH AND WELLNESS	84.76
			TNG2VVS		SECURITY CERTIFICATE	89.99

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137942	12/4/2024	10001	10001 US BANK		(Continued)	Total : 43,572.70
1 Vouchers for bank code : ubgen						Bank total : 43,572.70
1 Vouchers in this report						Total vouchers : 43,572.70

Prepared by: Juanita

Date: 12-11-24

Approved by: _____

Date: 12/4/24

vchlist
12/05/2024 12:00:18PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137943	12/5/2024	11139 ACE UNIFORMS, LLC - SAN DIEGO	SD0200043	54825	WEARING APPAREL	66.57
			SD0200780	54990	WEARING APPAREL	552.10
			SD0200825	54825	WEARING APPAREL	19.59
Total :						638.26
137944	12/5/2024	14954 ADVANCED ELECTRICAL INNOVATION	334	54873	ELECTRICAL REPAIRS & MAINT	773.25
			343	54873	ELECTRICAL REPAIRS & MAINT	568.57
			350	54873	ELECTRICAL REPAIRS & MAINT	957.19
			351	54873	ELECTRICAL REPAIRS & MAINT	1,773.72
			352	54873	ELECTRICAL REPAIRS & MAINT	1,254.61
			395	54873	ELECTRICAL REPAIRS & MAINT	1,133.00
			410	54873	ELECTRICAL REPAIRS & MAINT	134.43
			411	54873	ELECTRICAL REPAIRS & MAINT	896.15
			412	54873	ELECTRICAL REPAIRS & MAINT	448.08
			413	54873	FY24/25 ELECTRICAL REPAIRS & M	953.24
Total :						8,892.24
137945	12/5/2024	13456 AGRICULTURAL PEST CONTROL	773593	54828	PEST CONTROL SERVICES	195.00
			774382	54828	PEST CONTROL SERVICES	135.25
Total :						330.25
137946	12/5/2024	10412 AT&T	301053963; DEC24		MAST PARK	159.79
Total :						159.79
137947	12/5/2024	10516 AWARDS BY NAVAJO	1024388		SUPPLIES	9.69
			1024389		SUPPLIES	56.00
Total :						65.69
137948	12/5/2024	12496 BALL, BYRON	114		HOLIDAY LIGHTING ENTERTAINME	480.00
Total :						480.00
137949	12/5/2024	10017 BAY CITY ELECTRIC WORKS	W303933	55024	GENERATOR MAINT & REPAIRS	500.00
Total :						500.00
137950	12/5/2024	10177 BAYOU BROTHERS PRODUCTIONS	112224	55081	HOLIDAY LIGHTING ENTERTAINME	1,200.00
Total :						1,200.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137951	12/5/2024	12951 BERRY, BONNIE	December 1, 2024		RETIREE HEALTH PAYMENTS	91.00
					Total :	91.00
137952	12/5/2024	13405 BOFFO ENTERTAINMENT INC	112224	55053	HOLIDAY LIGHTING PHOTOGRAPH	850.00
					Total :	850.00
137953	12/5/2024	14620 CARAHSOFT TECHNOLOGY CORP	IN1821890	55059	NETWORK SECURITY SOFTWARE	4,075.65
					Total :	4,075.65
137954	12/5/2024	10032 CINTAS CORPORATION 694	4211278972	54844	MISC SHOP RENTALS	72.90
					Total :	72.90
137955	12/5/2024	15152 COAR DESIGN GROUP	22513	54666	NEW FIRE STATION AT CITY OPER/	64,825.00
					Total :	64,825.00
137956	12/5/2024	10268 COOPER, JACKIE	December 1, 2024		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
137957	12/5/2024	10333 COX COMMUNICATIONS	112256001; NOV24		9130 CARLTON OAKS DR	96.88
					Total :	96.88
137958	12/5/2024	10841 DANIELS, ADAM	112024		EMPLOYEE REIMBURSEMENT	250.00
					Total :	250.00
137959	12/5/2024	13129 DAVID TURCH AND ASSOCIATES	INV 11122024DT	54881	HWY 52 COALITION CONSULTING I	5,000.00
					Total :	5,000.00
137960	12/5/2024	15441 DICKERSON, ERIC	1		SENIOR HOLIDAY LUNCHEON ENTI	150.00
					Total :	150.00
137961	12/5/2024	10251 FEDERAL EXPRESS	8-696-74609		FEDEX SHIPPING CHARGES	268.96
					Total :	268.96
137962	12/5/2024	11119 FERGUSON ENTERPRISES INC	4650141 4650141-1	55000 55000	PLUMBING SUPPLIES PLUMBING SUPPLIES	907.21 1,595.14
					Total :	2,502.35
137963	12/5/2024	15433 GENERAL CODE LLC	38272	55077	MUNICIPAL CODE CODIFICATION	3,446.10

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137963	12/5/2024	15433 15433 GENERAL CODE LLC	(Continued)			Total : 3,446.10
137964	12/5/2024	12638 GEORGE HILLS COMPANY, INC.	INV1028992	55094	ADMIN - LIABILITY CLAIMS	4,000.00
			INV1029220	55094	ADMIN - LIABILITY CLAIMS	1,500.00
			INV1029569	55094	ADMIN - LIABILITY CLAIMS	1,500.00
			INV1029824	55094	ADMIN - LIABILITY CLAIMS	1,500.00
			INV1030079	55094	ADMIN - LIABILITY CLAIMS	1,500.00
					Total :	10,000.00
137965	12/5/2024	13558 KIFER HYDRAULICS CO, INC	84345	54888	VEHICLE REPAIR PART	13.53
					Total :	13.53
137966	12/5/2024	15439 KORO, TONY	6587		BUSINESS LICENSE REFUND	108.00
					Total :	108.00
137967	12/5/2024	10204 LIFE ASSIST INC	1527289	54807	EMS SUPPLIES	279.45
			1527380	54807	EMS SUPPLIES	852.21
			1527504	54807	EMS SUPPLIES	2,806.05
					Total :	3,937.71
137968	12/5/2024	15225 LONG, CHERYL L	December 1, 2024		RETIREE HEALTH PAYMENTS	91.00
					Total :	91.00
137969	12/5/2024	11783 MINTO, JOHN	10312024JM		MILEAGE REIMBURSEMENT	159.46
					Total :	159.46
137970	12/5/2024	15342 NAPA AUTO PARTS	950666	55003	VEHICLE REPAIR PART	65.29
					Total :	65.29
137971	12/5/2024	14690 PATH INC	Q9 - Jul24-Sep24	54265	ARPA - PATH HOMELESS OUTREAC	19,684.98
					Total :	19,684.98
137972	12/5/2024	12186 PETERSON LIGHTING	4016-A		HOLIDAY LIGHTING LIGHT RENTAL	90.00
					Total :	90.00
137973	12/5/2024	10101 PROFESSIONAL MEDICAL SUPPLY	25088	55048	OXYGEN CYLINDER RENTAL	564.61
			25286	55048	OXYGEN CYLINDER RENTAL	70.40
			25453	55048	OXYGEN CYLINDER RENTAL	113.20

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137973	12/5/2024	10101 PROFESSIONAL MEDICAL SUPPLY	(Continued) 25792	55048	OXYGEN CYLINDER RENTAL	48.00
					Total :	796.21
137974	12/5/2024	12062 PURETEC INDUSTRIAL WATER	2223046	55042	DEIONIZED WATER SERVICE - PSC	158.40
					Total :	158.40
137975	12/5/2024	10095 RASA	5840	54976	MAP CHECK - STARBUCK'S	700.00
					Total :	700.00
137976	12/5/2024	12237 RAYON, KYLE	December 1, 2024		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
137977	12/5/2024	15425 RENEWELL FLEET SERVICE LLC	3729	55073	VEHICLE REPAIR PARTS	2,462.33
					Total :	2,462.33
137978	12/5/2024	10097 ROMAINE ELECTRIC CORPORATION	12-063283 1-389912	54958 54958	VEHICLE REPAIR PARTS EQUIPMENT REPAIR PARTS	438.20 257.92
					Total :	696.12
137979	12/5/2024	10606 SD COUNTY SHERIFF'S DEPT	SHERIFF SEP 2024		LAW ENFORCEMENT SEP 2024	1,483,216.40
					Total :	1,483,216.40
137980	12/5/2024	10407 SAN DIEGO GAS & ELECTRIC	04229703218; NOV24 22373580042; NOV24		STREET LIGHTS TRAFFIC SIGNALS	44,748.37 7,334.15
					Total :	52,082.52
137981	12/5/2024	10110 SECTRAN SECURITY INC	24110616	54924	FY 24/25 ARMORED CAR TRANSPC	171.66
					Total :	171.66
137982	12/5/2024	10585 SHARP REES-STEALY MEDICAL	101572 101608		PRE-EMPLOYMENT PHYSICALS DMV EXAM	5,542.00 378.00
					Total :	5,920.00
137983	12/5/2024	12313 SINGH, YU-CHI CLAIRE	ASCE-100324		ASCE CONVENTION 2024 REIMBUF	322.20
					Total :	322.20
137984	12/5/2024	12223 SITEONE LANDSCAPE SUPPLY LLC	145137809-001	54925	IRRIGATION PARTS	2,577.40

Bank code : ubgen

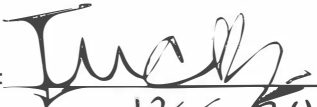
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137984	12/5/2024	12223 SITEONE LANDSCAPE SUPPLY LLC	(Continued)			
			147634600-001	54925	IRRIGATION PARTS	627.72
			147928722-001	54925	IRRIGATION PARTS	1,848.54
			148225818-001	54925	IRRIGATION PARTS	512.18
			148300894-001	54925	IRRIGATION PARTS	938.33
					Total :	6,504.17
137985	12/5/2024	10837 SOUTHWEST TRAFFIC SIGNAL	83824	54948	DIG ALERTS	585.00
			83825	54948	TRAFFIC SIGNAL - SERVICE CALLS	820.00
			83826	54955	DIG ALERTS	1,422.84
			83827	54955	TRAFFIC SIGNAL - SERVICE CALLS	835.11
			83828	54955	TRAFFIC SIGNAL - SERVICE CALLS	329.92
			83829	54955	TRAFFIC SIGNAL - SERVICE CALLS	176.05
			83830	54955	TRAFFIC SIGNAL - SERVICE CALLS	1,209.18
			83831	54948	TRAFFIC SIGNAL - PROSPECT/FAN	2,827.06
			83833	54948	KNOCKDOWN - MGR & CARLTON F	5,844.35
			83834	54955	TRAFFIC SIGNAL - SERVICE CALLS	998.00
			83835	54955	KNOCKDOWN AT MAST BLVD. & EA	8,066.28
					Total :	23,113.79
137986	12/5/2024	11056 STANDARD ELECTRONICS	1715	54879	FIRE ALARM & SPRINKLER MONITC	695.63
			51270	54879	FIRE ALARM & SPRINKLER MONITC	1,258.00
					Total :	1,953.63
137987	12/5/2024	10217 STAPLES ADVANTAGE	6016604388	54869	FY 24/25 OFFICE SUPPLIES - FINA	106.59
					Total :	106.59
137988	12/5/2024	10027 STATE OF CALIFORNIA	774345		FINGERPRINT APPS	160.00
					Total :	160.00
137989	12/5/2024	10119 STEVEN SMITH LANDSCAPE INC	2830	54812	A 1 LANDSCAPE SERVICES	435.44
			2838	54812	A 1 LANDSCAPE SERVICES	272.15
			2840	54812	A 1 LANDSCAPE SERVICES	435.44
			2843	54812	A 1 LANDSCAPE SERVICES	435.44
			2846	54900	A 2 LANDSCAPE SERVICES	220.00
			2896	54812	A 1 LANDSCAPE SERVICES	59,925.88
			2897	54900	A 2 LANDSCAPE SERVICES	21,760.00


Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137989	12/5/2024	10119 STEVEN SMITH LANDSCAPE INC	(Continued)			
			2902	54900	A 2 LANDSCAPE SERVICES	3,498.00
			2913	54812	A 1 LANDSCAPE SERVICES	6,966.10
			2914	54812	A 1 LANDSCAPE SERVICES	9,783.50
			2915	54900	A 2 LANDSCAPE SERVICES	216.00
			2918	54812	A 1 LANDSCAPE SERVICES	20,859.60
			2921	54901	A 3 LANDSCAPE SERVICES	864.00
			2922	54812	A 1 LANDSCAPE SERVICES	9,783.50
			2923	54812	A 1 LANDSCAPE SERVICES	6,966.10
			2928	54812	A 1 LANDSCAPE SERVICES	2,581.44
			2929	54901	A 3 LANDSCAPE SERVICES	440.00
					Total :	145,442.59
137990	12/5/2024	15445 TAYLOR MORRISON OF CA LLC	17428		REFUNDABLE DEPOSIT	8,911.56
					Total :	8,911.56
137991	12/5/2024	10250 THE EAST COUNTY	00146779		PUBLIC HEARING PUBLICATION	514.50
					Total :	514.50
137992	12/5/2024	12276 VARGAS, CROSSBY	101		HOLIDAY LIGHING ENTERTAINMEN	225.00
					Total :	225.00
137993	12/5/2024	10148 WESTAIR GASES EQUIPMENT INC	0011926414	54941	WELDING SUPPLIES	36.53
					Total :	36.53
137994	12/5/2024	12930 WILLIAMS, ROCHELLE	December 1, 2024		RETIREE HEALTH PAYMENTS	91.00
					Total :	91.00
137995	12/5/2024	12641 WITTORFF, VICKY DENISE	December 1, 2024		RETIREE HEALTH PAYMENTS	31.00
					Total :	31.00
53 Vouchers for bank code : ubgen						Bank total : 1,861,843.24
53 Vouchers in this report						Total vouchers : 1,861,843.24

Bank code : ubgen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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Prepared by: 
Date: 12/4/24

Approved by: 
Date: 12/5/24

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12/12/2024 11:27:28AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
719872	12/9/2024	12774 LIABILITY CLAIMS ACCOUNT	120924		LIABILITY CLAIMS	2,663.26

Total : 2,663.26

1 Vouchers for bank code : ubgen

Bank total : 2,663.26

1 Vouchers in this report

Total vouchers : 2,663.26

Prepared by: Juchh

Date: 12.12.24

Approved by: [Signature]

Date: 12/12/24

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12/13/2024 10:36:13AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
11639	12/11/2024	10956 FRANCHISE TAX BOARD	December 24 Retiree PPE 12/4/24		CA STATE TAX WITHHELD CA STATE TAX WITHHELD	46.00 34,194.96 Total : 34,240.96
11664	12/11/2024	10955 DEPARTMENT OF THE TREASURY	December 24 Retiree PPE 12/4/24		FED WITHHOLDING TAX FED WITHHOLDING & MEDICARE	211.00 103,172.76 Total : 103,383.76
2 Vouchers for bank code : ubgen						Bank total : 137,624.72
2 Vouchers in this report						Total vouchers : 137,624.72

Prepared by: J. Smith
Date: 12-13-24
Approved by: [Signature]
Date: 12-17-24

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12/11/2024 2:40:04PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137996	12/11/2024	15087 34TH STREET INC	2024-166		PROFESSIONAL SERVICE	325.00
Total :						325.00
137997	12/11/2024	15392 4LEAF INC	J4263A	55033	PLANNING SERVICES - CONTRACT	884.00
			J4263A-DD	55080	PLANNING SERVICES - DEVELOPE	3,350.00
			J4263B	55033	PLANNING SERVICES - CONTRACT	4,750.00
			J4263B-DD	55080	PLANNING SERVICES - DEVELOPE	2,750.00
Total :						11,734.00
137998	12/11/2024	14800 ADVANCE AUTO PARTS	3717428421956	54827	VEHICLE REPAIR PARTS	200.22
			3717428822096	54827	VEHICLE REPAIR PARTS	22.24
			3717428831415	54827	VEHICLE SUPPLIES	105.90
			3717428831419	54827	VEHICLE SUPPLIES	144.30
			3717428922127	54827	VEHICLE REPAIR PART	46.75
			3717428922141	54827	CR-VEHICLE PARTS RETRND	-169.47
			3717429811029	54827	VEHICLE REPAIR PARTS	172.92
Total :						522.86
137999	12/11/2024	13456 AGRICULTURAL PEST CONTROL	773708	54828	PEST CONTROL SERVICES	135.25
			778626	54828	PEST CONTROL SERVICES	195.00
Total :						330.25
138000	12/11/2024	11945 BEDCO INC	16937	54991	VEHICLE EQUIPMENT	4,395.41
Total :						4,395.41
138001	12/11/2024	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS NOV 2024		LEGAL SVCS NOV 2024	66,955.61
Total :						66,955.61
138002	12/11/2024	10031 CDW GOVERNMENT LLC	AB6RA4J	55075	COMPUTER EQUIPMENT	1,427.69
Total :						1,427.69
138003	12/11/2024	10032 CINTAS CORPORATION 694	4212042750	54844	MISC SHOP RENTALS	90.78
Total :						90.78
138004	12/11/2024	10234 COUNTY OF SAN DIEGO	01149-2012-RI-2024	54926	GENERATOR AIR POLLUTION CON	1,175.00
Total :						1,175.00

Bank code : ubgen

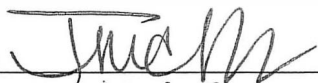
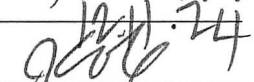
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138005	12/11/2024	10486 COUNTY OF SAN DIEGO	120524		NOTICE OF EXEMPTION - CUYAMA	50.00
					Total :	50.00
138006	12/11/2024	10839 COUNTY OF SAN DIEGO	10377193 - 2024	55085	HAZARDOUS MATERIALS PERMIT	1,072.00
					Total :	1,072.00
138007	12/11/2024	10046 D MAX ENGINEERING INC	8871	54849	STORMWATER PROGRAM ASSISTA	21,632.42
					Total :	21,632.42
138008	12/11/2024	14446 ENTERPRISE FM TRUST	282938A-120524 FOT0177941-NRC	55040	VEHICLE LEASING PROGRAM FLEET MAINTENANCE SERVICES	11,596.50 408.57
					Total :	12,005.07
138009	12/11/2024	10066 GLOBALSTAR USA LLC	000000080788187		SATELLITE PHONE SERVICE	105.89
					Total :	105.89
138010	12/11/2024	14229 JOBSITE SUPPLY CO	84012400	54858	CIP SUPPLIES	73.82
					Total :	73.82
138011	12/11/2024	10204 LIFE ASSIST INC	1529230	54807	EMS SUPPLIES	1,712.58
					Total :	1,712.58
138012	12/11/2024	10306 MOTOROLA SOLUTIONS INC	8282025812	54478	RADIO EQUIPMENT	13,823.28
					Total :	13,823.28
138013	12/11/2024	15342 NAPA AUTO PARTS	950711	55003	VEHICLE SUPPLIES	308.00
					Total :	308.00
138014	12/11/2024	10308 O'REILLY AUTO PARTS	2968-252531	54864	VEHICLE REPAIR PART	21.25
					Total :	21.25
138015	12/11/2024	10092 PHOENIX GROUP INFO SYSTEMS	102024031	54878	FY 24/25 PARKING CITE PROCESS	499.35
					Total :	499.35
138016	12/11/2024	11830 RANCH EVENTS	12/06/2024	55100	DEPOSIT FOR LUNCHEONS	1,000.00
					Total :	1,000.00
138017	12/11/2024	10095 RASA	5825	54976	PROFESSIONAL SERVICES	565.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138017	12/11/2024	10095 RASA	(Continued)			
			5827	54976	PROFESSIONAL SERVICES	1,400.00
			5834	54976	MAP CHECK - ANIMAL SHELTER	700.00
					Total :	2,665.00
138018	12/11/2024	10097 ROMAINE ELECTRIC CORPORATION	12-063283-1	54958	VEHICLE SUPPLIES	665.68
					Total :	665.68
138019	12/11/2024	15246 SAFELITE AUTO GLASS	06064-063060	54954	VEHICLE REPAIR	505.69
					Total :	505.69
138020	12/11/2024	10768 SANTEE SCHOOL DISTRICT	9617	54810	TEEN CENTER BUS TRANSPORTAT	215.04
			9618	54923	FIELD LIGHTING	18.00
					Total :	233.04
138021	12/11/2024	15408 SIX DEGREES CONSULTING	4433	55050	SPAM FILTER SOFTWARE	4,719.21
					Total :	4,719.21
138022	12/11/2024	10217 STAPLES ADVANTAGE	6015024007	54897	STAPLES	155.44
			6017350200	54870	OFFICE SUPPLIES - P&B, E	252.63
					Total :	408.07
138023	12/11/2024	13142 DEPARTMENT OF FISH AND WILDLIF	11202024		SECTION 6 GRANT REFUND	5,716.26
					Total :	5,716.26
138024	12/11/2024	10617 STATE OF CALIFORNIA	L0167453392		UNEMPLOYMENT 9/30/24	667.00
					Total :	667.00
138025	12/11/2024	10119 STEVEN SMITH LANDSCAPE INC	2942	54900	A 2 LANDSCAPE SERVICES	10,223.78
			2945	54812	A 1 LANDSCAPE SERVICES	16,672.20
			2947	54812	A 1 LANDSCAPE SERVICES	244.94
			2949	54812	A 1 LANDSCAPE SERVICES	544.30
			2950	54901	A 3 LANDSCAPE SERVICES	165.00
			2954	54812	A 1 LANDSCAPE SERVICES	16,672.20
			2958	54900	A 2 LANDSCAPE SERVICES	220.00
			2959	54900	A 2 LANDSCAPE SERVICES	330.00
			2965	54900	A 2 LANDSCAPE SERVICES	440.00
			2966	54900	A 2 LANDSCAPE SERVICES	440.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138025	12/11/2024	10119 10119 STEVEN SMITH LANDSCAPE INC	(Continued)			Total : 45,952.42
138026	12/11/2024	10572 SUNBELT RENTALS INC	162091018-0001	54814	EQUIPMENT RENTAL	724.46
						Total : 724.46
138027	12/11/2024	14381 TAQUIZAS JOSE	107175	55091	MILITARY SUPPORT - HMH-462 HOI	3,395.00
						Total : 3,395.00
138028	12/11/2024	15091 T-MOBILE USA INC	993045165; NOV24		CITY HALL	1,132.00
						Total : 1,132.00
33 Vouchers for bank code : ubgen						Bank total : 206,044.09
33 Vouchers in this report						Total vouchers : 206,044.09

Prepared by: 
Date: 12/11/24
Approved by: 
Date: 12/11/24

vchlist
12/12/2024 11:56:01AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138029	12/12/2024	10334 CHLIC	3456237		HEALTH INSURANCE	244,855.87
					Total :	244,855.87
138030	12/12/2024	14793 CONTROLLING INS COST IN CA, SCHOOL 2024-12			EMPLOYEE ASSISTANCE PROGRAM	418.29
					Total :	418.29
138031	12/12/2024	10844 FRANCHISE TAX BOARD	PPE 12/4/24		WITHHOLDING ORDER	215.02
					Total :	215.02
138032	12/12/2024	14458 METROPOLITAN LIFE INSURANCE	83656629		DENTAL INSURANCE	14,611.95
					Total :	14,611.95
138033	12/12/2024	10785 RELIANCE STANDARD LIFE	December 2024		VOLUNTARY LIFE INSURANCE	310.58
					Total :	310.58
138034	12/12/2024	10424 SANTEE FIREFIGHTERS	PPE 12/4/24		DUES/PEC/BENEVOLENT/BC EXP	4,843.61
					Total :	4,843.61
138035	12/12/2024	10776 STATE OF CALIFORNIA	PPE 12/4/24		WITHHOLDING ORDER	449.53
					Total :	449.53
138036	12/12/2024	10776 STATE OF CALIFORNIA	PPE 12/4/24		WITHHOLDING ORDER	260.30
					Total :	260.30
138037	12/12/2024	10001 US BANK	PPE 12/4/24		PARS RETIREMENT	1,549.52
					Total :	1,549.52
138038	12/12/2024	14600 WASHINGTON STATE SUPPORT	PPE 12/4/24		WITHHOLDING ORDER	751.84
					Total :	751.84
10 Vouchers for bank code : ubgen						Bank total : 268,266.51
10 Vouchers in this report						Total vouchers : 268,266.51

Bank code : ubgen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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Prepared by: Juan M
Date: 12-17-24
Approved by: E. Buth
Date: 12-18-24

EARNINGS SECTION					DEDUCTIONS SECTION			LEAVE SECTION					
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
					sb-1		93.00						
					sb-3		72.08						
					sffa		3,654.58						
					sffapc		1,047.14						
					st1cs3	92,207.26	2,766.22	-2,766.22					
					st2cs3	15,855.73	475.67	-475.67					
					texlif		249.71						
					vaccpr		574.45						
					vaccpt		204.75						
					vcanpr		318.41						
					vcanpt		90.25						
					vgcipt		88.70						
					vghipr		15.56						
					vision	13,070.16	554.86						
					voladd		17.55						
					voldis		218.13						
					vollad			155.27					
					vollif		155.31						
Grand Totals	16,563.45		746,818.21				265,593.68	327,648.89					

Gross:	746,818.21
Net:	481,224.53

<< No Errors / 13 Warnings >>

HA
12/10/24

EB
12/10/24

Pay Period Ending - 12/4/24
Paydate 12/12/24

vchlist
12/13/2024 10:50:50AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
6051200	12/13/2024	14704 457 MISSIONSQUARE	PPE 12/4/24		ICMA - 457	40,776.10
Total :						40,776.10
6214893	12/13/2024	14705 RHS MISSIONSQUARE	PPE 12/4/24		RETIREE HSA	5,006.53
Total :						5,006.53
2 Vouchers for bank code : ubgen						Bank total : 45,782.63
2 Vouchers in this report						Total vouchers : 45,782.63

Prepared by: *Jerich*
Date: 12-13-24
Approved by: *E. Bute*
Date: 12-17-24

vchlist
12/17/2024 10:41:21AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
12243	12/17/2024	10353 PERS	12 24 3		RETIREMENT PAYMENT	159,169.98

Total : 159,169.98

1 Vouchers for bank code : ubgen

Bank total : 159,169.98

1 Vouchers in this report

Total vouchers : 159,169.98

Prepared by: Jucalls
Date: 12-17-24
Approved by: E-Buti
Date: 12-17-24

vchlist
12/18/2024 12:00:43PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138039	12/18/2024	15008 AETNA BETTER HEALTH OF CA	ACID 4704		REFUND - AMBULANCE BILLING	122.57
					Total :	122.57
138040	12/18/2024	15443 AFICS	ACID 14263		REFUND - AMBULANCE BILLING	1,095.00
					Total :	1,095.00
138041	12/18/2024	13456 AGRICULTURAL PEST CONTROL	776155	54828	PEST CONTROL SERVICES	632.65
					Total :	632.65
138042	12/18/2024	10017 BAY CITY ELECTRIC WORKS	W305120	55024	GENERATOR MAINT & REPAIRS (O	287.70
					Total :	287.70
138043	12/18/2024	12349 CHOICE LOCKSMITHING	111424OPS	54843	LOCKSMITH SERVICES - AS NEED	436.07
					Total :	436.07
138044	12/18/2024	10032 CINTAS CORPORATION 694	4212770340 4212908564	54844 54844	STATION SUPPLIES MISC SHOP RENTALS	53.31 74.14
					Total :	127.45
138045	12/18/2024	14996 COMMUNITY HEALTH GROUP	ACID 13823 ACID 14256		REFUND - AMBULANCE BILLING REFUND - AMBULANCE BILLING	431.00 481.54
					Total :	912.54
138046	12/18/2024	14996 COMMUNITY HEALTH GROUP (CA CAI	ACID 13696		REFUND - AMBULANCE BILLING	353.00
					Total :	353.00
138047	12/18/2024	11002 CONTEMPORARY CYBERNETICS GROUP	818258	55082	COMPUTER HARD DRIVES	2,751.00
					Total :	2,751.00
138048	12/18/2024	15413 COUNTYWIDE MECHANICAL SYSTEMS	71044 71063	55099 55099	PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS & RELATED M	4,460.40 4,030.00
					Total :	8,490.40
138049	12/18/2024	10333 COX COMMUNICATIONS	094486701; DEC24		CITY HALL GROUP BILL	3,383.78
					Total :	3,383.78
138050	12/18/2024	10046 D MAX ENGINEERING INC	8896	54850	SANTEE 24-25 CONSTRUCTION IN	2,838.61

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138050	12/18/2024	10046 10046 D MAX ENGINEERING INC	(Continued)			Total : 2,838.61
138051	12/18/2024	10449 DAY MANAGEMENT CORPORATION	INV849345	54853	EQUIPMENT REPAIR	912.00
						Total : 912.00
138052	12/18/2024	12655 DELL MARKETING LP	10767180238	54982	LAPTOP FOR COMMUNITY SERVIC	2,034.79
						Total : 2,034.79
138053	12/18/2024	14811 DIGITECH COMPUTER LLC	60006466	54998	SLEMSA BILLING CONTRACT SERV	56,216.92
						Total : 56,216.92
138054	12/18/2024	12483 DISCOUNT SIGNS AND BANNERS	5773	54854	IDENTIFICATION DECALS	16.16
						Total : 16.16
138055	12/18/2024	10368 FIREWORKS & STAGE FX AMERICA	22589	55055	HOLIDAY LIGHTING	2,000.00
						Total : 2,000.00
138056	12/18/2024	10490 HARRIS & ASSOCIATES INC	64058 64424 64969 65367	54461 54461 54461 54461	COMPREHENSIVE DEV IMPACT FE COMPREHENSIVE DEV IMPACT FE COMPREHENSIVE DEV IMPACT FE COMPREHENSIVE DEV IMPACT FE	2,782.50 3,243.75 3,735.00 5,040.00
						Total : 14,801.25
138057	12/18/2024	10070 HAWTHORNE CAT MACHINERY	PS020065267	54883	VEHICLE REPAIR PART	401.05
						Total : 401.05
138058	12/18/2024	15015 KAISER	ACID 15239 ACID 16471 ACID 16633 ACID 6695 ACID 7882		REFUND - AMBULANCE BILLING REFUND - AMBULANCE BILLING REFUND - AMBULANCE BILLING REFUND - AMBULANCE BILLING REFUND - AMBULANCE BILLING	843.46 973.65 1,385.92 1,000.00 2,905.00
						Total : 7,108.03
138059	12/18/2024	15015 KAISER FOUNDATION HEALTH PLAN-	ACID 12301		REFUND - AMBULANCE BILLING	1,213.00
						Total : 1,213.00
138060	12/18/2024	15015 KAISER (CAID HMO)	ACID 19881		REFUND - AMBULANCE BILLING	956.68

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138060	12/18/2024	15015 15015 KAISER (CAID HMO)	(Continued)			Total : 956.68
138061	12/18/2024	13558 KIFER HYDRAULICS CO, INC	84456 84467	54888 54888	VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS	463.68 81.19 Total : 544.87
138062	12/18/2024	10906 KRONOS INC	12330624	55045	SOFTWARE UPGRADE	10,560.00 Total : 10,560.00
138063	12/18/2024	10204 LIFE ASSIST INC	1531453 1531456 1532414	54807 54807 54807	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES	1,293.01 768.21 624.15 Total : 2,685.37
138064	12/18/2024	13155 LIFETIME DOG TRAINING, LLC	5012		INSTRUCTOR PAYMENT	2,814.00 Total : 2,814.00
138065	12/18/2024	15442 MCPHIE, MARILYN	1		SENIOR HOLIDAY LUNCHEON ENTI	200.00 Total : 200.00
138066	12/18/2024	10507 GREAT AMERICA FINANCIAL SVCS	37979244; DEC24		MITEL MXE III CONTROLLER SATA :	1,588.52 Total : 1,588.52
138067	12/18/2024	15062 MOLINA HEALTHCARE OF CALIFORNI	ACID 10308		REFUND - AMBULANCE BILLING	1,093.24 Total : 1,093.24
138068	12/18/2024	15062 MOLINA (MCR)	ACID 1710		REFUND - AMBULANCE BILLING	375.11 Total : 375.11
138069	12/18/2024	10306 MOTOROLA SOLUTIONS INC	8282031720	54478	RADIO EQUIPMENT	823.90 Total : 823.90
138070	12/18/2024	10083 MUNICIPAL EMERGENCY SERVICES	IN2158593	54861	EQUIPMENT SERVICE	1,623.45 Total : 1,623.45
138071	12/18/2024	13369 NATIONWIDE MEDICAL	IN40729	54808	MEDICAL SUPPLIES	794.89 Total : 794.89

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138072	12/18/2024	13509 NCA ENTERTAINMENT INC	112224	55083	HOLIDAY LIGHTING RIDES	2,000.00
					Total :	2,000.00
138073	12/18/2024	15025 NIGRO & NIGRO PC	21267	54980	SLEMSA AUDIT FYE JUNE 30, 2024	4,500.00
					Total :	4,500.00
138074	12/18/2024	10344 PADRE DAM MUNICIPAL WATER DIST	29700015; NOV24 90000366; NOV24		CONSTRUCTION METER GROUP BILL	-18.62 42,047.05
					Total :	42,028.43
138075	12/18/2024	15343 QUADIENT FINANCE USA INC	2128-3		QUADIENT POSTAGE FUNDING	195.45
					Total :	195.45
138076	12/18/2024	11830 RANCH EVENTS	12/12/24	55100	CATERING SERVICES	8,148.95
					Total :	8,148.95
138077	12/18/2024	10259 ROBERT HALF	64355899	55092	TEMP SVCS - IT SUPPORT SPECIAL	1,300.00
					Total :	1,300.00
138078	12/18/2024	10096 ROGER DANIEL'S ALIGN & BRAKE	59409	54866	VEHICLE SERVICE	67.50
					Total :	67.50
138079	12/18/2024	15020 SHARP COMMUNITY MEDICAL GRP	ACID 11722 ACID 13141		REFUND - AMBULANCE BILLING REFUND - AMBULANCE BILLING	302.43 305.06
					Total :	607.49
138080	12/18/2024	15037 SHARP REES-STEALY MEDICAL GROU	ACID 9863		REFUND - AMBULANCE BILLING	360.90
					Total :	360.90
138081	12/18/2024	15444 SHONK, SANDRA	ACID 12771		REFUND - AMBULANCE BILLING	133.49
					Total :	133.49
138082	12/18/2024	11056 STANDARD ELECTRONICS	1933	54879	FIRE ALARM & SPRINKLER MONITC	290.00
					Total :	290.00
138083	12/18/2024	10217 STAPLES ADVANTAGE	6017480948	54897	OFFICE SUPPLIES	66.13
					Total :	66.13

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138084	12/18/2024	10749 STATE WATER RESOURCES	SW-0302335		WATER RESOURCES PERMIT FEE	27,293.00
Total :						27,293.00
138085	12/18/2024	10119 STEVEN SMITH LANDSCAPE INC	2944	54900	A 2 LANDSCAPE SERVICES	10,763.50
			2946	54812	A 1 LANDSCAPE SERVICES	1,857.92
			2948	54812	A 1 LANDSCAPE SERVICES	326.58
			2957	54812	A 1 LANDSCAPE SERVICES	326.58
			2967	54812	A 1 LANDSCAPE SERVICES	244.94
			2968	54812	A 1 LANDSCAPE SERVICES	217.72
			2972	54812	A 1 LANDSCAPE SERVICES	18,576.00
			2975	54812	A 1 LANDSCAPE SERVICES	5,263.20
Total :						37,576.44
138086	12/18/2024	14737 STURM, AARON	0522		CONFERENCE REIMBURSEMENT -	897.10
Total :						897.10
138087	12/18/2024	10572 SUNBELT RENTALS INC	162461550-0001	54814	EQUIPMENT RENTAL	2,135.43
Total :						2,135.43
138088	12/18/2024	11947 SWARCO MCCAIN INC	INV0283599	55030	TRAFFIC SIGNAL LEXAN CIRCUIT E	1,164.78
Total :						1,164.78
138089	12/18/2024	13451 TELEFLEX FUNDING LLC	9509256684	54815	EMS SUPPLIES	1,433.08
Total :						1,433.08
138090	12/18/2024	15120 THE WATCHLIGHT CORPORATION	869200	54912	SECURITY ALARM SERVICES	239.40
			869202	54912	SECURITY ALARM SERVICES	359.40
Total :						598.80
138091	12/18/2024	10165 TRAD AM ENTERPRISES INC	418		INSTRUCTOR PAYMENT	471.00
Total :						471.00
138092	12/18/2024	12480 UNITED SITE SERVICES	114-13976609	55056	PORTABLE TOILET, FENCE & SINK	342.37
			114-13976610	55056	PORTABLE TOILET, FENCE & SINK	525.82
Total :						868.19
138093	12/18/2024	10136 WEST COAST ARBORISTS INC	218083-A	54816	URBAN FORESTRY MANAGEMENT	3,505.35
			221309	54816	URBAN FORESTRY MANAGEMENT	1,236.25

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138093	12/18/2024	10136 WEST COAST ARBORISTS INC	(Continued) 221929	54816	FY24/25 URBAN FORESTRY MANA	337.80
					Total :	5,079.40
138094	12/18/2024	14687 WEX BANK	101524099		FLEET CARD FUELING	14,784.27
					Total :	14,784.27
138095	12/18/2024	15456 WOODMARK CONSTRUCTION	6919-2024		BUSINESS LICENSE REFUND	108.00
					Total :	108.00
57 Vouchers for bank code : ubgen						Bank total : 282,301.83
57 Vouchers in this report						Total vouchers : 282,301.83

Prepared by:
Date: 12-18-24
Approved by:
Date: 12/18/24

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12/19/2024 1:21:53PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138097	12/19/2024	10001 US BANK	0000136401		APWA MEMBERSHIP RENEWAL - S	273.00
			000024		WELLNESS EVENT	150.00
			000064		WELLNESS	2,301.30
			000182		MEETING SUPPLIES	58.80
			00030905		MATERIALS & SUPPLIES	62.89
			00077869		MISS SANTEE SUPPLIES	51.70
			0009816		WELLNESS SUPPLIES	28.96
			0037-0041		PROFESSIONAL DEVELOPMENT	67.60
			008124		WASHING EVENT SUPPLIES	20.00
			012048		SUPPLIES	15.96
			012356		WELLNESS	9.66
			0129-0029-0029		PROFESSIONAL DEVELOPMENT	70.00
			013984		MEETING SUPPLIES	19.96
			014322		GENERAL EVENT SUPPLIES	13.76
			014840		WELLNESS SUPPLIES	10.78
			014866		SENIOR SUPPLIES	75.48
			0160253		APPARATUS EQUIPMENT	86.16
			016244		WELLNESS SUPPLIES	13.20
			016424		WELLNESS	10.78
			0184660-IN		DEPARTMENTAL BADGES	250.07
			0196421		DEPARTMENTAL BADGES	707.67
			0196424		DEPARTMENTAL BADGES	284.36
			019878		SUPPLIES	72.78
			0200231		VEHICLE SUPPLIES	17.00
			020829		SENIOR SUPPLIES	22.00
			025247		3RD GRADE POSTER CONTEST	150.10
			029299		EVENT MATERIALS AND SUPPLIES	15.00
			030492		SUPPLIES	30.03
			031561		TEEN CENTER SUPPLIES	81.52
			032134		HOLIDAY LIGHTING SUPPLIES	16.16
			033314		MATERIALS & SUPPLIES	17.50
			035706		TEEN CENTER SUPPLIES	45.78
			038152		MATERIALS & SUPPLIES	17.50
			044344		WELLNESS	14.92
			049632		OFFICE SUPPLIES	101.40
			0519552		MATERIALS & SUPPLIES	18.29

Voucher List
 CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138097	12/19/2024	10001 US BANK	(Continued)			
			052200		VEHICLE SUPPLIES	59.24
			057219		SUPPLIES	202.56
			061412		MEETING AND OFFICE SUPPLIES	71.01
			062407		SENIOR SUPPLIES	97.74
			066631		WELLNESS	67.62
			0670612		OFFICE SUPPLIES	22.62
			07162024		ICC SD MEMBERSHIP RENEWAL - :	150.00
			0720228		STATION SUPPLIES	780.00
			079049		SENIOR SUPPLIES	27.53
			07EAB5C5-B6		MEETING SUPPLIES	14.48
			0804265		STATION SUPPLIES	208.32
			080997		SENIOR SUPPLIES	22.76
			081020		SUPPLIES	12.30
			084597		MATERIALS & SUPPLIES	223.16
			0857064		GENERAL EVENT SUPPLIES	28.00
			089202		OFFICE SUPPLIES	11.30
			091358		WELLNESS SUPPLIES	20.75
			094386		MEETING SUPPLIES	18.65
			0949058		BREWS & BITES SUPPLIES	135.72
			0949058-3		BREWS & BITES RETURNED ITEMS	-67.86
			0949058-4		BREWS & BITES RETURNED ITEMS	-33.93
			097983		STATION SUPPLIES	738.24
			100204		REGISTRATION FEE FOR FIRE MA	650.00
			1015629		MATERIALS & SUPPLIES	118.20
			1024		WASH EVENT SUPPLIES	20.00
			102408		TRAFFIC SUPPLIES	95.00
			1030		MILITARY SUPPORT	1,751.00
			1046632781CR		REFUND OF ASCE CONFERENCE -	-795.00
			1047968		TRANSPORTATION CHARGE	8.99
			10481180		WELLNESS SUPPLIES	133.55
			11012024		EVENT PROMOTION	90.00
			1113150562-24		ENGINEERING NEWS RECORD SU	99.99
			1114242		CONFERENCE TRANSPORTATION	9.36
			11152024CR		CREDIT - LAMINATED POCKET FOL	-36.62
			111524		CONFERENCE TRANSPORTATION	8.09
			1115242		CONFERENCE TRANSPORTATION	7.95

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138097	12/19/2024	10001 US BANK	(Continued)			
			1115243		CONFERENCE TRANSPORTATION	19.73
			1144		PUB ED SUPPLIES	1,998.45
			117755		EQUIPMENT RENTAL	865.13
			119043		MILITARY SUPPORT SUPPLIES	1,383.12
			12336		MEETING SUPPLIES	21.76
			1252205		LIGHT POLE BANNER BRACKETS	297.85
			13328696		WINTER PROGRAM MARKETING	597.00
			1396210		LIGHT POLE BANNER BRACKETS	297.85
			141976		MATERIALS & SUPPLIES	18.92
			1504		MEETING REGISTRATION	20.00
			15099		LODGING	541.65
			15100		LODGING	541.65
			1530619		OFFICE SUPPLIES	45.24
			157345		MEETING SUPPLIES	8.75
			15772		CPR CERTIFICATION	10.50
			161704		BUILDING CODES BOOK - STURM	708.00
			162500		BUILDING CODES BOOK - YALE	698.21
			189255		CAMERA FOR PASSPORTS	350.13
			200015463		CAPPO SD CHAPTER MEETING	15.00
			200015469		CAPPO SD CHAPTER MTG 10/29	30.00
			2015466		MATERIALS & SUPPLIES	45.21
			2024411586		COUNTY OF SD - RECORDED DOC	0.45
			2025567		MATERIALS & SUPPLIES	99.61
			2025569		MATERIALS & SUPPLIES	28.34
			203007708		EVENT MATERIALS AND SUPPLIES	1,175.00
			20690		SENIOR BUS TRIP	1,330.00
			224993		TAX FORMS AND ENVELOPES	931.97
			22750125-1		CONFERENCE	1,113.27
			23138		RESCUE EQUIPMENT	1,893.79
			23SPFD		SUPPLIES	105.78
			2412-0130-0036-0040		PROFESSIONAL DEVELOPMENT	135.20
			24-24208		CODE BLUE COURTESY VEHICLE I	179.78
			24-24384		BUILDING FORMS	114.67
			267407		MILITARY SUPPORT	510.00
			27500		REFUND OF CODE SUPPLIES	-16.15
			2798638		COMPUTER EQUIPMENT	27.99

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138097	12/19/2024	10001 US BANK	(Continued)			
			2813838		LARGE MAP FRAMES	260.74
			29100053		EVENT BANNERS	110.14
			291547483		COUNTY OF SD - RECORDED DOC	0.01
			29215		MEETING DUES	30.00
			2979405		OFFICE SUPPLIES	38.06
			2979405-2		OFFICE SUPPLIES	99.37
			2979405-3		OFFICE SUPPLIES	30.47
			300015774		ANNUAL CSMFO MEMBERSHIP	150.00
			300015809		CSMFO ANNUAL MEMBERSHIP	150.00
			3165783		GOVERNMENTAL GAAP UPDATE	180.00
			3165787		GFOA TRAINING BUDGET GAMES	75.00
			321733		WEARING APPAREL	12.00
			322191		WEARING APPAREL	70.00
			3226204		STATION MAINTENANCE	32.11
			322721		WEARING APPAREL	97.00
			3251		PROFESSIONAL DEVELOPMENT	100.00
			32687330		OFFICE SUPPLIES	118.64
			33639		PUB ED SUPPLIES	634.28
			3394736297		DOMAIN NAME RENEWAL	22.17
			3402478997		DOMAIN NAME RENEWAL	46.34
			3486712		APA MEMBERSHIP - LINDEBREKKE	118.16
			3515198		MATERIAL & SUPPLIES	32.29
			3520333		MATERIALS & SUPPLIES	64.36
			3535818616		MMASC CONFERENCE LODGING	1,041.36
			35694W		PROFESSIONAL DEVELOPMENT	645.00
			3747403		STAFF SUPPLIES	24.47
			3790660		MEDIC UNIT SUPPLIES	164.32
			3820257		OFFICE SUPPLIES	39.20
			389555		ICC SD ACCESSIBILITY COMMITTE	15.00
			4013195		STATION SUPPLIES	151.55
			4036989		STATION SUPPLIES	97.55
			4221019		HOLIDAY LIGHTING SUPPLIES	78.63
			4433047		OFFICE SUPPLIES	90.29
			448996		CONFERENCE TRANSPORTATION	17.72
			4510818		MATERIALS & SUPPLIES	157.28
			4510819		MATERIALS & SUPPLIES	34.39

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138097	12/19/2024	10001 US BANK	(Continued)			
			4515509		VEHICLE REPAIR PARTS	84.89
			4520091		RECREATION SUPPLIES	18.25
			4693802		GENERAL EVENT SUPPLIES	32.31
			4707834		TRANSPORTATION CHARGE	170.82
			4730		TRAINING REGISTRATION	50.00
			47444		CAL CHIEFS PLANNING WRKSH	316.40
			47UCPT		CERTIFICATION AIRFARE	223.96
			47UV2T		CERTIFICATION AIRFARE	223.96
			4802645		GENERAL EVENT SUPPLIES	123.55
			4903		PROFESSIONAL DEVELOPMENT	445.00
			5036202		MATERIALS & SUPPLIES	104.35
			5055462-1		BREWS & BITES SUPPLIES	101.79
			5055462-2		BREWS & BITES SUPPLIES	33.93
			5055462-3		RETURNED BREWS & BITES ITEM	-67.86
			5055462-4		RETURNED BREWS & BITES ITEM	-33.93
			50621		WELLNESS	342.07
			5092223		OFFICE SUPPLIES	6.68
			5123269581		SUBSCRIPTION	100.80
			530001		SENIOR TRIP EVENT	45.68
			5522982		MATERIALS & SUPPLIES	54.84
			5603372		GRAFFITI REMOVAL	32.22
			58829		EMAIL MARKETING SOFTWARE	350.00
			6013815		MATERIALS & SUPPLIES	37.45
			601624		SHIPPING CHARGE	27.45
			6024794		MEDIC UNIT SUPPLIES	222.78
			61418		WELLNESS	74.98
			6289		STATION SUPPLIES	668.49
			6389813		AMAZON	101.39
			6389813-B		AMAZON	279.68
			6389813CR		REFUND	-279.68
			6469003		OFFICE FURNITURE - P&B	177.79
			6737800		HOLIDAY LIGHTING SUPPLIES	128.97
			6757055		OFFICE FURNITURE - P&B	185.50
			7028262		GENERAL EVENT SUPPLIES	10.76
			70306		WELLNESS SUPPLIES	35.91
			7256233		OFFICE SUPPLIES	85.09

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138097	12/19/2024	10001 US BANK	(Continued)			
			734120488		EVENT MATERIALS AND SUPPLIES	48.42
			734134925		EVENT MATERIALS AND SUPPLIES	37.66
			734135000		EVENT MATERIALS AND SUPPLIES	179.90
			7361865		GENERAL EVENT SUPPLIES	21.53
			7391424		OFFICE SUPPLIES	18.49
			742301-01		VEHICLE EQUIPMENT	579.37
			7468225		OFFICE SUPPLIES	85.12
			7468225-CR		CR-OFFICE SUPPLIES RETRND	-85.12
			749546		CONFERENCE TRANSPORTATION	8.89
			7500C76579		RENEWAL LICENSE FEE	180.00
			75146		SPECIAL EVENT FACEBOOK BOOS	50.00
			7603069		MATERIALS & SUPPLIES	67.75
			7832259		TRAFFIC SUPPLIES	24.41
			79340		MATERIALS & SUPPLIES	160.55
			8024279		MATERIALS & SUPPLIES	590.48
			80245		PROFESSIONAL DEVELOPMENT	40.00
			8036681		SMALL TOOLS	96.91
			8080237		OFFICE SUPPLIES	19.38
			8091401		FINANCE OFFICE SUPPLIES	68.50
			8234382		MATERIALS & SUPPLIES	27.99
			8271422		LIGHT POLE BANNER BRACKETS	297.85
			8520311		VANDALISM REPAIRS	38.63
			852982		CONFERENCE TRANSPORTATION	59.79
			8606237		GRAFFITI REMOVAL SUPPLIES	32.70
			866		EVENT SUPPLIES	51.66
			8737062		PROFESSIONAL DEVELOPMENT	65.92
			88032607		GENERAL EVENT SUPPLIES	130.54
			88844		MATERIALS & SUPPLIES	11.83
			89086		MATERIALS & SUPPLIES	81.95
			8933829		CODE SUPPLIES	33.60
			9023975		MATERIALS & SUPPLIES	375.95
			9257741		SENIOR TRIPS	720.00
			93345		MATERIALS & SUPPLIES	94.67
			9466615		OFFICE SUPPLIES	22.04
			9524283		SMALL TOOLS	12.36
			9525839		STATION SUPPLIES	85.11

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138097	12/19/2024	10001 US BANK	(Continued)			
			95438		MATERIALS & SUPPLIES	12.37
			9569801		3RD GRADE POSTER CONTEST	43.24
			95912		MATERIALS & SUPPLIES	73.21
			95918		MATERIALS & SUPPLIES	336.72
			9754647		OFFICE SUPPLIES	62.27
			9849856		STATION SUPPLIES	140.06
			99048		PROFESSIONAL DEVELOPMENT	495.00
			99053		CPRS CONFERENCE	495.00
			99260		PROFESSIONAL DEVELOPMENT	750.00
			99261		PROFESSIONAL DEVELOPMENT	750.00
			A258127		VEHICLE MAINTENANCE	80.00
			A258128		VEHICLE MAINTENANCE	80.00
			A258129		VEHICLE MAINTENANCE	80.00
			A258132		VEHICLE MAINTENANCE	80.00
			AA322B		MMASC CONFERENCE TRANSPOR	130.00
			AS98J		CPRS CONFERENCE LODGING	1,085.02
			CPRS-2024-CG		MEMBERSHIP	137.88
			RP053172147		SMALL TOOLS	154.91

Total : 45,181.32

1 Vouchers for bank code : ubgen

Bank total : 45,181.32

1 Vouchers in this report

Total vouchers : 45,181.32

Prepared by: 

Date: 12/19/24

Approved by: 

Date: 12/19/24

vchlist
12/26/2024 1:52:36PM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138098	12/26/2024	14800 ADVANCE AUTO PARTS	3717435123401	54827	VEHICLE REPAIR PARTS	554.44
Total :						554.44
138099	12/26/2024	10292 ALL STAR FIRE EQUIPMENT INC	258825	54830	SAFETY APPAREL	819.08
Total :						819.08
138100	12/26/2024	13321 ALPHA PROJECT FOR THE	0009757A-IN	55105	ENCAMPMENT CLEANUPS	5,668.08
			0009757-IN	54412	ENCAMPMENT CLEAN UPS	2,983.20
Total :						8,651.28
138101	12/26/2024	10510 AMAZON WEB SERVICES, INC	1949420789		CLOUD STORAGE SERVICES	100.00
Total :						100.00
138102	12/26/2024	11445 AMERICAN MESSAGING	L1072898YL		FD PAGER SERVICE	219.31
Total :						219.31
138103	12/26/2024	15380 ANDERSON, MARK	1113		INSTRUCTOR PAYMENT	384.00
Total :						384.00
138104	12/26/2024	10412 AT&T	000022628829		TELEPHONE	910.80
Total :						910.80
138105	12/26/2024	10516 AWARDS BY NAVAJO	1124219		OFFICE SUPPLIES	28.00
			1124277		OFFICE SUPPLIES	28.00
Total :						56.00
138106	12/26/2024	14306 AZTEC LANDSCAPING INC	J1933	54798	CUSTODIAL SERVICES - PARKS	4,972.43
			J1946	54798	CUSTODIAL SERVICES - PARKS	661.93
Total :						5,634.36
138107	12/26/2024	13292 BORDER RECAPPING LLC	24-0232160-008	54818	VEHICLE REPAIR	360.64
			24-0232164-008	54818	VEHICLE SUPPLIES	1,475.12
Total :						1,835.76
138108	12/26/2024	10876 CANON SOLUTIONS AMERICA INC	4040899327	54839	PLOTTER MAINTENANCE & USAGE	166.73
Total :						166.73

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138109	12/26/2024	11402 CARROLL, JUDI	01012025-96		MEADOWBROOK HARDSHIP PROC	147.64
					Total :	147.64
138110	12/26/2024	12349 CHOICE LOCKSMITHING	121124BRP	54843	LOCKSMITH SERVICES	218.19
					Total :	218.19
138111	12/26/2024	10032 CINTAS CORPORATION 694	4213449464 4214130999	54844 54844	MISC SHOP RENTALS MISC FLEET RENTALS	74.14 74.14
					Total :	148.28
138112	12/26/2024	11409 CLAYTON, SYLVIA	01012025-340		MEADOWBROOK HARDSHIP PROC	154.50
					Total :	154.50
138113	12/26/2024	15457 COLE, JEAN	387162		EMPLOYEE REIMBURSEMENT	62.00
					Total :	62.00
138114	12/26/2024	12153 CORODATA RECORDS	RS7047481	54996	RECORD STORAGE,RETRIEVAL&D	934.20
					Total :	934.20
138115	12/26/2024	11862 CORODATA SHREDDING INC	DN1498348		CORODATA SHEDDING	17.95
					Total :	17.95
138116	12/26/2024	10358 COUNTY OF SAN DIEGO	25CTOFSAN05 25CTOFSASN05	54908	SHERIFF RADIOS 800 MHZ ACCESS FEES	2,714.00 2,094.50
					Total :	4,808.50
138117	12/26/2024	15413 COUNTYWIDE MECHANICAL SYSTEMS	71197 71212	55099 55099	PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS & RELATED M	2,125.57 1,201.34
					Total :	3,326.91
138118	12/26/2024	10333 COX COMMUNICATIONS	052335901; DEC24 064114701; DEC24		8950 COTTONWOOD AVE 8115 ARLETTE ST	196.68 194.90
					Total :	391.58
138119	12/26/2024	11457 D'ALESIO INC	27964	54851	WEARING APPAREL	598.32
					Total :	598.32
138120	12/26/2024	13129 DAVID TURCH AND ASSOCIATES	12102024	54881	HWY 52 COALITION CONSULTING I	5,000.00

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138120	12/26/2024	13129 13129 DAVID TURCH AND ASSOCIATES	(Continued)			Total : 5,000.00
138121	12/26/2024	12655 DELL MARKETING LP	10782604225	54627	MONTHLY WEBSITE HOSTING FEE	453.30
			10788926373	54627	MONTHLY WEBSITE HOSTING FEE	445.26
					Total :	898.56
138122	12/26/2024	14675 EAST COUNTY TRANSITIONAL	20241211C	54681	ARPA FUNDED SHELTER SERVICE:	10,020.00
					Total :	10,020.00
138123	12/26/2024	12593 ELLISON WILSON ADVOCACY, LLC	2024-12-07	54917	LEGISLATIVE ADVOCACY SERVICE	1,500.00
					Total :	1,500.00
138124	12/26/2024	11119 FERGUSON ENTERPRISES INC	SC651231	55000	PLUMBING SUPPLIES	37.54
					Total :	37.54
138125	12/26/2024	10009 FIRE ETC	194709	54855	SAFETY APPAREL	738.09
					Total :	738.09
138126	12/26/2024	15446 FOCUS PSYCHOLOGICAL SERVICE	SANTEE2024-11		COUNSELING SERVICES	800.00
					Total :	800.00
138127	12/26/2024	12638 GEORGE HILLS COMPANY, INC.	INV1030297	55094	ADMIN - LIABILITY CLAIM	1,500.00
					Total :	1,500.00
138128	12/26/2024	11881 GOODEN, CHRIS	CPRS-2025-CG		PER DIEM PLAYGROUND SAFETY I	322.00
					Total :	322.00
138129	12/26/2024	11196 HD SUPPLY FACILITIES	9232149399	54803	STATION SUPPLIES	956.41
			9232208585	54803	STATION SUPPLIES	355.79
					Total :	1,312.20
138130	12/26/2024	14785 HEARTLAND FIRE	2132		HFTA FY 24-25 2ND QTR	12,766.00
			ACA38-SANTEE	55108	38TH FIRE ACADEMY	3,046.00
					Total :	15,812.00
138131	12/26/2024	15440 IDIQ	IDIQ8514		ID PROTECTION	558.90
					Total :	558.90

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138132	12/26/2024	11807 IMPERIAL SPRINKLER SUPPLY	0018748090-001	54804	IRRIGATION SUPPLIES	1,069.75
					Total :	1,069.75
138133	12/26/2024	13558 KIFER HYDRAULICS CO, INC	84621	54888	VEHICLE REPAIR PARTS	153.58
					Total :	153.58
138134	12/26/2024	13345 KING, ERIC	CPRS-2025-EK		PER DIEM PLAYGROUND SAFETY I	322.00
					Total :	322.00
138135	12/26/2024	10912 LEASK, DAVID	19796W		EMPLOYEE REIMBURSEMENT	250.00
					Total :	250.00
138136	12/26/2024	10204 LIFE ASSIST INC	1532891	54807	EMS SUPPLIES	1,916.99
			1533216	54807	EMS SUPPLIES	1,582.30
			1533503	54807	CR-EMS SUPPLIES RETURNED	-1,739.77
			1535166	54807	EMS SUPPLIES	456.98
			1535278	54807	EMS SUPPLIES	1,894.52
					Total :	4,111.02
138137	12/26/2024	10154 MCDOUGAL BOEHMER FOLEY LYON	110955		SLEMSA LEGAL SERVICES NOVEM	420.00
					Total :	420.00
138138	12/26/2024	14208 MINUTEMAN PRESS EL CAJON	66577	55046	BUS CARDS	107.18
					Total :	107.18
138139	12/26/2024	12715 MORGAN, JEFF	0314625		WORK BOOT REIMBURSEMENT	200.00
					Total :	200.00
138140	12/26/2024	13369 NATIONWIDE MEDICAL	IN40801	54808	EMS SUPPLIES	350.70
					Total :	350.70
138141	12/26/2024	10308 O'REILLY AUTO PARTS	2968-256659	54864	VEHICLE REPAIR PART	45.79
					Total :	45.79
138142	12/26/2024	10344 PADRE DAM MUNICIPAL WATER DIST	90000367; DEC24		GROUP BILL	33,697.63
					Total :	33,697.63
138143	12/26/2024	14614 PARADIGM MECHANICAL CORP	6858	54821	HVAC MAINT & REPAIRS	133.66

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138143	12/26/2024	14614 PARADIGM MECHANICAL CORP	(Continued)			
			6859	54821	HVAC MAINT & REPAIRS	133.66
			6860	54821	HVAC MAINT & REPAIRS	267.32
			6861	54821	HVAC MAINT & REPAIRS	279.20
			6862	54821	HVAC MAINT & REPAIRS	139.60
			6863	54821	HVAC MAINT & REPAIRS	118.82
			6864	54821	HVAC MAINT & REPAIRS	255.45
			6865	54821	HVAC MAINT & REPAIRS	127.73
			6866	54821	HVAC MAINT & REPAIRS	273.26
			6868	54821	HVAC MAINT & REPAIRS	273.26
			6869	54821	HVAC MAINT & REPAIRS	249.52
			6870	54821	HVAC MAINT & REPAIRS	121.79
			6871	54821	HVAC MAINT & REPAIRS	115.86
			6872	54821	HVAC MAINT & REPAIRS	139.60
			6880	54821	HVAC MAINT & REPAIRS	577.50
			6937	54821	CR HVAC MAINT & REPAIRS	-142.55
					Total :	3,063.68
138144	12/26/2024	12904 PAT DAVIS DESIGN GROUP INC	8034	54893	WINTER BROCHURE/GUIDE PROD	7,335.00
					Total :	7,335.00
138145	12/26/2024	11442 PATTERSON, EDWARD	01012025-225		MEADOWBROOK HARDSHIP PROG	142.45
					Total :	142.45
138146	12/26/2024	10150 PROBUID	04-0387555	54934	BUILDING MATERIALS & SUPPLIES	517.38
					Total :	517.38
138147	12/26/2024	10101 PROFESSIONAL MEDICAL SUPPLY	26497	55048	OXYGEN CYLINDER RENTAL	8.00
					Total :	8.00
138148	12/26/2024	12147 PRO-LINE INDUSTRIAL	1009914	55089	GRAFFITI REMOVAL PAINT	2,367.61
					Total :	2,367.61
138149	12/26/2024	12062 PURETEC INDUSTRIAL WATER	2230878	55043	DEIONIZED WATER SERVICE	306.55
					Total :	306.55
138150	12/26/2024	13592 QUADIENT LEASING USA, INC	Q1620557	54988	QUADIENT MAIL MACHINE LEASE	1,267.42

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138150	12/26/2024	13592 13592 QUADIENT LEASING USA, INC	(Continued)			Total : 1,267.42
138151	12/26/2024	10095 RASA	5842	54976	MAP CHECK - SANTEE HILLS	2,450.00
						Total : 2,450.00
138152	12/26/2024	10259 ROBERT HALF	64370177	55092	TEMP SVCS - IT SUPPORT SPECIAL	1,145.04
			64413917	55092	TEMP SVCS - IT SUPPORT SPECIAL	1,001.00
			64440620	55092	TEMP SVCS - IT SUPPORT SPECIAL	1,301.04
						Total : 3,447.08
138153	12/26/2024	10096 ROGER DANIEL'S ALIGN & BRAKE	61030	54866	VEHICLE SERVICE	112.50
						Total : 112.50
138154	12/26/2024	10097 ROMAINE ELECTRIC CORPORATION	1-392550	54958	VEHICLE REPAIR PART	91.74
						Total : 91.74
138155	12/26/2024	15314 RSG INC	12697	54868	2025-29 CONSOLIDATED PLAN	3,591.25
						Total : 3,591.25
138156	12/26/2024	15246 SAFELITE AUTO GLASS	06064-063511	54954	VEHICLE REPAIR	402.77
						Total : 402.77
138157	12/26/2024	13061 SAN DIEGO HUMANE SOCIETY &	DEC-24	54959	ANIMAL CONTROL SERVICES	38,674.00
						Total : 38,674.00
138158	12/26/2024	11261 SAN DIEGO SPORTS MEDICINE	12122024		38TH FIRE ACADEMY	200.00
						Total : 200.00
138159	12/26/2024	10768 SANTEE SCHOOL DISTRICT	9633	55044	JOINT USE FIELDS - RIO SECO	391.82
						Total : 391.82
138160	12/26/2024	13171 SC COMMERCIAL, LLC	IN-0000034885	55006	DELIVERED FUEL	1,460.42
						Total : 1,460.42
138161	12/26/2024	14523 SCA OF CA, LLC	158877PS	54811	STREET SWEEPING SVCS	31,019.58
						Total : 31,019.58
138162	12/26/2024	10110 SECTRAN SECURITY INC	24120615	54924	FY 24/25 ARMORED CAR TRANSPC	171.66

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138162	12/26/2024	10110 10110 SECTRAN SECURITY INC	(Continued)			Total : 171.66
138163	12/26/2024	13206 SHARP BUSINESS SYSTEMS	9005123129	54984	SHARP COPY COUNT 2024.12	932.80
						Total : 932.80
138164	12/26/2024	11072 SHOW STOPPER WAX PRODUCTS	6467	54896	VEHICLE SUPPLIES	238.13
						Total : 238.13
138165	12/26/2024	12223 SITEONE LANDSCAPE SUPPLY LLC	148688792-001 148748221-001	54925 54925	IRRIGATION PARTS IRRIGATION PARTS	141.74 71.22
						Total : 212.96
138166	12/26/2024	13162 SOCAL PPE	SC10757	54978	TURNOUT MAINTENANCE	577.00
						Total : 577.00
138167	12/26/2024	10837 SOUTHWEST TRAFFIC SIGNAL	83872 83873 83874	54948 54948 54948	TRAFFIC SIGNAL - MARKOUTS TRAFFIC SIGNAL - MONTHLY MAIN TRAFFIC SIGNAL - SERVICE CALLS	450.00 3,255.00 3,272.67
						Total : 6,977.67
138168	12/26/2024	11910 SPECTRUM GAS PRODUCTS	00867366 00867367	55028 55028	OXYGEN CYLINDER RENTALS OXYGEN CYLINDER RENTAL	178.50 84.00
						Total : 262.50
138169	12/26/2024	14240 SPICER CONSULTING GROUP	1764 1793	54687 54687	ASSMNT ENG & CFD SVCS FY 23-2 ASSMNT ENG & CFD SVCS FY 23-2	2,763.56 2,763.56
						Total : 5,527.12
138170	12/26/2024	11403 ST JOHN, LYNNE	01012025-78		MEADOWBROOK HARDSHIP PROC	147.93
						Total : 147.93
138171	12/26/2024	10217 STAPLES ADVANTAGE	6018743545 601874546	54869 54870	FY 24/25 OFFICE SUPPLIES - FINA OFFICE SUPPLIES - P&B, E	205.06 72.08
						Total : 277.14
138172	12/26/2024	10838 STATE OF CA DEPT OF INDUST REL	OSIP 72329		WORK COMP ASSESSMENT	13,164.94
						Total : 13,164.94

Voucher List
 CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138173	12/26/2024	14623 STEPHEN WADE CHEVROLET	3276419	54899	VEHICLE REPAIR PARTS	543.44
Total :						543.44
138174	12/26/2024	10119 STEVEN SMITH LANDSCAPE INC	2985	54812	A 1 LANDSCAPE SERVICES	15,480.00
			3030	54812	A 1 LANDSCAPE SERVICES	59,925.88
			3031	54900	A 2 LANDSCAPE SERVICES	21,760.00
			3032	54901	A 3 LANDSCAPE SERVICES	13,712.00
			3043	54901	A 3 LANDSCAPE SERVICES	220.00
			3046	54812	A 1 LANDSCAPE SERVICES	11,145.60
			3047	54812	A 1 LANDSCAPE SERVICES	10,216.80
			3048	54812	A 1 LANDSCAPE SERVICES	244.94
			3049	54900	A 2 LANDSCAPE SERVICES	192.50
			3050	54901	A 3 LANDSCAPE SERVICES	165.00
			3051	54901	A 3 LANDSCAPE SERVICES	440.00
			3053	54901	A 3 LANDSCAPE SERVICES	440.00
			3054	54812	A 1 LANDSCAPE SERVICES	12,074.40
			3056	54812	A 1 LANDSCAPE SERVICES	272.15
			3057	54900	A 2 LANDSCAPE SERVICES	440.00
			3058	54900	A 2 LANDSCAPE SERVICES	220.00
			3059	54900	A 2 LANDSCAPE SERVICES	275.00
			3060	54901	A3 LANDSCAPE SERVICES	440.00
			3070	54901	A 3 LANDSCAPE SERVICES	330.00
Total :						147,994.27
138175	12/26/2024	10880 TERRYBERRY COMPANY LLC	S26496		SERVICE AWARD PINS	2,319.58
			S26497		SERVICE AWARD PINS	336.12
Total :						2,655.70
138176	12/26/2024	10250 THE EAST COUNTY	00148330		CLERK OFFICE PUBLICATION PRE	192.50
Total :						192.50
138177	12/26/2024	10250 THE EAST COUNTY	00148105		NOTICE OF FUNDING AVAILABILITY	147.00
Total :						147.00
138178	12/26/2024	15120 THE WATCHLIGHT CORPORATION	869201	54912	SECURITY ALARM SERVICES	239.40
Total :						239.40

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138179	12/26/2024	14354 TRILOGY MEDWASTE WEST, LLC	1656603	54913	BIOMEDICAL WASTE DISPOSAL	375.81
			1656604	54913	BIOMEDICAL WASTE DISPOSAL	374.31
					Total :	750.12
138180	12/26/2024	10133 UNDERGROUND SERVICE ALERT	1120240695	54871	DIG ALERT - MONTHLY TICKETS	148.75
			24-251880	54871	DIG ALERTS - STATE FEES	53.60
					Total :	202.35
138181	12/26/2024	12480 UNITED SITE SERVICES	114-13977752	55056	PORTABLE TOILET, FENCE & SINK	352.58
			INV-4919745	55056	PORTABLE TOILET, FENCE & SINK	135.54
			INV-4982340	55056	PORTABLE TOILET RENTAL/SERVIC	135.54
					Total :	623.66
138182	12/26/2024	10325 VALLEY POWER SYSTEM INC	R42983	54902	EMS SUPPLIES	119.73
					Total :	119.73
138183	12/26/2024	10475 VERIZON WIRELESS	6100837760		CELL PHONE SERVICE	893.04
					Total :	893.04
138184	12/26/2024	10136 WEST COAST ARBORISTS INC	222457	54816	URBAN FORESTRY MANAGEMENT	168.85
			222927	54816	URBAN FORESTRY MANAGEMENT	337.70
					Total :	506.55
138185	12/26/2024	13996 WESTERN AUDIO VISUAL	21968		COUNCIL CHAMBERS A/V EXTENDI	9,607.50
					Total :	9,607.50
138186	12/26/2024	12510 ZERO WASTE USA	741525	55101	PET WASTE STATIONS	1,654.85
					Total :	1,654.85
138187	12/26/2024	10318 ZOLL MEDICAL CORPORATION	4087948	54817	EMS SUPPLIES	2,276.47
			4090226	54817	EMS SUPPLIES	333.98
					Total :	2,610.45
90 Vouchers for bank code : ubgen						Bank total : 403,446.43
90 Vouchers in this report						Total vouchers : 403,446.43

Bank code : ubgen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>In voice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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Prepared by: Juan M
Date: 12-26-24
Approved by: [Signature]
Date: 12-26-24

vchlist
12/26/2024 2:47:42PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138188	12/26/2024	12903 AMERICAN FIDELITY ASSURANCE CO	2353921B 2353922B		FLEXIBLE SPENDING ACCOUNT FLEXIBLE SPENDING ACCOUNT	3,064.37 3,064.37 Total : 6,128.74
138189	12/26/2024	12722 FIDELITY SECURITY LIFE	166579929		EYEMED - VOLUNTARY VISION	1,178.58 Total : 1,178.58
138190	12/26/2024	10844 FRANCHISE TAX BOARD	PPE 12/18/24		WITHHOLDING ORDER	291.30 Total : 291.30
138191	12/26/2024	10508 LIFE INSURANCE COMPANY OF	December 2024		LIFE/LTD INSURANCE	3,228.86 Total : 3,228.86
138192	12/26/2024	14452 MEDICAL AIR SERVICES ASSC	December 2024		MEDICAL AIR TRANSPORT SVCS	165.00 Total : 165.00
138193	12/26/2024	14458 METROPOLITAN LIFE INSURANCE	83656630		VOLUNTARY LEGAL	336.00 Total : 336.00
138194	12/26/2024	10784 NATIONAL UNION FIRE INSURANCE	December 2024		VOLUNTARY AD&D	35.05 Total : 35.05
138195	12/26/2024	10335 SAN DIEGO FIREFIGHTERS FEDERAL	December 2024		LONG TERM DISABILITY-SFFA	1,386.50 Total : 1,386.50
138196	12/26/2024	10424 SANTEE FIREFIGHTERS	PPE 12/18/24		DUES/PEC/BENEVOLENT/BC EXP	4,818.86 Total : 4,818.86
138197	12/26/2024	10776 STATE OF CALIFORNIA	PPE 12/18/24		WITHHOLDING ORDER	449.53 Total : 449.53
138198	12/26/2024	10776 STATE OF CALIFORNIA	PPE 12/18/24		WITHHOLDING ORDER	260.30 Total : 260.30
138199	12/26/2024	14467 TEXAS LIFE INSURANCE COMPANY	SM0F0U20241113001		VOLUNTARY INS RIDERS	499.35 Total : 499.35

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138200	12/26/2024	10001 US BANK	PPE 12/18/24		PARS RETIREMENT	1,849.94
					Total :	1,849.94
138201	12/26/2024	14600 WASHINGTON STATE SUPPORT	PPE 12/18/24		WITHHOLDING ORDER	751.84
					Total :	751.84
14 Vouchers for bank code : ubgen						Bank total : 21,379.85
14 Vouchers in this report						Total vouchers : 21,379.85

Prepared by: Juan M
Date: 12.26.24
Approved by: E-Bull
Date: 12.26.24

MEETING DATE January 8, 2025

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ACCEPTING THE CITYWIDE SLURRY SEAL AND ROADWAY MAINTENANCE PROGRAM 2024 (CIP 2024-02) PROJECT AS COMPLETE AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

DIRECTOR/DEPARTMENT Carl Schmitz, Engineering 

SUMMARY

This item requests that the City Council accept the Citywide Slurry Seal and Roadway Maintenance Program 2024 (CIP 2024-02) Project (“Project”) as complete.

At the June 26, 2024 City Council meeting, the City Council awarded the construction contract for the Citywide Slurry Seal and Roadway Maintenance Program 2024 (CIP 2024-02) Project for a total contract amount of \$1,477,324.09 to American Asphalt South, Inc. and authorized the Director of Engineering/City Engineer to approve contract change orders in a total amount not to exceed \$369,331.00 for unforeseen items and additional work.

A Notice to Proceed was issued on September 16, 2024 and the work was completed on November 18, 2024. Six change orders were approved in the cumulative amount of \$270,394.96 for unforeseen conditions and additional work that included the resurfacing of 2 additional streets, Cuyamaca Street (Buena Vista Avenue to City Limits) and Grand Fork Drive within Zone BH, which is the next residential zone to be resurfaced according to the 2022 Pavement Management Report. The total contract for the project was \$1,729,836.04. A total of 17 streets were resurfaced with this project.

A total of \$7,324.95 was reimbursed by Padre Dam Municipal Water District (PDMWD) for asphalt work performed at their request and on their behalf related to the project. Coordination with the utility companies during construction expedites and maintains the project schedule.

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

FINANCIAL STATEMENT 

Funding for this project is provided by Transnet funds, Gas Tax-RMRA funds and the General Fund and is included in the adopted 2024-2028 Capital Improvement Program budget as part of the Pavement Roadway Maintenance Citywide project.

Design & Bidding	\$ 32,399.84
Original Construction Contract	1,477,324.09
Construction Change Orders	270,394.96
Construction Engineering/Management	53,501.51
PDMWD Reimbursement	(7,324.95)
Estimated Project Closeout	<u>1,000.00</u>
 Total Project Cost	 <u>\$1,827,295.45</u>





CITY OF SANTEE
COUNCIL AGENDA STATEMENT

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION *cmrb*

Adopt the attached Resolution accepting the Citywide Slurry Seal and Roadway Maintenance Program 2024 (CIP 2024-02) Project as complete.

ATTACHMENT

Resolution
Project Map



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
ACCEPTING THE CITYWIDE SLURRY SEAL AND ROADWAY MAINTENANCE
PROGRAM 2024 (CIP 2024-02) PROJECT AS COMPLETE AND FINDING THE
ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (“CEQA”)**

WHEREAS, the City Council awarded the construction contract for the Citywide Slurry Seal and Roadway Maintenance Program 2024 (CIP 2024-02) Project (“Project”) to American Asphalt South, Inc. on June 24, 2024 for \$1,477,324.09; and

WHEREAS, the City Council also authorized the Director of Engineering/City Engineer to approve construction change orders in a total amount not to exceed \$369,331.00 and

WHEREAS, six change orders in the amount of \$270,394.96 were approved for additional work and the resurfacing of two additional streets; and

WHEREAS, an expense of \$32,399.84 in design & bidding costs, \$53,501.51 in construction engineering/management costs were incurred in connection with this project while the City estimates a final expense of \$1,000.00 to closeout this project; and

WHEREAS, \$7,324.95 of the project was reimbursed by Padre Dam Municipal Water District for asphalt patching that was performed on their behalf related to their facilities; and

WHEREAS, the Project was completed for a total construction contract amount of \$1,747,719.05 on November 18, 2024, \$79,576.40 was expended in other related costs for a total project amount of \$1,827,295.45; and

WHEREAS, American Asphalt South, Inc. has completed the project in accordance with the contract plans and specifications; and

WHEREAS, per California Environmental Quality Act (“CEQA”) Guidelines Section 15378, this action is not a project under CEQA because it involves an administrative activity of government without the potential of a significant impact on the environment; and

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

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

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that the work for the construction of the Citywide Slurry Seal and Roadway Maintenance Program 2024 (CIP 2024-02) Project is accepted as complete on this date and the City Clerk is directed to record a Notice of Completion.

SECTION 1: The work for the construction of the Citywide Slurry Seal and Roadway Maintenance Program 2024 (CIP 2024-02) Project is accepted as complete on this date.

RESOLUTION NO. _____

SECTION 2: The City Clerk is directed to record a Notice of Completion.

SECTION 3: The action is not a project subject to the California Environmental Quality Act ("CEQA") per CEQA Guidelines Section 15378 as it involves an administrative activity of government without the potential of a significant impact on the environment.

SECTION 4: This Resolution shall take effect immediately upon its passage.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 8th day of January, 2025, by the following roll call vote to wit:

AYES:

NOES:

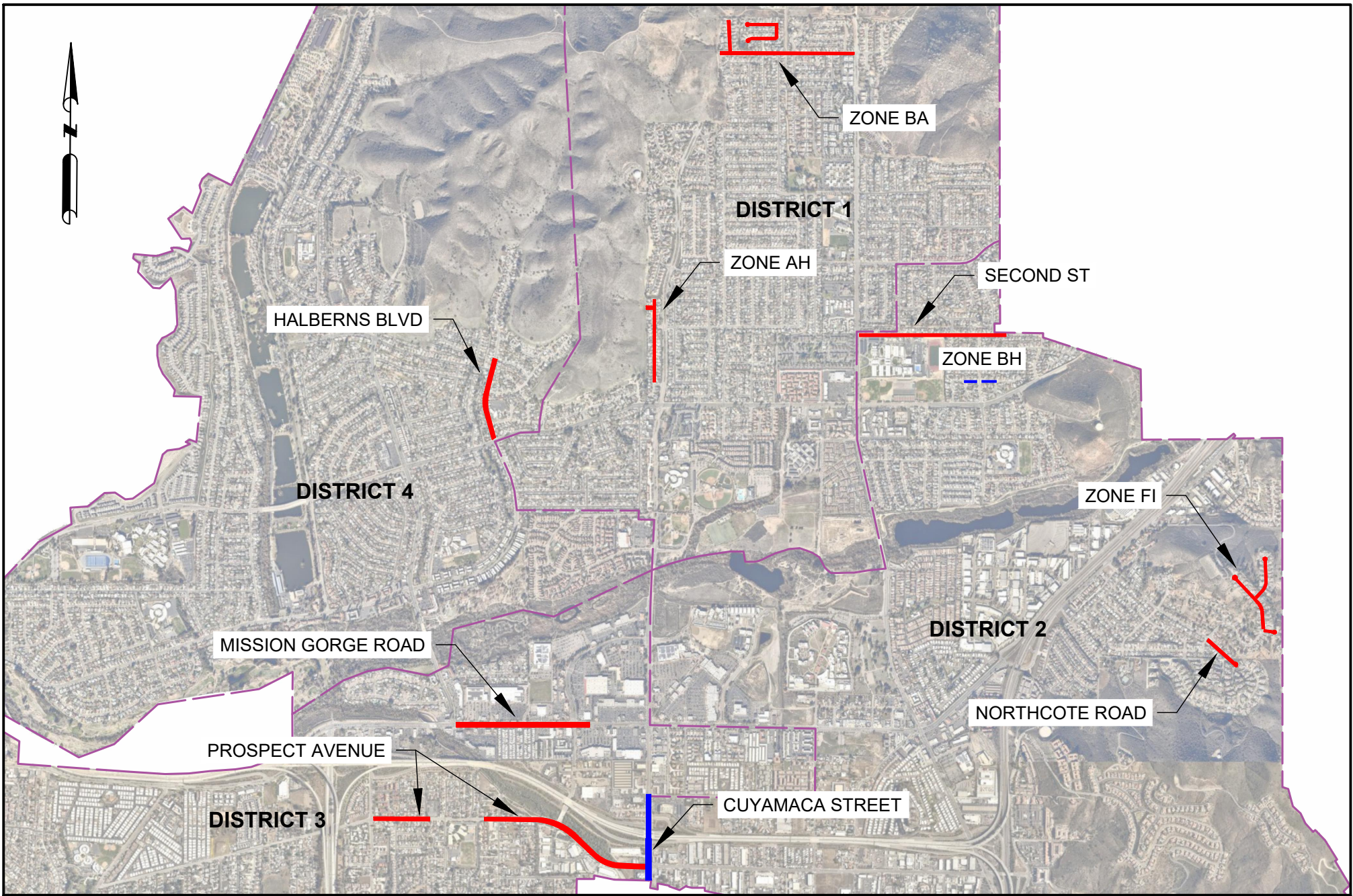
ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK



CITYWIDE SLURRY SEAL AND ROADWAY MAINTENANCE PROGRAM 2024
 CIP 2024-02

PROJECT MAP

PROJECT STREETS █
 CHANGE ORDER STREET █

MEETING DATE January 8, 2025

ITEM TITLE RESOLUTION ADOPTING THE SECOND AMENDMENT TO THE SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES AUTHORITY JOINT EXERCISE OF POWER AGREEMENT

DIRECTOR/DEPARTMENT Justin Matsushita, Fire Department 

SUMMARY

The Santee-Lakeside Emergency Medical Services Authority (SLEMSA) was created through a Joint Powers Agreement between the City of Santee (Santee) and the Lakeside Fire Protection District (LFPD) to provide emergency ambulance services and transportation for Santee, Lakeside, and the unincorporated area of El Cajon referred to as Bostonia (the Agreement). On January 1, 2023, the SLEMSA assumed administrative and operational control of ambulance services from the dissolved County Service Area (CSA) 69 per Local Agency Formation Commission (LAFCO) filing number RO22-01.

The purpose of the Agreement was to (1) create the Santee-Lakeside Emergency Medical Services Joint Powers Authority; (2) to provide for the administration of the Authority; and (3) to jointly exercise the common powers of the Parties through the Authority by administering, funding, managing and overseeing coordination of Advanced Life Support ambulance transport services by the Member Agencies.

Pursuant to the JPA Agreement, the Authority will be governed by a Commission consisting of four (4) Commissioners, two (2) appointed by each member agency (Santee and LFPD). The Agreement may be amended by a majority vote of the SLEMSA Commission following approval of a two-thirds vote of the member agencies ((the two-thirds vote relates to the minimum of three (3) Commissioners required for a quorum). The Commission initiates a proposed amendment by requesting a formal recommendation from the Board of Chiefs, if applicable. The Commission then forwards the proposed amendment, with its recommendation, to the governing body of each Member Agency along with a copy of the proposed amendment, which shall be adopted, properly executed, and returned to the Commission if the Member Agencies concur with the amendment.

Here, the Commission has proposed a second amendment to the Agreement for City Council approval. The proposed amendments would change the "Secretary of the Commission" and "Secretary of the Board of Chiefs" position titles to "Clerk of the Commission" and "Clerk of the Board of Chiefs" and designate the Lakeside Fire Protection District's Board Clerk to serve in both re-titled positions, rather than alternating the position between the Member Agencies on a two-year rotational basis as is currently the case. The proposed amendment would also allow the Commission to designate an attorney of one of the Parties to serve as the Attorney to SLEMSA at its first regular meeting in 2025, for calendar year 2025 only; thereafter, at the first regular meeting of every succeeding even-numbered calendar year commencing in 2026, the Commission will designate the Attorney from the other Party to the Agreement to serve as the Attorney to the Authority.

FINANCIAL STATEMENT *HY*

The cost of administering the Clerk of the Commission duties will be approximately \$41,200 annually and will be paid directly by the SLEMSA JPA. The service fee will be presented for approval to the SLEMSA Commission each year as part of the annual budget process.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Adopt the attached Resolution approving the attached Second Amendment to the Santee-Lakeside Emergency Medical Services Authority Joint Exercise of Power Agreement and authorizing the City Manager to sign the Amendment.

ATTACHMENT

SLEMSA Second Amendment Resolution
Exhibit A

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, APPROVING THE SECOND AMENDMENT TO THE SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES AUTHORITY JOINT EXERCISE OF POWER AGREEMENT

WHEREAS, on or about August 31, 2022, the City of Santee and Lakeside Fire Protection District (collectively “Parties”) entered into the Santee-Lakeside Emergency Medical Services Authority Joint Exercise of Powers Agreement (“Agreement”) pursuant to Articles 1 through 4, Chapter 5, Division 7, Title 1 of the Government Code of the State of California (commencing with Section 6500) related to the joint exercise of power common to public agencies by the Parties to permit the joint exercise of certain powers both have in common; and

WHEREAS, the Parties are authorized to jointly exercise their powers pursuant to the provisions of Article 2, Chapter 4; Part 2, Division 2, Title 5, Sections 55631 through 55634, and Articles 1 through 4, Chapter 5, Division 7, Title 1 (commencing with Section 6500), of the Government Code of the State of California; and

WHEREAS, the purpose of the Agreement is to (1) create the Santee-Lakeside Emergency Services Joint Powers Authority; (2) to provide for the administration of the Authority; and (3) to jointly through the Authority exercise the common powers of the Parties by administering, funding, managing and overseeing coordination of advanced life support ambulance transport services by the Member Agencies. Such purpose is accomplished and common powers exercised in the manner set forth in the Agreement; and

WHEREAS, the agreement may be amended by a majority vote of the Commission only after approval of two-thirds vote of the Member Agencies. The Commission shall initiate any proposed amendment by requesting a formal recommendation from the Board of Chiefs, if applicable. The Commission shall then forward the proposed amendment with its recommendation to the governing body of each Party to the Agreement. The proposal shall be accompanied by a copy of the proposed amendment to the Agreement, which shall be adopted, properly executed, and returned to the Commission if the Party concurs with the amendment. The Secretary shall notify each Party of the resultant action; and

WHEREAS, the Parties wish for this Second Amendment to amend the terms of the Agreement regarding the subject matters contained herein, and for the new terms to be effective on the last signature date on the Second Amendment; and

WHEREAS, the Parties desire for all terms of the Agreement to remain effective to the extent they are not amended by the First Amendment and this Second Amendment.

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

RESOLUTION NO.

1. Approves the Second Amendment to the Santee-Lakeside Emergency Medical Services Authority Joint Powers Agreement, a copy of which is attached as Exhibit "A"; and
2. Authorizes the City Manager to execute all necessary documents.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 8th day of January 2025, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

Attachment:

Exhibit A – Second Amendment to the Santee-Lakeside Emergency Medical Services Authority Joint Exercise of Powers Agreement

**SECOND AMENDMENT TO
SANTEE-LAKESIDE
EMERGENCY MEDICAL SERVICES AUTHORITY
JOINT EXERCISE of POWERS AGREEMENT**

THIS SECOND AMENDMENT TO JOINT EXERCISE OF POWERS AGREEMENT (“Second Amendment”) is made and entered into this ___ day of _____ 2024, by and between the City of Santee (“Santee”), a California charter city and municipal corporation, and the Lakeside Fire Protection District (“LFPD”), organized and existing under the Fire Protection District Law of 1987, Health and Safety Code section 13800 *et seq.* (collectively, “Parties”).

RECITALS

WHEREAS, the Parties are authorized to jointly exercise their powers pursuant to the provisions of Article 2, Chapter 4; Part 2, Division 2, Title 5, Sections 55631 through 55634, and Articles 1 through 4, Chapter 5, Division 7, Title 1 (commencing with Section 6500), of the Government Code of the State of California; and

WHEREAS, on or about August 23, 2022, the Parties entered into the Santee-Lakeside Emergency Medical Services Authority Joint Exercise of Powers Agreement (“Agreement”) pursuant to Articles 1 through 4, Chapter 5, Division 7, Title 1 of the Government Code of the State of California (commencing with Section 6500) relating to the joint exercise of power common to public agencies by the Parties to permit the joint exercise of certain powers both have in common; and

WHEREAS, the purpose of the Agreement is to (1) create the Santee-Lakeside Emergency Medical Services Joint Powers Authority; (2) to provide for the administration of the Authority; and (3) to jointly through the Authority exercise the common powers of the Parties by administering, funding, managing and overseeing coordination of advanced life support ambulance transport services by said Member Agencies. Such purpose is accomplished and common powers exercised in the manner set forth in the Agreement; and

WHEREAS, the Agreement may be amended by a majority vote of the Commission only after approval of two-thirds vote of the Member Agencies. The Commission shall initiate any proposed amendment by requesting a formal recommendation from the Board of Chiefs, if applicable. The Commission shall then forward the proposed amendment with its recommendation to the governing body of each Party to the Agreement. The proposal shall be accompanied by a copy of the proposed amendment to the Agreement, which shall be adopted, properly executed, and returned to the Commission if the Party concurs with the amendment. The Secretary shall notify each Party of the resultant action; and

WHEREAS, the Parties wish for this Second Amendment to amend the terms of the Agreement regarding the subject matters contained herein, and for the new terms to be effective on the last signature date set forth below (“Effective Date”); and

WHEREAS, the Parties desire for all terms of the Agreement to remain effective to the extent they are not amended by the First Amendment and this Second Amendment.

NOW, THEREFORE, the Parties, for and in consideration of the mutual benefits, promises, and agreements set forth herein, agree as follows:

AGREEMENT

Section 1. The foregoing recitals are true and correct.

Section 2. Sub-Sections 9B, 9D and 9E of the Agreement are hereby revised to read as follows:

SECTION 9. Officers and Respective Duties.

B. Clerk of the Commission: The Clerk of the Commission shall be the Lakeside Fire Protection District's Board Clerk, unless the Commission elects to appoint another individual at its sole discretion. The Clerk, in addition to keeping the minutes pursuant to the provisions of Sub-Section 8E of this Agreement, will prepare an agenda for each meeting of the Commission and the Board of Chiefs. The Clerk will solicit agenda items for regular meetings at least fifteen (15) working days in advance of said meeting and will distribute the agenda and supporting documentation in accordance with the provisions of the Ralph M. Brown Act. The Clerk will meet jointly with the Chair of the Board of Chiefs and Chair of the Commission at least ten (10) working days in advance to develop the agenda. Agenda items will be supported by appropriate documentation and explanation. The Clerk will deliver the agenda and supporting documentation to each Commissioner, each Officer of the Authority, and each member of the Board at least five (5) working days prior to the scheduled meeting. The Clerk will serve as the Authority's FPPC Filing Officer and file the forms with the San Diego County Board of Supervisors.

In order to compensate for the services of the Clerk, the Authority shall pay the Lakeside Fire Protection District. The amount of the service fee and payment schedule shall be set forth in writing and approved by the Commission, the Lakeside Fire Protection District and the City of Santee following the Effective Date of the Second Amendment and may be revised as necessary in a writing signed by the Parties based on the Lakeside Fire Protection District's projection of the cost to perform said services. The scope of services provided by the Clerk shall be determined from time to time by the Commission in its sole discretion.

D. Clerk of the Board of Chiefs: The Clerk of the Board of Chiefs shall be the Clerk of the Commission. The Clerk will keep minutes and will prepare an agenda for each meeting of the Board of Chiefs.

E. Attorney of the Authority: The attorney of one of the Parties shall be appointed as the Attorney to the Authority at its first regular meeting, and shall serve at the pleasure of the Commission. Thereafter, at the first regular meeting held in every succeeding even calendar year commencing in 2026, it is the intent of the Parties that the Commission shall select the Attorney from the other Party to the Agreement to serve as the Attorney to the Authority. The Attorney shall advise the Commission, the Board of Chiefs, the Administrative Services Provider and/or officers of the Authority in connection with any business relating to the Authority. The Attorney or a designated deputy shall attend all meetings of the Commission; provided

however, that the absence of the Attorney shall not affect the validity of any meeting. The Commission may, as determined necessary, employ other counsel to represent and/or advise the Commission, the Board of Chiefs, and/or officers of the Authority, on business and/or other litigation. Notwithstanding the above, for calendar year 2025 only, the Commission may, in its sole discretion, remove the current Attorney and appoint counsel for the City of Santee as the Attorney to the Authority at a regular meeting by a vote of two (2) of the Commissioners.

IN WITNESS THEREOF, the Parties hereto have caused this Second Amendment to be executed and attested by their proper officers thereunto duly authorized, and their official seals to be hereto affixed as of the day and year first above written.

CITY OF SANTEE

LAKESIDE FIRE PROTECTION DISTRICT

By: _____
Marlene D. Best, City Manager

By: _____
Donald H. Butz, Fire Chief

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

**APPROVED AS TO FORM:
MCDUGAL LOVE BOEHMER FOLEY
LYON & MITCHELL**

By: _____
Shawn Haggerty, City Attorney

By: _____
Steve Boehmer, General Counsel

Date: _____

Date: _____

MEETING DATE January 8, 2025

ITEM TITLE RESOLUTION PROCLAIMING THE TERMINATION OF THE EXISTENCE OF A LOCAL EMERGENCY RELATING TO EXTREME FIRE RISK IN THE SAN DIEGO RIVER CORRIDOR AND THE COMPLETION OF THE DEFENSIBLE SPACE MAINTENANCE TO MITIGATE FIRE RISK; AND FINDING SUCH ACTION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15269(c)

DIRECTOR/DEPARTMENT Marlene Best, City Manager *MSB*

SUMMARY

On November 13, 2024, pursuant to Santee Municipal Code Section 2.32.060 the City Council proclaimed an emergency due to the existence or threatened existence of a local emergency upon request from the City Manager, authorizing the maintenance of ten existing defensible space areas in the San Diego River Corridor.

Maintenance of these defensible space areas is now 100% complete, and the situation resulting from conditions of extreme peril in the San Diego River Corridor is now deemed to be less extreme and within the ability of protective services, personnel, equipment, and facilities with the City of Santee to respond, such that the local emergency no longer exists.

Government Code Section 8630 requires the Council to terminate the emergency at the earliest possible date that conditions warrant. Therefore, the City Manager asks that City Council proclaim the termination of the existence of the local emergency. The City has ensured the maintenance of significant defensible space that will help to safeguard life, health, and property from immediate fire risk in the San Diego River Corridor, thereby improving the ability to the City's Fire Department to respond to fires in the area.

ENVIRONMENTAL REVIEW

The project was exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15269(c) because it was deemed necessary to prevent or mitigate an emergency.

FINANCIAL STATEMENT *MSB*

The cost to maintain the defensible space for FY 2024-25 totaled \$133,850.00 and was budgeted in the 2024-25 Community Services Operating Budget.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Adopt the attached Resolution to terminate the local emergency.

ATTACHMENTS

Resolution



RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE PROCLAIMING THE TERMINATION OF THE EXISTENCE OF A LOCAL EMERGENCY RELATING TO EXTREME FIRE RISK IN THE SAN DIEGO RIVER CORRIDOR AND THE COMPLETION OF THE DEFENSIBLE SPACE MAINTENANCE TO MITIGATE FIRE RISK

WHEREAS, California Government Code sections 8558(c) and 8630 authorize the proclamation of a local emergency when conditions of extreme peril to the safety of persons and property within the territorial limits of a city exist; and

WHEREAS, pursuant to Government Code section 8630, such an emergency may be proclaimed by the governing body or by an official designated by ordinance adopted by the governing body; and

WHEREAS, Section 2.32.060 of the Santee Municipal Code empowers the City Manager to request that the City Council proclaim a local emergency when the City is affected or likely to be affected by an actual incident or the threatened existence of conditions or incidents of extreme peril to the safety of persons and property within the City caused by conditions which may be or are beyond control of the services, personnel, equipment, and facilities of the City; and

WHEREAS, on November 13, 2024, the City Council proclaimed an emergency due to extreme fire risk in the San Diego River Corridor and authorized the maintenance of ten existing defensible space areas; and

WHEREAS, now the maintenance of such defensible space areas is 100% complete and the City Council has reviewed the need to continue the existence of a local emergency; and

WHEREAS, the situation resulting from conditions of extreme peril in the San Diego River Corridor is now deemed to be less extreme and within the ability of protective services, personnel, equipment, and facilities within the City of Santee to respond, such that the local emergency no longer exists.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Santee, California does hereby proclaim that the local emergency relating to extreme fire risk in the San Diego River Corridor, is hereby terminated.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 8th day of January 2025, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

MEETING DATE January 1, 2025

ITEM TITLE EMERGENCY PURCHASE RATIFICATION OF CYBER SECURITY SOFTWARE FOR THE CITY OF SANTEE

DIRECTOR/DEPARTMENT Marlene Best, City Manager *MDB*

SUMMARY

This Item asks for ratification for the emergency purchase of cyber security software to protect the City's network. The selection was based on demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required and at a fair and reasonable price for the City per SMC 3.24.160 B. This software is different from legacy cybersecurity software as it is self-learning artificial intelligence which learns from customer's data to defend against attacks across domains. In addition, it defends intelligently across domains isolating and stopping attacks faster, without disrupting the business.

Santee Municipal Code 3.24.140 authorizes the City Manager to approve immediate procurement of supplies or services when immediate procurement of services is essential to prevent delays in the work of City departments which may affect life, health, safety or convenience of the public. In this instance, it was vital to have the cyber security software installed as soon as possible in order to protect the City's network. This professional services contract requires City Council authorization based on the annual amount of the contract, \$44,754.33. Due to the lack of a second City Council meeting in December, and in order to keep the City's network protected, the emergency purchase was made.

Such purchases are subject to subsequent City Council ratification. The cyber security software cost is \$44,754.33 through December 31, 2025.

FINANCIAL STATEMENT *Hf*

Funding of \$44,754.33 for the cyber security software is available in the FY 2024-25 Information Technology Adopted Budget. During the upcoming mid-year review, staff will be reassessing the Information Technology Budget and will be requesting funding for security updates and necessary costs not initially included in the FY 2024-25 Adopted Budget. Any funding shortfall for the cyber security software will be addressed at that time.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

- 1) Ratification of open market emergency purchase of cyber security software in the amount of \$44,754.33.
- 2) Authorize the City Manager to execute all necessary documents for a Professional Services Agreement with the cyber security software for cyber security services.

ATTACHMENT

None



MEETING DATE January 8, 2025

ITEM TITLE RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD FROM JULY 1, 2025 TO JUNE 30, 2026 (“ROPS 25-26”)

DIRECTOR/DEPARTMENT Heather Jennings, Finance *HJ*

SUMMARY

On December 29, 2011, the California Supreme Court issued its decision in the case of *California Redevelopment Association v. Matosantos*, which addressed the constitutionality of Assembly Bills 1x26 and 1x27 (“AB 26” and “AB 27”). In accordance with this decision, all redevelopment agencies in the state of California were dissolved effective February 1, 2012. On January 11, 2012 the City Council elected to become the Successor Agency to the Santee Community Development Commission (“CDC”). As the Successor Agency, the City has certain administrative and other responsibilities for the winding down of redevelopment activities.

One such requirement is the preparation of Recognized Obligation Payment Schedules (“ROPS”). The ROPS lists all of the “enforceable obligations” of the CDC Successor Agency, the amounts and due dates of payments required for each enforceable obligation and the source of funding for each required payment. The attached resolution adopts the ROPS covering the period from July 1, 2025 through June 30, 2026 (“ROPS 25-26”). The primary enforceable obligation reflected on ROPS 25-26 is debt service on the CDC Successor Agency Tax Allocation Refunding Bonds 2016 Series A.

The Countywide Redevelopment Successor Agency Oversight Board will meet on January 16, 2025 to review and approve the ROPS and administrative expense budget in order to meet the February 1, 2025 filing deadline with the County Auditor-Controller, State Controller’s Office and the State Department of Finance.

FINANCIAL STATEMENT

Adoption of the attached resolution along with the January 16, 2025 approval by the Countywide Redevelopment Successor Agency Oversight Board will provide for the receipt and expenditure of \$3,338,712 in redevelopment property tax trust fund (“RPTTF”) revenue in order to satisfy the enforceable obligations listed on the ROPS 25-26 for fiscal year 2025-26.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MAB*

Adopt the attached resolution.

ATTACHMENT

Resolution (with Exhibit “A” ROPS 25-26)



RESOLUTION NO. ____ CDCSA

**A RESOLUTION OF THE CDC SUCCESSOR AGENCY OF THE CITY OF SANTEE,
CALIFORNIA APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE
FOR THE PERIOD FROM JULY 1, 2025 TO JUNE 30, 2026 (“ROPS 25-26”)**

WHEREAS, pursuant to the Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), the City Council of the City of Santee (“City”) created the Community Development Commission of the City of Santee (“CDC”); and

WHEREAS, the CDC was responsible for implementing the Amended and Restated Redevelopment Plan for the Santee Community Redevelopment Project covering certain properties within the City (“Project Areas”); and

WHEREAS, as part of the 2011-12 State budget bill, the California State Legislature enacted, and the Governor signed, companion bills AB 1X26 and AB 1X27; and

WHEREAS, on December 29, 2011, the California Supreme Court upheld, in large part, AB 1x26 and overturned AB 1x27, thereby dissolving all redevelopment agencies in the state as of February 1, 2012; and

WHEREAS, on January 11, 2012 the City Council elected to become the successor agency to the CDC (“CDC Successor Agency”); and

WHEREAS, in accordance with Health and Safety Code section 34177(o)(1), the ROPS for the period from July 1, 2025 through June 30, 2026 (“ROPS 25-26”) must be approved by the Successor Agency and the Countywide Redevelopment Successor Agency Oversight Board and submitted to the State Department of Finance, State Controller and County Auditor-Controller for review by February 1, 2025; and

WHEREAS, on January 16, 2025 the Countywide Redevelopment Successor Agency Oversight Board is scheduled to meet and approve ROPS 25-26.

NOW THEREFORE BE IT RESOLVED, by the CDC Successor Agency of the City of Santee, California as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2. Approval of ROPS. The Recognized Obligation Payment Schedule for the period from July 1, 2025 to June 30, 2026 (“ROPS 25-26”) is hereby approved, in substantially the form attached hereto as Exhibit “A”.

Section 3. Posting; Transmittal to Appropriate Agencies. The Director of Finance or her designee is hereby authorized and directed to provide the Recognized Obligation Payment Schedule to the Countywide Redevelopment Successor Agency Oversight Board for review and certification, to the State Department of Finance, the State Controller’s Office and the County Auditor-Controller, and post it on the City’s web site.

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

ADOPTED by the City of Santee City Council sitting as the CDC Successor Agency of the City of Santee, California at a Regular Meeting thereof held this 8th day of January 2025 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED

JOHN W. MINTO, CHAIR

ATTEST

JAMES JEFFRIES, SECRETARY

Attachments: Exhibit "A": Recognized Obligation Payment Schedule for the Period from July 1, 2025 to June 30, 2026 ("ROPS 25-26")

**Recognized Obligation Payment Schedule (ROPS 25-26) - Summary
Filed for the July 1, 2025 through June 30, 2026 Period**

Successor Agency: Santee
County: San Diego

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26A Total (July - December)	25-26B Total (January - June)	ROPS 25-26 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 10,069	\$ -	\$ 10,069
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	10,069	-	10,069
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 1,665,397	\$ 1,673,315	\$ 3,338,712
F RPTTF	1,650,172	1,658,090	3,308,262
G Administrative RPTTF	15,225	15,225	30,450
H Current Period Enforceable Obligations (A+E)	\$ 1,675,466	\$ 1,673,315	\$ 3,348,781

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title

/s/ _____
Signature Date

Santee
Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail
July 1, 2025 through June 30, 2026

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$39,124,871		\$3,348,781	\$-	\$-	\$10,069	\$1,650,172	\$15,225	\$1,675,466	\$-	\$-	\$-	\$1,658,090	\$15,225	\$1,673,315
4	Bond trustee fees	Fees	01/25/2005	08/01/2041	U.S. Bank	Bond trustee fees	Santee	22,400	N	\$1,400	-	-	-	1,400	-	\$1,400	-	-	-	-	-	\$-
5	Arbitrage rebate analysis	Fees	05/11/2005	08/01/2041	BLX Group Inc.	Arbitrage rebate calculations	Santee	23,300	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
6	Continuing disclosure reporting	Fees	01/18/2012	08/01/2041	KNN Public Finance	Continuing disclosure reporting	Santee	12,000	N	\$750	-	-	-	-	-	\$-	-	-	-	750	-	\$750
10	Successor agency administration	Admin Costs	07/01/2025	06/30/2026	City of Santee	Administrative cost reimbursement	Santee	30,450	N	\$30,450	-	-	-	-	15,225	\$15,225	-	-	-	-	15,225	\$15,225
18	Tax Allocation Refunding Bonds 2016 Series A	Refunding Bonds Issued After 6/27/12	11/08/2016	08/01/2041	U.S. Bank (trustee)	Provides for the current refunding of all outstanding Tax Allocation Bonds 2005 Series A and for the advance refunding of all outstanding Tax Allocation Bonds 2011 Series A	Santee	39,036,721	N	\$3,316,181	-	-	10,069	1,648,772	-	\$1,658,841	-	-	-	1,657,340	-	\$1,657,340

Santee
Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances
July 1, 2022 through June 30, 2023
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.							
A	B	C	D	E	F	G	H
	ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/22) RPTTF amount should exclude "A" period distribution amount.		847,514	9,378	6,629		Column E: Beginning available cash balance of \$7,905 plus ROPS 21-22 PPA of \$1,473
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller		24		10,069	3,340,048	Column G: \$1,668,412 from ROPS 22-23A plus \$1,671,636 from ROPS 22-23B
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)		(39,978)	2,327	2,707	3,339,700	Column D: \$22 cash on hand with trustee plus \$40,000 increase in the required advance principal payment to the bond trustee from the prior year; Column E: ROPS 19-20 PPA expended in ROPS 22-23; Column F: \$1,882 expended in ROPS 23-24 + \$825 expended in ROPS 24-25; Column G: \$3,339,700 RPTTF
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)		887,516	7,051	3,922		Column D: Funds required to be held by bond trustee for the 8/1/23 debt service payment; Column E: \$5,578 ROPS20-21 PPA expended in ROPS 23-24 plus \$1,473 ROPS 21-22 PPA expended in ROPS 24-25

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H
	<p align="center">ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)</p>	Fund Sources				Comments	
Bond Proceeds		Reserve Balance	Other Funds	RPTTF			
Bonds issued on or before 12/31/10		Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin		
5	<p>ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC</p>		No entry required			348	
6	<p>Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)</p>	\$-	\$-	\$-	\$10,069	\$-	Column F: Funds to be applied to ROPS 25-26

Santee
Recognized Obligation Payment Schedule (ROPS 25-26) - Notes
July 1, 2025 through June 30, 2026

Item #	Notes/Comments
4	
5	Arbitrage rebate analysis is performed every 5 years
6	
10	
18	

MEETING DATE January 8, 2025

ITEM TITLE CONTINUED PUBLIC HEARING AND FIRST READING OF AN ORDINANCE ADOPTING THE CITY OF SANTEE DEVELOPMENT IMPACT FEE NEXUS STUDY AND RESOLUTION APPROVING DEVELOPMENT IMPACT FEES FOR ALL NEW DEVELOPMENT WITHIN THE CITY

DIRECTOR/DEPARTMENT Heather Jennings, Finance *HJ*

SUMMARY

California Assembly Bill 1600 allows the City to impose Development Impact Fees (DIFs) on new development within the City. DIFs are a one-time charge on new development that is collected and used by the City to cover the cost of capital facilities, infrastructure, vehicles, and equipment that are required to serve new growth. The last time the City of Santee formally adopted an updated development impact fee schedule was in 2005. Since that time, development impact fees have been automatically adjusted for inflation on July 1 of each year based on the previous year's Consumer Price Index (CPI) or by 2 percent, whichever is greater.

AB602 went into effect in 2022 and added Section 66016.5 to the Mitigation Fee Act and imposed several new requirements on impact fees that directly impact the City's DIF program. First, AB602 requires that nexus studies be updated every eight years, from the period beginning on January 1, 2022. Second, AB602 requires that all fee studies shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units in the development, unless certain findings are made, and a local agency that imposes the fee utilizing this method shall be deemed to have used a valid method to establish the reasonable relationship between the fee charged and the burden posed by the development. Third, AB602 states that large jurisdictions shall adopt a Capital Improvement Plan (CIP) as part of the nexus study. The attached Nexus Study report prepared by Harris & Associates satisfies the AB1600 nexus requirements, AB602 requirements, and provides the necessary technical analysis to support the adoption of updated DIF fees.

Proposed Development Impact Fee Updates: The Development Impact Fee Nexus Study recommends the following changes to the City's development impact fee program: 1) adjustments to existing DIFs, 2) proposed new fees for Fire Facilities, Long Range Planning, and Program Administration, 3) change in methodology for residential fees from a per unit basis to square footage, and 4) adjust fees annually based on the Engineering News Record Construction Cost Index (CCI) instead of CPI.

Notice of this continued public hearing was published at least 30 days, 10 days, and 5 days prior to the originally scheduled November 13, 2024 hearing date. On November 13, 2024, City Council opened and continued the public hearing to its regularly scheduled meeting on January 8, 2025. The final Comprehensive City of Santee Development Impact Fee Nexus Study, prepared by Harris and Associates, was posted on the City website for public review on December 20, 2024.

ENVIRONMENTAL REVIEW

The Comprehensive Development Impact Fee Nexus Study is not a “project” as defined by the California Environmental Quality Act (“CEQA”). The Comprehensive Development Impact Fee Nexus Study does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. (State CEQA Guidelines § 15378.) No environmental review is required.

FINANCIAL STATEMENT *HJ*

The proposed development impact fee schedule will generate additional revenue to construct public facilities and infrastructure necessary to serve new development and cover the costs of updating the City’s General Plan documents, prepare master plans and AB602 reporting. The proposed Development Impact Fee Schedule represents the maximum allowable amounts the City can charge based on the findings in the Comprehensive Development Impact Fee Nexus Study (attached).

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

1. Conduct and close the public hearing opened on November 13, 2024; and
2. Adopt the Resolution approving the City of Santee Development Impact Fee Nexus Study, approving development impact fees for all new development within the city, and taking other actions related thereto; and
3. Introduce and conduct the First Reading of the Ordinance adopting the City of Santee Development Impact Fee Nexus Study and the new and updated development impact fees; and
4. Set and conduct the Second Reading of the Ordinance for January 22, 2025.

ATTACHMENTS

1. Development Impact Fee Resolution
2. Development Impact Fee Ordinance
3. October 23, 2024 Nexus Study Staff Report

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING THE NEXUS IMPACT FEE STUDY, APPROVING DEVELOPMENT IMPACT FEES FOR ALL NEW DEVELOPMENT WITHIN THE CITY, AND TAKING OTHER ACTIONS RELATED THERETO

WHEREAS, the City of Santee (the “City”), California is duly authorized pursuant to the Mitigation Fee Act (the “Act”), commencing with California Government Code, section 66000 *et seq.*, to impose development impact fees (“Fees”) for purposes defraying all or a portion of the costs of public facilities related to new development occurring within the City; and

WHEREAS, in accordance with requirements of the Act, the City Council of the City (the “City Council”) has directed staff to conduct a comprehensive review of the City's Fees to determine whether those fees are adequate to defray the cost of capital facilities, infrastructure, vehicles, and equipment to mitigate the demands placed upon the City caused by new development; and

WHEREAS, the City retained an independent consultant to conduct and prepare an impact fee nexus study, the Comprehensive Development Impact Fee Nexus Study dated December 2024, (the “Study”), attached hereto as Exhibit “B” and incorporated herein by this reference; and

WHEREAS, the Study and related documents for the proposed Fees have been made available for public review and comment as required by the Act; and

WHEREAS, the City provided notice of the public hearing and provided written notice to any interested parties that have requested such notice pursuant to the notice requirements of the Act; and

WHEREAS, in compliance with the Act, the City Council opened a duly noticed public hearing on the proposed Study and Fees on November 13, 2024, and continued said public hearing to January 8, 2025 to allow time for further discussion and consideration of the Study and Fees, and at the continued public hearing all oral and written presentations from the public regarding the proposed Study and Fees were heard and considered; and

WHEREAS, the City Council will concurrently adopt this Resolution with Ordinance No. , an ordinance amending the City of Santee Municipal Code (the “Code”), Title 12, Chapter 12.30 to reflect minor changes to the newly adopted Fees, Fee categories, and certain methodology changes; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred and the City Council now desires to adopt the proposed Study and Fees, in accordance with the nexus calculations and recommendations in the Study.

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

SECTION 1. The foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The City Council finds and determines that the Study and the Fees, comply with the Act by establishing the basis for the imposition of Fees on new development. This finding is based on the fact that the Study:

- (a) Identifies the purpose of the Fees;
- (b) Identifies the use to which the Fees will be put;
- (c) Shows a reasonable relationship between the use of the Fees and the type of development project on which the Fees are imposed;
- (d) Demonstrates a reasonable relationship between the need for the public facilities and the type of development projects on which the Fees are imposed; and
- (e) Demonstrates a reasonable relationship between the amount of the Fees and the cost of the public facilities or portion of the public facilities attributable to the development on which the Fees are imposed.

SECTION 3. The City Council hereby determines that the Fees collected pursuant to this Resolution shall be used to finance the public facilities and equipment described or identified in the Study or other such facility plans as may be proposed, modified, or amended from time to time by the City Council.

SECTION 4. The City Council has considered the specific project descriptions and cost estimates identified in the Study and hereby approves such project descriptions and cost estimates and finds them reasonable as the basis for calculating and imposing the Fees.

SECTION 5. The City Council finds that the Fees recommended in the Study are separate and different from other fees the City may impose through the implementation of a specific plan or as a condition of final map approval, building permit issuance or tentative or parcel map approval pursuant to its authority under the Subdivision Map Act, the Quimby Act, and the City's implementing resolutions and ordinances, as may be amended from time to time.

In addition, this Resolution shall not be deemed to affect the imposition or collection of other fees the City is legally authorized to impose and collect.

SECTION 6. The Study is hereby adopted.

SECTION 7. The City Council hereby approves and adopts the Fees as set forth in Exhibit "A" to this Resolution, attached hereto and incorporated herein by this reference. Exhibit "A" sets forth the aggregate amount imposed as Fees for development projects and also sets forth the breakdown of the Fees by category type. The Fees set forth in Exhibit "A" are consistent with the Study. The amount of the Fees shall be automatically adjusted annually to account for inflation each July 1 beginning July 1, 2025. The inflation adjustment is the greater of two percent (2%) or the increase in the Construction Cost Index (CCI) for the 20-City Average as reported by the Engineering News Record for a twelve-month period, or a similar published index if the CCI is no longer available. Such inflationary increases shall not constitute an increase within the

meaning of the Act and may be implemented each year without the requirement to obtain approval of the City Council.

SECTION 8. The Fees approved by this Resolution supersede previously adopted resolutions that set the amounts of Fees.

SECTION 9. If any action, subsection, sentence, clause or phrase of this Resolution or the imposition of the Fees for any project described in the Study or the application thereof to any person or circumstance shall be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this Resolution or other Fees levied by this Resolution that can be given effect without the invalid provisions or application of the Fees.

SECTION 10. The City Council finds that this Resolution is exempt from the California Environmental Quality Act ("CEQA") because this Resolution does not qualify as a "project" under CEQA and because this Resolution will not result in a direct or reasonably foreseeable indirect physical change in the environment. (State CEQA Guidelines section 15060, subd. (c)(2), (3).) Section 15378 of the State CEQA Guidelines defines a project as the whole of an action, which could potentially result in either a direct physical change, or reasonably foreseeable indirect physical change, in the environment. Here, this Resolution will not result in any construction or development, and it will not have any other effect that would physically change the environment. This Resolution therefore does not qualify as a project subject to CEQA.

SECTION 11. Consistent with the Act, the Fees as identified in attached Exhibit "A" adopted by this Resolution shall take effect on March 10, 2025, a period at least sixty (60) days following the adoption of this Resolution by the City Council.

SECTION 12. The documents and materials associated with this Resolution that constitute the record of proceedings on which the City Council's findings and determinations are based are located at 10601 Magnolia Ave, Santee, CA 92071. The City Clerk is the custodian of the record of proceedings.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 8th day of January, 2025, by the following roll call vote to wit:

AYES:
NOES:
ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

EXHIBIT "A"

2025 DEVELOPMENT IMPACT FEE SCHEDULE

Land Use	Public Facilities	Traffic Signal	Traffic Mitigation	Drainage	Park in-Lieu	Fire Facilities	Long Range Planning	Administration ⁽¹⁾	Total
Residential									
<i>(Fee per Square Foot)</i>									
Single Family	\$ 5.21	\$ 0.37	\$ 2.68	\$ 0.35	\$ 6.66	\$ 1.75	\$ 0.08	\$ 0.34	\$ 17.44
Multi-Family	\$ 5.79	\$ 0.29	\$ 2.07	\$ 0.43	\$ 7.41	\$ 1.95	\$ 0.09	\$ 0.36	\$ 18.39
Non-Residential									
<i>(Fee per 1,000 Building Square Foot)</i>									
Commercial	Exempt	\$ 1,884.95	\$ 13,462.20	\$ 1,689.92	Exempt	\$ 887.29	\$ 39.84	\$ 359.28	\$18,323.48
Office	Exempt	\$ 1,040.14	\$ 7,428.64	\$ 631.53	Exempt	\$ 1,950.08	\$ 87.56	\$ 222.76	\$11,360.71
Industrial	Exempt	\$ 240.67	\$ 1,718.83	\$ 1,295.13	Exempt	\$ 195.01	\$ 8.76	\$ 69.17	\$ 3,527.57

Notes:

1 An administrative fee (2% of each fee) is collected for (1) legal, accounting, and other administrative support and (2) development impact fee program administration costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis.

EXHIBIT "B"
DEVELOPMENT IMPACT FEE NEXUS STUDY



Final Comprehensive Development Impact Fee Nexus Study

City of Santee

December 2024

Prepared For:



Prepared By:



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Table of Contents

Section 1	Executive Summary	1
	Introduction	1
	Program Administration Fee.....	5
	Fee Adjustment Procedures.....	6
	Timing of Fee Payment	7
Section 2	Legal Context and Methodology	8
	Nexus Requirement Summary	8
	AB602	8
	Methodology.....	10
Section 3	Population and Land Use Assumptions	11
	Land Use Types	11
	Growth Forecasts	11
	Average Unit Sizes.....	14
Section 4	Public Facilities Fee	15
	Background	15
	Service Population	15
	Current Level of Service.....	15
	Planned Level of Service.....	17
	Fee Methodology.....	18
	Fee Summary.....	20
	Capital Improvement Projects and Revenue Projections	20
	Nexus Requirement Summary	22
Section 5	Traffic Signal Fee	24
	Background	24
	Trips	26
	Service Population	29
	Cost Summary	29
	Fee Methodology.....	29
	Fee Summary.....	31
	Reduced Traffic Fee.....	31
	Revenue Projections	32
	Current Level of Service.....	33
	Nexus Requirement Summary	33
Section 6	Traffic Mitigation Fee	35
	Background	35

	Service Population	36
	Cost Summary	36
	Fee Methodology.....	37
	Fee Summary.....	39
	Reduced Traffic Fee.....	39
	Revenue Projections	40
	Nexus Requirement Summary	41
Section 7	Drainage Fee	43
	Background	43
	Current Level of Service.....	43
	Planned Level of Service.....	45
	Fee Methodology.....	45
	Fee Summary.....	46
	Capital Improvement Projects and Revenue Projections	46
	Nexus Requirement Summary	47
Section 8	Parks-in-Lieu Fee	50
	Background	50
	Parkland	50
	Service Population	51
	Current Level of Service.....	51
	Planned Level of Service.....	52
	Fee Credits.....	53
	Fee Methodology.....	54
	Fee Summary.....	54
	Nexus Requirement Summary	55
Section 9	Fire Facilities Fee	57
	Background	57
	Service Population	57
	Cost Summary	57
	Fee Methodology.....	60
	Fee Summary.....	61
	Current Level of Service.....	62
	Capital Improvements and Revenue Projections	63
	Nexus Requirement Summary	64
Section 10	Long Range Planning Fee	67
	Background	67
	Current Level of Service.....	67

Planned Level of Service.....	68
Fee Methodology.....	69
Capital Improvement Projects and Revenue Projections	69
Nexus Requirement Summary	70
Section 11 Program Administration Fee	72
Background	72
Nexus Requirement Summary	74
Section 12 Implementation and Administration	76
Implementation.....	76
Fee Program Administrative Requirements	76
Fee Adjustment Procedures.....	78
Timing of Fee Payment	78
Credits and Reimbursement Policies	78
Administrative Fee.....	78
Programming Revenues with the CIP	79
Fee Reporting	79
Accessory Dwelling Units	79
Specialized Development Projects.....	80
Rebuild or Expansion Projects	80
Appendix A Capital Improvement Program.....	81

Tables

Table 1-1: Summary of Proposed Development Impact Fees	3
Table 1-2: Comparison of Proposed and Existing Development Impact and In-Lieu Fees (Residential)	4
Table 1-3: Comparison of Proposed and Existing Development Impact and In-Lieu Fees (Non- Residential)	5
Table 3-1: Existing and Future Land Uses.....	12
Table 3-2: Existing Service Population	12
Table 3-3: Estimated Service Population at Buildout.....	13
Table 3-4: Persons per Household & Employment Density	13
Table 3-5: Residential Land Use Average Unit Size	14
Table 4-1: Existing Public Facilities	16
Table 4-2: Existing Level of Service per Resident	17
Table 4-3: Existing Level of Service for Parkland	18
Table 4-4: Population Allocation for Recreation Facilities.....	19
Table 4-5: Planned New Public Facilities.....	19
Table 4-6: Park Facilities Construction Costs per Resident.....	20
Table 4-7: Public Facility Cost per Resident	20
Table 4-8: Public Facilities Fee Cost Summary	20
Table 4-9: Public Facilities Fee Estimated Revenue at Buildout	21
Table 5-1: Traffic Signal Facilities – Planned Facilities.....	24
Table 5-2: Existing Traffic Signal Facilities (page 1 of 2).....	25
Table 5-3: Trip Rates per Land Use.....	27
Table 5-4: Existing Vehicle Trips	27
Table 5-5: New Vehicle Trips.....	28
Table 5-6: Total Vehicle Trips	28
Table 5-7: Traffic Signal Facilities Cost per Vehicle Trip	30
Table 5-8: Traffic Signal Existing Facilities Cost per Vehicle Trip.....	31
Table 5-9: Traffic Signal Fee Summary	31
Table 5-10: Anticipated Traffic Signal Fee Collection at Buildout	32
Table 5-11: Existing Level of Service per Vehicle Trip	33
Table 6-1: Traffic Mitigation Facilities – Planned Facilities	35
Table 6-2: Future Additional Trips.....	36
Table 6-3: Existing Trips	38
Table 6-4: Traffic Mitigation Facilities Cost per Vehicle Trip.....	39
Table 6-5: Traffic Mitigation Fee Summary	39
Table 6-6: Anticipated Traffic Mitigation Fee Collection at Buildout.....	41
Table 7-1: Existing Drainage Facilities.....	44
Table 7-2: Drainage Facilities Cost per Impervious Acre.....	45

Table 7-3: Drainage Fee Summary.....	46
Table 7-4: Anticipated Future Drainage Projects.....	47
Table 7-5: Drainage Fee Estimated Revenue at Buildout.....	47
Table 8-1: Parkland Inventory List.....	51
Table 8-2: Existing Level of Service per Resident.....	52
Table 8-3: Parkland Cost per Resident.....	54
Table 8-4: Parks-in-Lieu Fee Cost Summary.....	55
Table 9-1: Fire Facilities Inventory List.....	58
Table 9-2: Fire Facilities Planned Facilities.....	59
Table 9-3: Fire Facilities Level of Service per Capita.....	61
Table 9-4: Fire Facilities Fee Summary.....	62
Table 9-5: Fire Facilities Existing Level of Service.....	63
Table 9-6: Costs of Future Fire Facilities.....	64
Table 9-7: Anticipated Fire Facilities Estimated Revenue at Buildout.....	64
Table 10-1: Long Range Planning Elements Cost.....	67
Table 10-2: Long Range Planning Cost per Resident/Worker.....	68
Table 10-3: Long Range Planning Fee Summary.....	69
Table 10-4: Anticipated Long Range Planning Fee Estimated Revenue at Buildout.....	70
Table 11-1: Program Administration Fee.....	73

Section 1 Executive Summary

Introduction

The City of Santee (City) is a suburban city located in San Diego County (County). Located in the eastern part of the San Diego metropolitan area, Santee is bordered by El Cajon on the south and southeast, the City of San Diego on the west and northwest, and the County of San Diego on east and northeast. The City is located just 18 miles from the Pacific Ocean and is bisected by the San Diego river, a large greenbelt that includes parks, trails, and over 1,100 acres of natural riparian habitat. Santee is connected to the coastline by State Route 52, a six-lane freeway that connects Interstate 5 in La Jolla to State Route 67. State Route 125 also intersects with State Route 52, forming a transportation hub in the heart of the City.

The City was incorporated in 1980 after beginning as a community of ranches originally named Cowleston after founder George A. Cowles. The City was renamed Santee in 1893 after Milton Santee, a local civil engineer and real estate developer. The City features extensive hiking and mountain biking trails, and the 700-acre Town Center district forms a downtown core comprised of business parks, high-density residential and retail businesses. The Town Center Community Park, located along the San Diego River, features a 15-acre sports field complex and an aquatics center.

As of January 1, 2023, the California Department of Finance (DOF) estimates that the City population is 59,227. As the resident population and non-resident employment in the City increase, there exists a correlating rise in the demand for public infrastructure and services to support growth within the City. California's Assembly Bill 1600 (AB1600) adopted in 1987 and codified as California Government Code Section 66000 et. seq., allows the City to impose Development Impact Fees on new development within the City. Development Impact Fees (DIFs) are a one-time charge on new development that is collected and used by the City to cover the cost of capital facilities, vehicles, and equipment that are required to serve new growth.

The City of Santee General Plan 2020 (General Plan) was adopted on August 23, 2003, and is comprised of the following nine elements: Land Use; Housing; Mobility; Recreation; Trails; Conservation; Noise; Safety; and Community Enhancement. The City's Housing Element was adopted in May 2022 in conformance with the 2021-2029 update cycle for jurisdictions in the San Diego Association of Governments (SANDAG) region and was reviewed with the rest of the General Plan to ensure internal consistency. The City's General Plan and updated Housing Element form the basis of the City's current development impact fee program along with land use projections and service population derived from the City Planning Department's land use analysis. As stated in the Housing Element, most of the City's residentially zoned land has already been developed with a diversity of housing types, including single-family homes, mobile home parks,

townhomes, condominiums and apartments. However, several hundred acres within the Specific Plan District and the Town Center District remain undeveloped and available for future housing development.

The Nexus Study is based on the General Plan Buildout, based on the land use projects derived from the Housing Element and City Planning Department's land use analysis. As stated in the Land Use chapter of the General Plan, the City's future is tied to the type and amount of new development it can accommodate at General Plan Buildout. Projecting future buildout capacity requires consideration of several variables and is based on assumed densities (dwelling units per acre) and intensity factors that include allowed lot coverage and floor-to-area ratios (FAR), parking requirements, etc. While some of today's developed lands may change in the coming years, most of the assumed City buildout is on remaining vacant lands planned for residential and employment-generating uses.

The City's Housing Element was adopted May 11, 2022. The Housing Element was updated in conformance with the 2021-2029 update cycle for jurisdictions in the SANDAG region and has been reviewed with the rest of the General Plan to ensure internal consistency. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

The goal of the City is to develop a fee program that achieves the objectives laid out in the General Plan and associated Master Plans, balances fee levels with desired economic growth, and complies with the legal requirements of the Mitigation Fee Act (AB1600/Government Code Section 66000 et seq.), Assembly Bill 602 (AB602), and the standards established by *Nollan v. California Coastal Commission* (1987) and *Dolan v City of Tigard* (1994) which require that impact fees have an "essential nexus" to each development project they are charged on and must be charged in "rough proportionality" to the impact caused by the new development.

Nexus Study

Purpose

As development occurs in the City, new backbone infrastructure and capital facilities are required to mitigate the increased demand created by new residents and workers. Revenues from DIFs fund the construction of new backbone infrastructure and capital facilities as well as the related administrative costs through the City's fee program. The fee program contains separate fee categories for each type of infrastructure and capital facilities. Incorporated in this Nexus Study (Nexus Study, Study or Report) are the following fees:

- Public Facilities
- Traffic Signal
- Traffic Mitigation

- Drainage
- Parks-in-Lieu
- Fire Facilities
- Long Range Planning
- Program Administration

This Report is designed to satisfy the AB1600 Nexus requirements, AB602 requirements, and provide the necessary technical analysis to support the adoption of the updated fees. The fees will be effective 60 days after the City’s final action establishing and authorizing the collection of the fees.

Results

Updated Fees

Pursuant to AB602 guidance, residential development fees are proposed to be assessed on a per square foot basis. To yield consistency across fees assessed on non-residential land uses, non-residential development fees will be assessed per 1,000 building square foot. The Public Facilities Fee, which funds park and recreation facilities and the Park-in-Lieu, which funds park land acquisition will continue to not be assessed on non-residential development based on the assumption that non-residential development does not generate demand for park facilities. Fees on Accessory Dwelling Units, specialized projects, and rebuild projects are detailed further in Section 12: Implementation and Administration. **Table 1-1** shows a summary of the proposed fees.

Table 1-1: Summary of Proposed Development Impact Fees

Land Use	Public Facilities	Traffic Signal	Traffic Mitigation	Drainage	Park in-Lieu	Fire Facilities	Long Range Planning	Administration ⁽¹⁾	Total
Residential									
<i>(Fee per Square Foot)</i>									
Single Family	\$ 5.21	\$ 0.37	\$ 2.68	\$ 0.35	\$ 6.66	\$ 1.75	\$ 0.08	\$ 0.34	\$ 17.44
Multi-Family	\$ 5.79	\$ 0.29	\$ 2.07	\$ 0.43	\$ 7.41	\$ 1.95	\$ 0.09	\$ 0.36	\$ 18.39
Non-Residential									
<i>(Fee per 1,000 Building Square Foot)</i>									
Commercial	Exempt	\$ 1,884.95	\$ 13,462.20	\$ 1,689.92	Exempt	\$ 887.29	\$ 39.84	\$ 359.28	\$18,323.48
Office	Exempt	\$ 1,040.14	\$ 7,428.64	\$ 631.53	Exempt	\$ 1,950.08	\$ 87.56	\$ 222.76	\$11,360.71
Industrial	Exempt	\$ 240.67	\$ 1,718.83	\$ 1,295.13	Exempt	\$ 195.01	\$ 8.76	\$ 69.17	\$ 3,527.57

Notes:

¹ An administrative fee (2% of each fee) is collected for (1) legal, accounting, and other administrative support and (2) development impact fee program administration costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis.

Proposed Fees Comparison with Existing Fees

Table 1-2 compares the Proposed Fees against the Existing Fees for Residential Land Uses. Existing residential fees were converted from a fee per dwelling unit to per square foot. Fees for Fire Facilities, General Plan, and Program Administration are new proposed fees so there are no existing fees to compare to.

Table 1-2: Comparison of Proposed and Existing Development Impact and In-Lieu Fees (Residential)

Single Family	Existing Fee ⁽¹⁾		Proposed Fee		Percentage Change
Public Facilities	\$	3.81	\$	5.21	37%
Traffic Signal	\$	0.22	\$	0.37	68%
Traffic Mitigation	\$	2.15	\$	2.68	25%
Drainage ⁽²⁾	\$	2.07	\$	0.35	-83%
Park in-lieu	\$	4.59	\$	6.66	45%
Fire Facilities	\$	-	\$	1.75	N/A
General Plan	\$	-	\$	0.08	N/A
Administration	\$	-	\$	0.34	N/A
TOTAL	\$	12.84	\$	17.44	36%

Multi Family	Existing Fee ⁽¹⁾		Proposed Fee		Percentage Change
Public Facilities	\$	4.73	\$	5.79	22%
Traffic Signal	\$	0.19	\$	0.29	52%
Traffic Mitigation	\$	1.84	\$	2.07	12%
Drainage	\$	1.60	\$	0.43	-73%
Park in-lieu	\$	5.76	\$	7.41	29%
Fire Facilities	\$	-	\$	1.95	N/A
General Plan	\$	-	\$	0.09	N/A
Administration	\$	-	\$	0.36	N/A
TOTAL	\$	14.12	\$	18.39	30%

Notes:

- 1 Existing fees were converted from a fee per dwelling unit to per square foot using the same residential size assumptions in this study to provide a more accurate comparison to the new fee structure.
- 2 Drainage Fee for existing Single Family takes the average of Land Uses: HL, R1, R1A, and R2.

Table 1-3 compares the Proposed Fees against the Existing Fees for Non-Residential Land Uses. Office and Commercial land uses experience a large increase (126% and 39% respectively), mainly due to the Traffic Signal and Traffic Mitigation fees. The existing fees collected on these two land uses were abnormally low. Furthermore, the assumptions for non-residential development have changed significantly since the prior fee update, which greatly impacted the analysis.

Table 1-3: Comparison of Proposed and Existing Development Impact and In-Lieu Fees (Non-Residential)

Commercial	Existing Fee		Proposed Fee		Percentage Change
Public Facilities		Exempt		Exempt	Exempt
Traffic Signal	\$	1,627.00	\$	1,884.95	16%
Traffic Mitigation	\$	10,090.00	\$	13,462.20	33%
Drainage	\$	1,507.00	\$	1,689.92	12%
Park in-lieu		Exempt		Exempt	Exempt
Fire Facilities	\$	-	\$	887.29	N/A
General Plan	\$	-	\$	39.84	N/A
Administration	\$	-	\$	359.28	N/A
TOTAL	\$	13,224.00	\$	18,323.48	39%

Office	Existing Fee		Proposed Fee		Percentage Change
Public Facilities		Exempt		Exempt	Exempt
Traffic Signal	\$	487.00	\$	1,040.14	114%
Traffic Mitigation	\$	3,023.00	\$	7,428.64	146%
Drainage	\$	1,507.00	\$	631.53	-58%
Park in-lieu		Exempt		Exempt	Exempt
Fire Facilities	\$	-	\$	1,950.08	N/A
General Plan	\$	-	\$	87.56	N/A
Administration	\$	-	\$	222.76	N/A
TOTAL	\$	5,017.00	\$	11,360.71	126%

Industrial	Existing Fee		Proposed Fee		Percentage Change
Public Facilities		Exempt		Exempt	Exempt
Traffic Signal	\$	204.00	\$	240.67	18%
Traffic Mitigation	\$	1,262.00	\$	1,718.83	36%
Drainage	\$	1,507.00	\$	1,295.13	-14%
Park in-lieu		Exempt		Exempt	Exempt
Fire Facilities	\$	-	\$	195.01	N/A
General Plan	\$	-	\$	8.76	N/A
Administration	\$	-	\$	69.17	N/A
TOTAL	\$	2,973.00	\$	3,527.57	19%

Program Administration Fee

The City oversees the implementation and administration of the DIF Program, consistent with the requirements of the Mitigation Fee Act. A two percent (2%) Program Administration Fee of the

overall Program costs is added to fund the costs of the City's management and ongoing fee program administration, collection, and reporting. This includes costs associated with City staff and consultant time, studies, and administration to support the program. Industry standard ranges from three to six percent (3-6%) of the fee for the administrative component of a development fee program. The administrative functions include, but are not limited to, the following:

- Annual fee adjustments
- Annual fee reporting
- Additional fee reporting every five years
- Posting of nexus studies and fee schedules on the City's website
- Nexus study updates every eight years (an AB602 requirement)
- Master Plans necessary to support the Nexus study updates
- Staff and consultant time related to fee preparation, collection, tracking, and administration
- Staff and consultant time needed to track credits and reimbursements for improvements constructed in the fee program

In addition to the aforementioned administrative activities, the City is responsible for both (i) using fee revenues to plan for and construct required capital facilities and (ii) pursue other funding sources, as required, to bridge financial gaps between what is collected and the actual cost to construct needed facilities. Furthermore, given the additional fee reporting requirements of AB516, posting of information per AB1483, Nexus Study updates every eight years per AB602, and additional staff time to administer this fee program and the potential for a Master Plan in the future to support a Nexus Study update, a two percent (2%) Program Administration Fee is necessary to fund these additional requirements.

Fee Adjustment Procedures

The DIFs may be adjusted periodically to reflect revised facility requirements, receipt of funding from alternative sources (i.e., State or Federal grants), revised facilities or costs, changes in demographics, changes in the average unit square footage, or changes in the land use plan. In accordance with Santee Municipal Code section 12.30.050, Santee Development Impact Fees are automatically adjusted for inflation on July 1 of each year. The inflation adjustment is two percent or based on the previous calendar years increase in the San Diego Consumer Price Index (CPI-U: All Items) as published by the Bureau of Labor Statistics, whichever is higher. The City will amend the current municipal code to reflect adjusting the fees annually on July 1st of each year using the Construction Cost Index (CCI) for the 20-City Average, as reported by Engineering News Record (ENR), for a twelve-month period or a similar published index if the CCI Index is no longer available.

Timing of Fee Payment

Fees will be collected at the time the building permit for the project is issued. All residential projects will pay a fee based on the livable square footage of the residential unit(s). For high-density residential projects (defined in the General Plan as high-density residential development with multi-family dwellings, including apartments and condominiums), the fees will be due at the time of the building permit for each building. For high-density residential projects with communal space, the non-residential communal portion (i.e., clubhouse, maintenance facility, gym, etc.) will not be assessed impact fees as the impact is assumed to be captured in the residential fees. Areas that are accessible by the public (i.e., leasing office) will be charged impact fees according to use.

Section 2 Legal Context and Methodology

Nexus Requirement Summary

AB1600 was enacted by the State of California in 1987 creating the Mitigation Fee Act - Section 66000 et seq. of the Government Code. The Mitigation Fee Act requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified.
3. Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed.
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The purpose of this report is to demonstrate that all fee components comply with the Mitigation Fee Act. The assumptions, methodologies, facility standards, costs, and cost allocation factors that were used to establish the nexus between the fees and the development on which the fees will be charged are summarized in subsequent sections of this Report.

AB602

AB602, which was enacted by the State of California in 2021, amended Sections 65940.1 and 66019 of, and added Section 66016.5 to the Government Code. AB602 requires that if a local agency conducts and adopts an impact fee nexus study after January 1, 2022, the local agency shall follow all of the following standards and practices:

1. Before the adoption of an associated development fee, an impact fee nexus study shall be adopted.
2. When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.
3. A nexus study shall include information that supports the local agency's actions, as required by subdivision (a) of Section 66001 of the Government Code.
4. If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of fees collected under the original fee.

5. A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. A local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development. A nexus study is not required to comply with the requirements to calculate a fee imposed on a housing development project proportionally to the square footage of the proposed units if the local agency makes the following findings:
 - An explanation as to why square footage is not appropriate metric to calculate fees imposed on housing development project.
 - An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
 - That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.
6. Large jurisdictions shall adopt a capital improvement plan as a part of the nexus study.
7. All studies shall be adopted at a public hearing with at least 30 days' notice, and the local agency shall notify any member of the public that requests notice of intent to begin an impact fee nexus study of the date of the hearing.
8. Studies shall be updated at least every eight years, from the period beginning on January 1, 2022.
9. The local agency may use the impact fee nexus study template developed by the Department of Housing and Community Development pursuant to Section 50466.5 of the Health and Safety Code.

This report demonstrates that all fee components comply with AB602. An analysis of level of service for each applicable fee component is summarized in subsequent sections of this report. The methodologies performed to calculate the updated fees ensure that the costs for facilities are proportionately spread between existing and future users. Any existing deficiencies were removed and are not charged to new development.

Capital Improvement Plan

AB602 states that large jurisdictions shall adopt a capital improvement plan (CIP) as part of the nexus study. This report includes the facilities to be adopted as the City's CIP for the DIF program in **Appendix A**.

Methodology

Imposed fees require various findings to ensure that a reasonable relationship exists between the fee amount and the cost of the facility or portion of the facility attributable to the new development. Several methodologies are available to determine fee amounts. The most common methodologies are defined by the “Impact Fee Nexus Study Template” prepared for the California Department of Housing and Community Development by Turner Center for Housing Innovation at UC Berkeley. Choosing the appropriate methodology depends on the type of facility for which the fee is calculated and the availability of documentation to support the fee calculation. Following is a discussion of the methodologies available to calculate the separate fee components in this report.

Existing Inventory Method

The existing inventory method, also known as the “incremental method” uses a facility standard based on the ratio of existing facilities to the demand on the facilities by the existing service population on a cost per unit or cost per square foot basis. Under this approach, new development funds the expansion of facilities at the same standard currently serving existing development. By definition, the existing inventory method ensures that no facility deficiencies are spread to future development. This method is often used when a long range plan for new facilities is not available.

Planned Facilities Method

The planned facilities method calculates the proposed fee based on the ratio of planned facilities to the increase in demand associated with new development. This method is appropriate when planned facilities have been defined by a long range master plan or expenditure plan which includes specific facilities and cost estimates. As the Planned Facilities Method relies on a long range master plan that may change as the plan is implemented, fees based on this methodology need to be regularly updated to remain consistent with the project lists and current plans.

System Plan Method

The system plan method utilizes an integrated approach to allocate the cost of existing facilities and the costs of planned facilities to the total development in the study area. This method is appropriate when calculating a systemwide fee in which new development will fund an integrated system of facilities at the future standard attributable to new development. By spreading the costs of an integrated system incorporating the existing facilities and planned facilities costs to the total development in the study area, this ensures that new development only pays their proportional share of the total system costs and is not responsible for rectifying any existing deficiencies.

Section 3 Population and Land Use Assumptions

Land Use Types

To ensure a reasonable relationship between each fee and the type of development paying the fee, different land use types must be distinguished. The land use categories used in this analysis are defined below.

- **Single Family Residential (SFR):** Detached single-family dwelling units. Includes very low density, low density, and age-restricted units.
- **Multi-Family Residential (MFR):** Attached residential projects.
- **Accessory Dwelling Unit (ADU):** A second unit, attached or detached from a SFR.
- **Commercial:** All commercial, retail, educational, hotel/motel development, and mixed-use development.
- **Office:** All general, professional, and medical office development.
- **Industrial:** All manufacturing and warehouse development.

Some developments may include more than one land use type, such as an industrial warehouse with living quarters (a live-work designation) or a planned unit development with both single and multi-family uses. In these cases, the fees will be calculated separately for each land use type.

Growth Forecasts

Growth projections are used as indicators of demand and projected revenue to fund the infrastructure identified in **Appendix A**. The City's existing population and Buildout population projections are critical assumptions used throughout the fee sections that follow in this report. The following resources were used as part of this analysis:

- Estimates of total development through Buildout were based on the City's land use plan from the City's Housing Element Cycle 2021-2029 and the City's Planning Department's land use analysis.
- Population projections were based on the land use projections and the estimated persons per household taken from the US Census American Community Survey.
- Existing population estimates are based on the existing land uses and persons per household taken from the US Census American Community Survey. Existing non-residential worker populations are based on non-residential land use data from the City's Planning Department and the corresponding employment densities.
- Worker projections are based on estimated buildout square footage and the employees per square feet assumption from the USGBC LEED BD+C: New Construction | v4 – Default Occupancy Counts.

Table 3-1 identifies the existing and future residential units and non-residential square feet. The land use information is based on the City’s General Plan, City of Santee Housing Element Cycle 2021-2029, and City planning staff. The Office land use is treated as commercial use in the General Plan and Zoning Ordinance. For purpose of this analysis, 7.6% of Commercial / Office Land growth use is assumed as office space based on current GIS land use office and commercial acres.

Table 3-1: Existing and Future Land Uses

Land Use	Existing	Projected Growth ⁽¹⁾	Total (Buildout)
Residential (Units)			
Single Family	13,801	1,444	15,245
Multi Family	7,447	4,466	11,913
<i>Subtotal Residential</i>	<i>21,248</i>	<i>5,910</i>	<i>27,158</i>
Non-Residential (SF) ⁽¹⁾			
Commercial	2,309,312	1,020,343	3,329,654
Office	189,943	83,924	273,868
Industrial	2,683,296	1,266,299	3,949,595
<i>Subtotal Non-Residential</i>	<i>5,182,551</i>	<i>2,370,566</i>	<i>7,553,117</i>

Notes

- 1 Office land use is treated as commercial use in General Plan and Zoning Ordinance. For purpose of this analysis, 7.6% of Commercial/Office Land growth use is assumed as office space based on current GIS land use office and commercial acres.

Table 3-2 identifies the existing service population. Non-residential buildings are typically occupied less than dwelling units, so it is reasonable to assume that average per-worker demand for services is less than average per-resident demand. The 0.37-weighting factor for workers is based upon a 45-hour work week (40 hours of work plus 1 hour lunch break) relative to a resident’s non-working time of 123 hours (168 hours per week less 45 work hours).

Table 3-2: Existing Service Population

Category	Total Persons	Weighting Factor ⁽³⁾	Service Population
Residents ⁽¹⁾	58,086	1.00	58,086
Workers ⁽²⁾	21,968	0.37	8,128
Total	80,054		66,214

Notes:

- 1 Based on the existing number of units and persons per household assumptions.
- 2 Employment data based on existing non-residential land use and the corresponding employment densities (Commercial: 1.82, Office: 4.0, Industrial: 0.4).
- 3 Workers are weighted at 0.37 based on a 45 hour work week relative to a resident's time of 123 hours (168 hours per week less 45 work hours).

Table 3-3 shows the estimated service population at Buildout.

Table 3-3: Estimated Service Population at Buildout

Category	Total Existing Persons	Total Future Growth	Total Persons	Weighting Factor ⁽³⁾	Service Population
Residents ⁽¹⁾	58,086	14,815	72,901	1.00	72,901
Workers ⁽²⁾	21,968	2,700	24,668	0.37	9,127
Total	80,054	17,515	97,569		82,028

Notes:

- 1 Based on projected growth in units and the resident per unit assumption (2.93 per single family and 2.37 for multi-family).
- 2 Based on projected growth in 1,000 SF of non-residential land use and the corresponding employment densities (Commercial: 1.82, Office: 4.0, Industrial: 0.4).
- 3 Workers are weighted at 0.37 based on a 45 hour work week relative to a resident's time of 123 hours (168 hours per week less 45 work hours).

Occupant Density

Occupant densities ensure a reasonable relationship between the increase in service population and the amount of the fee. Developers pay the fee based on the square footage of additional housing units or building square feet of non-residential development, so the fee schedule must convert service population estimates to these measurements of project size. This conversion is done using the average occupant density factors by land use type shown in **Table 3-4**. The residential density factors were derived from the US Census American Community Survey while the non-residential densities were derived from the U.S. Green Building Council Default Occupancy Counts.

Table 3-4: Persons per Household & Employment Density

Land Use	Density Assumptions	
Residential ⁽¹⁾		
Single Family	2.93	Residents per dwelling unit
Multi-Family	2.37	Residents per dwelling unit
Non-Residential ⁽²⁾		
Commercial	1.82	Employees per 1,000 square feet
Office	4.00	Employees per 1,000 square feet
Industrial	0.40	Employees per 1,000 square feet

Notes:

- 1 Residential residents per dwelling unit extrapolated from American Community Survey 2020 5-Year Estimates for the City of Santee: Table B25032 & B25033.
- 2 Non-Residential employment density's derived from the USGBC LEED BD+C: New Construction | v4 - Default Occupancy Counts.

Average Unit Sizes

To meet AB602 requirement five (5), this Report calculated the average unit size for single family residential and multi-family units based on the estimated average size of planned new development within each land use category in the City. The average unit size is based on the livable square footage of the residential unit for all residential land uses. This Report derived the unit sizes from the City of Santee building permit records.

Basing the average unit size on livable square footage for all residential units is not only consistent with industry standard for fee calculations, it also provides a strong nexus between the impact of the unit and the fee amount. A good example of this industry standard are school fees in California. In California school fees are based on assessable space, which means a quantity equal to the area (expressed in square feet) within the perimeter of a residential structure, not including the carport, walkway, garage, overhang, patio, enclosed patio, detached accessory structure or similar structure.

As stated previously, to accurately capture the impact of a residential project on capital facilities for high-density multi-family residential projects with communal spaces, the communal spaces (i.e., clubhouse, maintenance facility, gym, etc.) will not be assessed impact fees as the impact is assumed to be captured in the residential fees. Areas that contain employees and are accessible by the public (i.e., leasing office) will be charged impact fees according to use. The non-residential area accessible by the public (i.e., leasing office) will be based on the useable size of that area. The usable square footage is the actual area of a space as measured within the demising exterior walls of that space. Including areas that contain employees that are accessible by the public captures the additional impact these new facilities will have on the backbone facilities in the City.

Table 3-5 summarizes the estimated average size of planned new development within each residential land use category utilized for this study.

Table 3-5: Residential Land Use Average Unit Size

Land Use	Average SF Assumption
Residential (Units) ⁽¹⁾	
Single Family	2,200
Multi-Family	1,600

Sources:

¹ City of Santee Building Permit records.

The City will monitor the average size of housing units in the City based on new developments on an annual basis and if the size of units on average are significantly different than anticipated, the fees will be updated as part of the annual update for the fee adjustment to reflect this change in order to ensure the fee program collects the anticipated level of funding.

Section 4 Public Facilities Fee

Background

This section presents an analysis of the need for additional passive and active park facilities and recreational community buildings to accommodate new development in the City and the fees that are necessary in order to ensure that new development provides adequate funding to meet those needs. This Nexus Study updates the methodology of the existing Public Facilities Fee and recommends updated fees.

The Public Facilities Fee is made up of two components, Park Construction and Recreation Facilities such as community centers. Residential development in the City will pay the Public Facilities Fee at building permit issuance.

For the Park Construction Component, the park cost was estimated based on the existing City adopted standard of five (5) acres of developed parkland per 1,000 residents. The Public Facilities Fee is for facility development cost only and does not include parkland acquisition costs, which is acquired through the Quimby Act which requires developers to either dedicate land to satisfy their parkland requirement or pay an in-lieu fee. Please see **Chapter 8** of this study for further detail on the Parks-in-Lieu Fee. The Public Facilities Fee applies only to new residential development.

The Public Facilities Fee also includes the cost of recreation facilities. The Public Facilities Fee recreation component is calculated using the Planned Facilities Methodology taking into account the cost of future recreation facilities.

Service Population

The Public Facilities Fee is not applied to non-residential development because workers typically do not use park and community recreation facilities.

Current Level of Service

Per AB602, when applicable, the nexus study shall identify the existing level of service for each facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate. **Table 4-1** describes the existing Public Facilities provided by the City using facility information and valuation based upon Property Insurance valuation.

Table 4-1: Existing Public Facilities

Facility	Address	Size	Cost Per Unit	Total Cost
Recreation Centers		<i>SF</i>		
Santee Teen Center @ Big Rock Park	8125 Arlette St.	1,648	\$	204,387
City Hall - Building 7	10601 - 10629 Magnolia Ave.	6,222	\$	1,333,423
City Hall - Building 8A & 8P	10601 - 10629 Magnolia Ave.	6,222	\$	1,307,487
Subtotal Recreation Centers				\$ 2,845,297
Recreation Facilities		<i>SF</i>		
City of Santee Aquatic Center (operated by YMCA)	10123 Riverwalk Drive	25,116	\$	3,621,546
Town Center Community Park, Sports Complex (operated by Sportsplex USA)	9951 Riverwalk Drive	7,527	\$	3,320,484
Subtotal Recreation Facilities				\$ 6,942,030
Park Facilities		<i>Acre</i>		
Big Rock Park	8125 Arlette St.	5.00	\$ 725,000	\$ 3,625,000
Deputy Ken Collier Park	9206 Via De Cristina	0.51	\$ 725,000	\$ 369,750
Mast Park	9125 Carlton Hills Blvd.	61.16	\$ 725,000	\$ 44,341,000
Mast Park West Trail	9200 Carlton Hills Blvd.	43.26	\$ 725,000	\$ 31,363,500
Shadow Hill Park	9161 Shadow Hill Rd.	5.69	\$ 725,000	\$ 4,125,250
Sky Ranch Park	5850 Cala Lily St.	1.36	\$ 725,000	\$ 986,000
Town Center Park - East	550 Park Center Dr.	55.00	\$ 725,000	\$ 39,875,000
Town Center Park - West	9545 Cuyamaca St.	10.20	\$ 725,000	\$ 7,395,000
Walker Preserve	9500 Magnolia Ave	105.08	\$ 725,000	\$ 76,183,000
West Hills Park	8790 Mast Blvd.	8.41	\$ 725,000	\$ 6,097,250
Woodglen Vista Park	10250 Woodglen Vista Dr.	15.00	\$ 725,000	\$ 10,875,000
Weston Park	9050 Trailmark Way	4.47	\$ 725,000	\$ 3,240,750
Subtotal Park Facilities				\$ 228,476,500
Total Facilities				\$ 238,263,827

Table 4-2 calculates the existing level of service per resident by dividing the total cost of the existing Public Facilities by the existing resident population. The existing level of service exceeds the proposed fee level.

Table 4-2: Existing Level of Service per Resident

Description	Value
Existing Facilities	
Recreation Centers	\$ 2,845,297
Recreation Facilities	\$ 6,942,030
Park Facilities ⁽¹⁾	\$ 228,476,500
<i>Subtotal Facilities</i>	\$ 238,263,827
<i>Soft Costs</i> ⁽²⁾	\$ 95,305,531
<i>Existing Fund Balance</i>	\$ 8,921,073
Total Costs	\$ 342,490,431
Existing Service Population ⁽³⁾	58,086
Total Existing Level of Service per Resident	\$ 5,896.26

Notes:

- 1 Existing Facilities values derived from insurance valuation of existing Recreation buildings and Park Facilities Costs valued at \$725,000/acre.
- 2 Soft Costs include: 10% - Construction Contingency, 15% - Design/Environmental, and 15% - Construction Admin/Inspection.
- 3 Existing Service population comprises of City resident population and worker population (weighted at 0.37 based on a 45 hour work week).

Planned Level of Service

The City has established a goal for parks at five (5) acres of developed public parkland per 1,000 residents, per the General Plan and Parks and Recreation Master Plan. This analysis is based on the existing City standard of five (5) acres of parkland per 1,000 residents, where new development will contribute and develop five (5) acres of developed public parkland per 1,000 residents. New development will be required to meet the standard of five (5) acres of developed public parkland per 1,000 residents with this fee. Applying the General Plan standard to new development is consistent with the Mitigation Fee Act, as outlined in Government Code Section 66001, “A fee shall not include the costs attributable to existing deficiencies in public facilities, but may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to (1) refurbish existing facilities to maintain the existing level of service or (2) achieve an adopted level of service that is consistent with the general plan”.

As detailed in **Table 4-3**, the existing level of service is identified and exceeds this City Standard. In compliance with Government Code Section 66001, the City Standard is utilized for the Park Facilities Fee as it is a City Standard set by the adopted General Plan. New development is expected to pay the fee that results in meeting the City Standard and will not be used to fund existing deficiencies.

The recreation component is new developments’ fair share of planned recreation facilities in the City.

Table 4-3: Existing Level of Service for Parkland

Description	Acres
Existing Parkland ⁽¹⁾	
Park Acreages	315.14
Existing Service Population ⁽²⁾	
	58,086
Total Existing Level of Service per Resident	
	5.43

Notes:

- 1 Existing parkland data from the City of Santee.
- 2 Existing Service population comprises of just residents and does not factor in non-residential.

Fee Methodology

The Public Facilities Fee is calculated using the Planned Facilities Methodology taking into account the future recreation facilities and the General Plan Standard taking into account City established park acreage standard new development contributes towards. As stated in the “Impact Fee Nexus Study Template” prepared for the California Department of Housing and Community Development by Turner Center for Housing Innovation at UC Berkeley, the Planned Facility Method “Estimates the costs for future facilities needed to serve new development based on a long range expenditure plan for these future facility costs.” This method is appropriate when planned facilities are mostly for the benefit of new development. Per the “Impact Fee Nexus Template”, the Planned Facilities Methodology estimates the costs for future facilities needed to serve new development based on a long range expenditure plan for these future facility costs. This should include identifying what types of public facilities will be needed in the future to serve new development and their associated costs, which may include refurbishment of existing facilities to maintain the existing level of service or achieving an adopted level of service that is consistent with the General Plan.

The park facilities component uses the Planned Facility Methodology based on the General Plan Standard methodology for calculating the fee. The fees are based on the future developed public parkland needed to maintain the adopted General Plan standard of five (5) acres of parkland per 1,000 residents.

Table 4-4 calculates new developments fair share of recreation facilities based on new future residents as a percentage of the total residents at Buildout.

Table 4-4: Population Allocation for Recreation Facilities

Description	Value
Population	
Existing Service Population (Residents)	58,086
Total Buildout Service Population (Residents)	72,901
Net Future Population	14,815
Population Allocation	
Existing Service Population	80%
Future Additional Population	20%
Total Population	100%

Table 4-5 calculates the Recreation Cost per resident by summing up future planned facilities costs attributable to the fee program, allocates the cost to new development based on population, and divides by the future service population. Planned Recreation Facilities were sourced from the City of Santee’s AB1600 Annual and Five-Year Report (2023).

Table 4-5 shows the percent attributable to new development.

Table 4-5: Planned New Public Facilities

Description	Construction Cost	Size (SF)	Attributable to Fee Program ³	Cost Attributable to Fee Program
Recreation Facilities				
Santee Community Center ⁽¹⁾	\$ 21,000,000	12,500	20%	\$ 4,200,000
Total Recreation Facilities Cost				\$ 4,200,000
Future Service Population⁽²⁾				14,815
Recreation Cost per Resident				\$ 283.50

Notes:

- 1 Other funding sources for this community center, including existing fund balance, are shown in the adopted Santee CIP 2024.
- 2 Future Service Population does not include workers.
- 3 Costs attributable to the fee program are based on population growth.

Table 4-6 calculates the Park Facilities cost per resident by dividing the cost of park construction per acre by the City standard of 5.0 acres of parkland per 1,000 residents. Fee revenues may be used to construct park improvements and facilities on land dedicated by developers in accordance with the City’s Quimby Ordinance or though land purchased through the payment of the proposed Parks-in-Lieu Fee (see **Chapter 8**).

Table 4-6: Park Facilities Construction Costs per Resident

Park Construction		
Park Construction Cost per Acre ⁽¹⁾	\$	725,000
Required Acres/1,000 Residents ⁽²⁾		5.0
Park Facilities Cost per Resident		
	\$	3,625.00

Notes:

- 1 Park Construction Cost per acre estimated based on last City Neighborhood park construction cost (Weston Park).
- 2 The City's Parks and Recreation Master Plan sets the City's standard of public parkland at 5 acres for every 1,000 people.

Table 4-7 identifies the public facilities cost per capita by taking the future cost of public facilities improvements and dividing by the future service population.

Table 4-7: Public Facility Cost per Resident

Public Facilities Cost per Resident		
Recreation Cost per Resident	\$	283.50
Park Facilities Cost per Resident	\$	3,625.00
Total Cost per Resident	\$	3,908.50

Fee Summary

The Public Facilities Fee per unit is calculated by multiplying the cost per capita by the average number of residents per unit type (density). The fee per unit must then be converted to a fee per square foot by taking the total fee per unit and dividing by the estimated average unit size for each land use to arrive at the fee per square foot. These calculations are shown in **Table 4-8**.

Table 4-8: Public Facilities Fee Cost Summary

Land Use	Cost Per Resident	Density	Average Unit	
			Size (SF)	Fee
			(per Unit)	(per SF)
Single Family	\$ 3,908.50	2.93	\$ 11,451.91	2,200 \$ 5.21
Multi Family	\$ 3,908.50	2.37	\$ 9,263.15	1,600 \$ 5.79

Capital Improvement Projects and Revenue Projections

Based upon the projected new population growth, new development will contribute roughly 74 acres to the City's park system. Given the nature of new development and the fact that neighborhood parks are typically built and dedicated by the developer, the exact identification of future parks are difficult to predict.

Santee Municipal Code (SMC) Chapter 12.40, Park Lands Dedication establishes the provisions for dedication of land, payment of in-lieu fee or a combination of both for the purpose of providing park and recreation facilities to serve future residents of a subdivision development. In most cases, developers build new neighborhood parks on behalf of the City as a condition of residential subdivision construction and to fulfill their Quimby park acreage dedication requirements. Developer-built parks can often be delivered faster than City-built park projects due to economies of scale as developers are already building within their subdivisions and the constraint in City staff resources. Developers who build and dedicate parks, will be given credits against their park component of the Public Facilities Fee. Due to this requirement, it is not possible nor necessary to include a CIP list for neighborhood parks. Should the park construction component of the Public Facilities Fee be collected, the City will allocate these to new parks through the City’s CIP process.

As for Community Parks, developers typically pay the fee instead of building the community park due to the large size and advanced planning community parks require, however in some cases community parks are built by developers. The Fanita Ranch Specific Plan includes 31.2 acres for a community park, which includes 19.7 active acres and 11.5 passive community park. Per the public park credit provisions set forth in City’s Municipal Code Section 12.40.110, developed park land dedicated to and maintained by the City of Santee will receive up to 100 percent park credit. Developed park land maintained by an HOA and trail systems will receive up to 50 percent credit per the private park credit provisions in SMC Section 12.40.100. Per the Fanita Ranch Specific Plan, the developer plans to dedicate this land. The Community Park is included in the CIP, which is **Table A-1 in Appendix A**.

Table 4-9 summarizes the anticipated Public Facilities Fee revenue. The revenue will be available to expand the City’s Park and Recreation facilities to meet the needs of new residents. Based on the population estimates in this Nexus Study and using the City General Plan standard of 5 acres per 1,000 residents, it is anticipated that approximately 74.08 additional acres of parks facilities are needed to meet the needs of the City, plus recreation facilities, at Buildout at a cost of approximately \$58 million.

Table 4-9: Public Facilities Fee Estimated Revenue at Buildout

Land Use	Proposed Fee ⁽¹⁾	Anticipated Growth	SF Assumptions	Anticipated Fee Collection at Buildout ⁽²⁾
Residential	(per SF)	(units)		
Single Family	\$ 5.21	1,444	2,200	\$ 16,551,128
Multi Family	\$ 5.79	4,466	1,600	\$ 41,373,024
Total				\$ 57,924,152

Notes:

- 1 The proposed fee does not include the administrative portion of the fee.
- 2 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

Nexus Requirement Summary

The Public Facilities Fee component of the DIF program meets the Mitigation Fee Act Requirements, as described in this section.

Requirement 1: Identify the purpose of the fee.

The purpose of the Public Facilities Fee is to fund the park and recreation facility needs generated by new development in the City. Each new resident creates a demand for additional park and recreation facilities. The City's adopted standard is to provide 5 acres of parkland for each 1,000 residents. In order to accommodate these needs, new park facilities will be built and/or existing park facilities will be expanded. The City has planned future recreation facilities and each new resident creates a demand for additional recreation facilities. In order to accommodate these needs, new recreation facilities will be built or existing recreation facilities will be expanded. **Table 4-6** and **Table 4-7** calculate the parks and recreation cost per capita based on the City standard for parks and the estimated construction cost and planned recreation facilities.

Requirement 2: Identify the use of the fee.

The Public Facilities Fee will be used to fund new park and recreation development in order to meet the City's General Plan and Parks and Recreation Master Plan standards discussed in this chapter. Park expansion is necessary to meet the City's adopted standards of five acres of parkland for each 1,000 new residents. In most cases, developers build new neighborhood parks on behalf of the City as a condition of residential subdivision construction and to fulfill their Quimby park acreage dedication requirements. The location of the neighborhood parks will be determined based on the location of the new development project, as they are typically located within each development. The recreation component of the fee will be used to fund new or expand existing recreation facilities, such as the planned Community Center. The City has 31.2 acres of community park planned in Fanita Ranch, and it is anticipated that the developer will dedicate this acreage for the City to develop. As future developments come online and the Public Facilities Fee is collected, the City will identify future community park sites to program the remaining acres. The anticipated fee revenue to fund these facilities at Buildout is shown on **Table 4-9**.

Requirement 3: Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

The fee will be used to fund new parks and recreation facilities that are necessary to serve the increased residents in the City. New residential development generates additional residents which increases the demand for park and recreation facilities. The Public Facilities Fee is calculated using the City's General Plan standard of five (5) acres of park per 1,000 residents and planned recreation facilities. Residential development is responsible for paying its fair share to meet the City's standard and the cost of recreation facilities attributable to new development. Non-residential uses do not pay the fee since they do not generate additional residents and workers have minimal impact on the City's park and recreation system.

Table 4-6 and **Table 4-7** calculate the cost per capita and then allocates the cost to each development type based on the estimated persons per household. **Table 4-8** then calculates the cost per square foot for the residential units based on the estimated average unit size. By basing the fee on the size of the unit and the estimated number of new residents that is anticipated to be generated by the addition of that square footage, the fee is directly correlated to the increased need for new parks.

Requirement 4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new residential development is anticipated to generate new residents. The addition of new residents creates the need for new parks and recreation facilities to meet the City's General Plan park standard of five (5) acres per 1,000 residents and planned recreation facilities. The fee is directly correlated to the number of new residents expected to be generated by each type of development. Non-residential development does not pay for parks as non-residential developments do not generate a significant demand for park and recreation facilities. Residential development pays its fair share based on the estimated persons the new unit is expected to generate.

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

As new residential units are constructed, new park facilities are necessary to meet the City's General Plan standard of 5 acres of park per 1,000 residents. New recreation facilities are necessary based on new developments fair share of the planned facilities. The Public Facilities Fee is calculated by totaling the Recreation (**Table 4-6**) and Park Facilities (**Table 4-7**) costs per resident. The cost per capita is then allocated to each residential land use based on the persons per household each unit is expected to generate and divided by the average unit size in square feet to determine the fee per square foot as shown in **Table 4-8**. Since the need for park and recreation facilities is based on the number of new residents, calculating the fee based on the number of persons each unit is expected to generate and converting to a fee per square feet, ensures that each new residential unit is paying only its fair share of the required facilities.

By determining the fee based on the estimated new residents that would be generated by new development, each new residential unit is paying only its fair share of the facilities required. Non-residential land uses are not assessed a Public Facilities Fee as non-residential development will not generate an increase in park and recreation facility demand.

Section 5 Traffic Signal Fee

Background

This section presents an analysis of the City’s Traffic Signal Fee. The proposed Citywide Traffic Signal Fee covers the costs of maintaining existing traffic signals and construction of new traffic signals to meet the needs of new development. The Traffic Signal Fee uses the System Plan Method to calculate the fee. The System Plan Method utilizes an integrated approach to allocate the cost of existing facilities and the costs of planned facilities to the total development in the study area.

As shown in **Table 5-1**, the future traffic signal facilities costs were developed by the City based on facilities necessary to serve new development.

Table 5-1: Traffic Signal Facilities – Planned Facilities

Facility/Project	Major Street	Minor Street	Unit	Unit Cost	Total Cost
Traffic Signal			Phases		
New Signal - 6 Phase Signal	Magnolia Ave	Princess Joann Rd	6	415,000	\$ 415,000.00
New Signal - 6 Phase Signal	Cottonwood Ave	Riverview Pkwy	6	415,000	\$ 415,000.00
New Signal - 8 Phase Signal	Woodside Ave	Mission Del Magnolia / Riderwood Terrace	8	450,000	\$ 450,000.00
New Signal - 8 Phase Signal	Mission Gorge Rd	Marrokal Ln	6	415,000	\$ 415,000.00
New Pedestrian Signal - Hawk	Mission Gorge Rd	Forester Creek	n/a	220,000	\$ 220,000.00
New Pedestrian Signal - Hawk	Cuyamaca St	South River Trail	n/a	220,000	\$ 220,000.00
New Pedestrian Signal - Hawk	Prospect Ave	Forester Creek	n/a	220,000	\$ 220,000.00
<i>Subtotal Traffic Signal</i>					\$ 2,355,000.00
Traffic Signal Modifications			QTY		
Update/replace traffic signal cabinet and controllers	Various	-	4	\$ 49,000	\$ 196,000.00
Pedestrian Ramp Upgrades	Various	-	11	\$ 9,800	\$ 107,800.00
Audible Pedestrian Signal Button Installation	Various	-	28	\$ 14,000	\$ 392,000.00
Smart Signals and Controller/Detection Upgrades	Various Arterials	-	21	\$ 80,000	\$ 1,680,000.00
Signal Modification	Carlton Oaks Dr	Wethersfield Rd	n/a		\$ 439,000.00
Signal Modification	Mast Blvd	Carlton Hills Blvd	n/a		\$ 203,900.00
<i>Subtotal Traffic Signal Modifications</i>					\$ 3,018,700.00
Communications			QTY		
Install new fiberoptic communication	Magnolia Ave	Park Center to Riverview Pkwy	2,000	\$ 108	\$ 56,000.00
Install new fiberoptic communication	Mission Gorge Rd	Fanita to Father Junipero	10,500	\$ 108	\$ 504,000.00
<i>Subtotal Communications</i>					\$ 560,000.00
Total Traffic Signal Facilities Costs⁽¹⁾					\$ 5,933,700.00

¹ Item costs include markup for design (15%), construction admin (15%), Contingency (10%).

Table 5-2 describes the existing Traffic Signal Facilities provided by the City using facility information and valuation based upon Property Insurance valuation.

Table 5-2: Existing Traffic Signal Facilities (page 1 of 2)

Facility	Major Street	Minor Street	Unit	Total Cost
Traffic Signal			Phases	
Traffic Signal City ID #1	Mast Boulevard	West Hills High School	6	\$ 375,000.00
Traffic Signal City ID #2	Mast Boulevard	Weston Drive	8	\$ 410,000.00
Traffic Signal City ID #3	Mast Boulevard	Medina Drive	6	\$ 375,000.00
Traffic Signal City ID #4	Mast Boulevard	Pebble Beach Drive	6	\$ 375,000.00
Traffic Signal City ID #5	Mast Boulevard	Fanita Parkway	8	\$ 410,000.00
Traffic Signal City ID #6	Mast Boulevard	Carlton Hills Boulevard	8	\$ 410,000.00
Traffic Signal City ID #7	Mast Boulevard	Halberns Boulevard	6	\$ 375,000.00
Traffic Signal City ID #8	Mast Boulevard	Cuyamaca Street	8	\$ 410,000.00
Traffic Signal City ID #9	Mast Boulevard	Billeer Drive	6	\$ 375,000.00
Traffic Signal City ID #10	Mast Boulevard	Park Center Drive	6	\$ 375,000.00
Traffic Signal City ID #11	Mast Boulevard	Magnolia Avenue	8	\$ 410,000.00
Traffic Signal City ID #12	Mission Gorge Road	Father Junipero Serra Trail	6	\$ 375,000.00
Traffic Signal City ID #13	Mission Gorge Road	West Hills Parkway	8	\$ 410,000.00
Traffic Signal City ID #14	Mission Gorge Road	Rancho Fanita Drive	6	\$ 375,000.00
Traffic Signal City ID #15	Mission Gorge Road	Big Rock Road	6	\$ 375,000.00
Traffic Signal City ID #16	Mission Gorge Road	Mesa Road	6	\$ 375,000.00
Traffic Signal City ID #17	Mission Gorge Road	Fanita Drive	8	\$ 410,000.00
Traffic Signal City ID #18	Mission Gorge Road	Carlton Hills Boulevard	8	\$ 410,000.00
Traffic Signal City ID #19	Mission Gorge Road	Marketplace / Kohls	8	\$ 410,000.00
Traffic Signal City ID #20	Mission Gorge Road	Post Office / Lowes	6	\$ 375,000.00
Traffic Signal City ID #21	Mission Gorge Road	Town Center Parkway / Olive Lane	8	\$ 410,000.00
Traffic Signal City ID #22	Mission Gorge Road	Cuyamaca Street	8	\$ 410,000.00
Traffic Signal City ID #23	Mission Gorge Road	Mission Greens Road	8	\$ 410,000.00
Traffic Signal City ID #24	Mission Gorge Road	Riverview Parkway / Tamberly Way	8	\$ 410,000.00
Traffic Signal City ID #25	Mission Gorge Road	Coltonwood Avenue	6	\$ 375,000.00
Traffic Signal City ID #26	Mission Gorge Road	Edgemoor Drive	6	\$ 375,000.00
Traffic Signal City ID #27	Mission Gorge Road	Magnolia Avenue / Woodside Avenue	8	\$ 410,000.00
Traffic Signal City ID #28	Cuyamaca Street	Prospect Avenue	8	\$ 410,000.00
Traffic Signal City ID #29	Cuyamaca Street	Buena Vista Avenue	6	\$ 375,000.00
Traffic Signal City ID #30	Cuyamaca Street	Trolley Square	8	\$ 410,000.00
Traffic Signal City ID #31	Cuyamaca Street	Town Center Parkway	8	\$ 410,000.00
Traffic Signal City ID #32	Cuyamaca Street	Riverpark Drive	6	\$ 375,000.00
Traffic Signal City ID #33	Cuyamaca Street	Riverwalk Drive	6	\$ 375,000.00
Traffic Signal City ID #34	Magnolia Avenue	Prospect Avenue	8	\$ 410,000.00
Traffic Signal City ID #35	Magnolia Avenue	Alexander Way	6	\$ 375,000.00
Traffic Signal City ID #36	Magnolia Avenue	Rockvill Street	8	\$ 410,000.00
Traffic Signal City ID #37	Magnolia Avenue	Riverview Parkway / New Frontier	8	\$ 410,000.00
Traffic Signal City ID #38	Magnolia Avenue	Park Center Drive	6	\$ 375,000.00
Traffic Signal City ID #39	Magnolia Avenue	Braverman Drive	6	\$ 375,000.00
Traffic Signal City ID #40	Magnolia Avenue	Carefree Drive	6	\$ 375,000.00
Traffic Signal City ID #41	Magnolia Avenue	2nd Street	6	\$ 375,000.00
Traffic Signal City ID #42	Magnolia Avenue	El Nopal	8	\$ 410,000.00

Table 5-2: Existing Traffic Signal Facilities (page 2 of 2)

Facility	Major Street	Minor Street	Unit	Total Cost
Traffic Signal			Phases	
Traffic Signal City ID #43	Magnolia Avenue	Woodglen Vista / Len Street	8	\$ 410,000.00
Traffic Signal City ID #44	Prospect Avenue	Fanita Drive	8	\$ 410,000.00
Traffic Signal City ID #45	Prospect Avenue	Ellsworth Lane	6	\$ 375,000.00
Traffic Signal City ID #46	Prospect Avenue	Atlas View Drive	6	\$ 375,000.00
Traffic Signal City ID #47	Prospect Avenue	Olive Lane	8	\$ 410,000.00
Traffic Signal City ID #48	Prospect Avenue	Cottonwood Avenue	6	\$ 375,000.00
Traffic Signal City ID #49	Prospect Avenue	Graves Avenue	6	\$ 375,000.00
Traffic Signal City ID #50	Carlton Hills Boulevard	Willowgrove Avenue	6	\$ 375,000.00
Traffic Signal City ID #51	Carlton Hills Boulevard	Carlton Oaks Drive	8	\$ 410,000.00
Traffic Signal City ID #52	Carlton Hills Boulevard	Stoyer Drive	6	\$ 375,000.00
Traffic Signal City ID #53	Carlton Oaks Drive	Fanita Parkway	6	\$ 375,000.00
Traffic Signal City ID #54	Carlton Oaks Drive	Pebble Beach Drive	6	\$ 375,000.00
Traffic Signal City ID #55	Carlton Oaks Drive	Wethersfield Road	8	\$ 410,000.00
Traffic Signal City ID #56	Town Center Parkway	Costco / Walmart	6	\$ 375,000.00
Traffic Signal City ID #57	Town Center Parkway	Buffalo Wild Wings	6	\$ 375,000.00
Traffic Signal City ID #58	Town Center Parkway	Riverview Parkway	8	\$ 410,000.00
Traffic Signal City ID #59	Post Office	Lowes	4	\$ 345,000.00
Traffic Signal City ID #60	Trolley Square South		4	\$ 345,000.00
Traffic Signal City ID #61	Trolley Square North		4	\$ 345,000.00
Traffic Signal City ID #62	Woodside Avenue	Davidann Road	6	\$ 375,000.00
<i>Subtotal Traffic Signal</i>				\$ 24,105,000.00
Communications			LF	
Interconnect	Citywide	Citywide	74,500	\$ 10,430,000.00
Wireless	Citywide	Citywide	12	\$ 46,800.00
<i>Subtotal Communications</i>				\$ 10,476,800.00
Total Facilities				\$ 34,581,800.00

Trips

To calculate the Traffic Signal Fee and the Traffic Mitigation Fee, this study uses Institute of Transportation Engineers (ITE) common Trip Generation Rates sourced from the ITE Trip Generation Manual, 11th Edition as the base for trip generation assumptions. It is based on the average daily trips which means the total of all one-direction vehicle movements with either the origin or destination inside the study site that includes existing, primary, pass by, and diverted linked trips and is calculated in accordance with the procedures contained in Trip Generation Manual, 11th Edition published by the ITE. For the Traffic Signal Fee, these assumptions are used to calculate the total cost per capita. For the Traffic Mitigation Fee, these assumptions are also used to calculate the proportion of planned facilities that are attributable to new development. **Table 5-3** identifies the Trip Rates per land use. The trip rates are multiplied against the land uses from **Table 3-1** in **Section 3** to calculate the vehicle trips.

Table 5-3: Trip Rates per Land Use

Land Use	Unit	Trip Generation Rate
Residential		
Single Family	Per Dwelling Unit	10.00
Multi Family ⁽¹⁾	Per Dwelling Unit	5.64
Non-Residential		
Commercial ⁽²⁾	Per 1,000 Building SF	22.87
Office	Per 1,000 Building SF	12.62
Industrial ⁽³⁾	Per 1,000 Building SF	2.92

Notes:

- 1 Trip Generation for Multi-Family uses the average of the trip generation assumption for multifamily low-rise and mid-rise housing.
- 2 ITE Trip Generation Manual, 10th Edition notes all Retail and Services land uses are entitled to a "pass-by" trip reduction between 40%-60%. This study assumes a 50% trip reduction for commercial/retail center (shop center and strip retail plaza).
- 3 Industrial assumption is the average of general light industrial, industrial park, manufacturing, and warehousing.

To calculate the Existing Trips per land use (as shown in **Table 5-4**), existing residential units and existing non-residential building square footage (per 1,000 SF) is multiplied by the Trips per Unit or Trips per 1,000 square feet assumptions respectively from **Table 5-3**.

Table 5-4: Existing Vehicle Trips

Land Use	Existing Units / SF	Trips per Unit / 1,000 Bldg. SF	Total Trips (Rounded)
Residential		<u>Units</u>	<u>per Unit</u>
Single Family	13,801	10.00	138,010
Multi Family	7,447	5.64	42,001
Non-Residential		<u>1,000 Building SF</u>	<u>per 1,000 Building SF</u>
Commercial ¹	2,309	22.87	52,807
Office	190	12.62	2,398
Industrial	2,683	2.92	7,834
Total			243,050

Notes:

- 1 ITE Trip Generation Manual, 10th Edition notes all Retail and Services land uses are entitled to a "pass-by" trip reduction between 40%-60%. This study assumes a 50% trip reduction for commercial/retail center (strip commercial).

To calculate the New Trips per land use (as shown in **Table 5-5**), projected new residential units and projected new non-residential building square footage (per 1,000 SF) is multiplied by the Trips per Unit or Trips per 1,000 square feet assumptions respectively from **Table 5-3**.

Table 5-5: New Vehicle Trips

Land Use	Additional Units / SF	Trips per Unit / 1,000 Bldg. SF	Total Trips (Rounded)
Residential	<u>Units</u>	<u>per Unit</u>	
Single Family	1,444	10.00	14,440
Multi Family	4,466	5.64	25,188
Non-Residential	<u>1,000 Building SF</u>	<u>per 1,000 Building SF</u>	
Commercial ¹	1,020	22.87	23,327
Office	84	12.62	1,060
Industrial	1,266	2.92	3,697
Total			67,712

Notes:

1 ITE Trip Generation Manual, 10th Edition notes all Retail and Services land uses are entitled to a "pass-by" trip reduction between 40%-60%. This study assumes a 50% trip reduction for commercial/retail center (strip commercial).

Table 5-6 calculates the buildout trips using the buildout land uses multiplied by the Trips per Unit or Trips per 1,000 square feet assumptions respectively from **Table 5-3**.

Table 5-6: Total Vehicle Trips

Land Use	Total Units / SF	Trips per Unit / 1,000 Bldg. SF	Total Trips (Rounded)
Residential	<u>Units</u>	<u>per Unit</u>	
Single Family	15,245	10.00	152,450
Multi Family	11,913	5.64	67,189
Non-Residential	<u>1,000 Building SF</u>	<u>per 1,000 Building SF</u>	
Commercial ¹	3,329	22.87	76,134
Office	274	12.62	3,458
Industrial	3,949	2.92	11,531
Total			310,762

Notes:

1 ITE Trip Generation Manual, 10th Edition notes all Retail and Services land uses are entitled to a "pass-by" trip reduction between 40%-60%. This study assumes a 50% trip reduction for commercial/retail center (strip commercial).

Service Population

Demand for traffic signal facilities is based on the total trips generated at Buildout conditions. The Traffic Signal Fee utilizes the land use trip generation assumptions presented in **Table 5-6** for the various residential and non-residential land uses based on Institute of Transportation Engineers common Trip Generation Rates (average daily trips) sourced from the ITE Trip Generation Manual, 11th Edition.

Cost Summary

The Traffic Signal Fee will fund the expansion and construction of new traffic signal facilities necessary to serve new growth. These facilities will be necessary to meet the demands of the growth of the City at Buildout. The cost for the Traffic Signal Fee is based on the integrated cost of the current and future facilities. As new development occurs, there are additional trips associated with the new development, which correlates to a need for additional traffic signal improvements. The Nexus Study acknowledges that the existing development will also benefit from these transportation improvements once they are constructed and therefore existing development has a fair share of these improvements. New development also benefits from the existing network of traffic signals and improvements and therefore new development will fund the integrated system of facilities at the existing standard attributable to new development.

The City will review the potential funding sources for traffic signal projects to determine the appropriate funding mechanisms as projects move forward as well as identify funding sources through the CIP process and identify action plans in updates to the City's Strategic Plan. It is important for new development to fund their fair share of their impact on transportation facilities.

Fee Methodology

The Traffic Signal Fee uses the System Plan Method to calculate the fee. As stated in the “Impact Fee Nexus Study Template” prepared for the California Department of Housing and Community Development by Turner Center for Housing Innovation at UC Berkeley, the System Plan Method utilizes an integrated approach to allocate the cost of existing facilities and the costs of planned facilities to the total development in the study area. This method is appropriate when calculating a systemwide fee in which new development will fund an integrated system of facilities at the future standard attributable to new development. By spreading the costs of an integrated system incorporating the existing facilities and planned facilities costs to the total development in the study area, this ensures that new development only pays their proportional share of the total system costs and is not responsible for rectifying any existing deficiencies.

The Traffic Signal Fee is calculated based on the cost per trip generated by existing and new development. The total cost of the facilities identified in **Table 5-1** and **Table 5-2** is spread over the anticipated total number of trips at buildout (existing and generated by future development), as shown in **Table 5-6**, to calculate the cost per trip. The cost per trip is calculated by taking the total cost of traffic signal facilities, calculating the existing trips and future additional trips, dividing the total cost by the total trips to derive at a cost per trip. This calculation is shown in **Table 5-7**.

Table 5-7: Traffic Signal Facilities Cost per Vehicle Trip

	Value
Existing Facilities ⁽¹⁾	
Traffic Signal	\$ 24,105,000
Communications	\$ 10,476,800
<i>Subtotal Existing Facilities</i>	<i>\$ 34,581,800</i>
<i>Soft Costs ⁽²⁾</i>	<i>\$ 13,832,720</i>
<i>Existing Fund Balance</i>	<i>\$ 353,190</i>
Total Existing Costs	\$ 48,767,710
New Facilities ⁽³⁾	
Traffic Signal	\$ 2,355,000
Traffic Signal Modifications	\$ 3,018,700
Communications	\$ 560,000
<i>Subtotal New Facilities</i>	<i>\$ 5,933,700</i>
<i>Soft Costs ⁽²⁾</i>	<i>\$ -</i>
Total New Costs	\$ 5,933,700
Total Traffic Signal Cost	\$ 54,701,410
Total Buildout Trip Generation ⁽⁴⁾	310,762
Cost per Trip	\$ 176.02

Notes:

1 Existing Facilities values derived from City Engineer cost estimate of replacement value of existing facilities.

2 Soft Costs include 10% - Construction Contingency, 15% - Design and Environmental, and 15% - Construction Admin/Inspection.

3 Based on new facilities provided by the City.

4 Total Trip Generation derived using existing residential units and non-residential land use assumptions.

The Traffic Signal Fee calculated on **Table 5-7** is the maximum justifiable fee using the System Plan method, but **Table 5-8** shows the fee calculation for the fee used in this analysis based on the facilities necessary to serve new development. The Traffic Signal Fee used in this analysis is calculated based on the cost per trip generated by new development. The total cost of the facilities identified in **Table 5-1** is spread over the anticipated total number of trips at buildout (generated by future development), as shown in **Table 5-5**, to calculate the cost per trip. This calculation is shown in **Table 5-8**.

Table 5-8: Traffic Signal Existing Facilities Cost per Vehicle Trip

Cost per Trip	
Traffic Signal Facilities	\$ 5,933,700.00
Less Fund Balance ⁽¹⁾	\$ (353,190.00)
Total Traffic Signal Facilities	\$ 5,580,510.00
Additional Trip Generation	\$ 67,712
Cost per Trip	\$ 82.42

Notes:

1 Fund Balance as of 06/30/2024 and provided by the City's Finance Department.

Fee Summary

The Traffic Signal Fee for new development is calculated by multiplying the cost per trip identified in **Table 5-8** by trip generation rate for each land use. The residential fee per unit is converted to a fee per square foot by dividing the fee per unit by the unit size estimated in **Table 3-5**. **Table 5-9** shows the proposed new Traffic Signal Fees for new development.

Table 5-9: Traffic Signal Fee Summary

Land Use	Cost Per Trip	Trip Generation ⁽¹⁾	Fee	Average Unit Size (SF)	Fee
Residential			(per Unit)		(per SF)
Single Family	\$ 82.42	10.00	\$ 824.20	2,200	\$ 0.37
Multi Family	\$ 82.42	5.64	\$ 464.85	1,600	\$ 0.29
Non-Residential			(per 1,000 SF)		
Commercial ⁽²⁾	\$ 82.42	22.87	\$ 1,884.95		
Office	\$ 82.42	12.62	\$ 1,040.14		
Industrial	\$ 82.42	2.92	\$ 240.67		

Notes:

- 1 Institute of Transportation Engineers common Trip Generation Rates (PM Trip Rate) sourced from the ITE Trip Generation Manual, 11th Edition.
- 2 ITE Trip Generation Manual, 10th Edition notes all Retail and Services land uses are entitled to a "pass-by" trip reduction between 40-60%. This study assumes a 50% trip reduction for commercial.

Reduced Traffic Fee

Residential developments near transit stations generate fewer trips than traditional land use configurations that rely on vehicles as the primary mode of transportation. According to various transportation studies, measurable trip reductions result for projects that are near transit stations and where there are a diversity of land uses that promote connectivity and walkability. To account for the reduced trip rates generated by projects meeting the above characteristics, an additional trip adjustment factor is applied to new residential land uses meeting the following criteria:

1. The housing development is located within one-half mile of a transit station and there is direct access between the project and the transit station along a barrier-free walkable pathway not exceeding one-half mile in length.
2. Convenience retail uses, including a store that sells food, are located within one-half mile of the housing development.
3. The housing development provides either the minimum number of parking spaces required by the local ordinance, or for residential units, no more than one onsite parking space for zero to two bedroom units, and two onsite parking spaces for three or more bedroom units, whichever is less.

For purposes of this reduction, the definition of transit station shall be defined by California Government Code Section 65460.1, “Transit station” means a rail or light-rail station, ferry terminal, bus hub, or bus transfer station. Also, a “housing development” shall be defined by California Government Code Section 66005.1, which is a development project with common ownership and financing consisting of residential use or mixed use where not less than 50 percent of the floorspace is for residential use.

Commercial trips often coincide with other trips (i.e., Person A stops by the store on their way home from work, Person B stops by a restaurant after grocery shopping, etc.) This “pass-by” trip reduction amount is factored into the Commercial trip generation estimates (**Table 5-3**) as well as the fee for commercial land use in **Table 5-9**.

Revenue Projections

Table 5-10 summarizes the anticipated Traffic Signal Fee revenue collected at Buildout. The revenue will be used to fund the traffic signal facilities shown on **Table 5-1**.

Table 5-10: Anticipated Traffic Signal Fee Collection at Buildout

Land Use	Proposed Fee ⁽¹⁾	Anticipated Growth	SF Assumptions	Anticipated Fee Collection at Buildout ⁽²⁾
Residential	(per SF)	(Units)	(SF)	
Single Family	\$ 0.37	1,444	2,200	\$ 1,175,416
Multi Family	\$ 0.29	4,466	1,600	\$ 2,072,224
Non-Residential	(per 1,000 SF)	(1,000 SF)		
Commercial	\$ 1,884.95	1,020.34		\$ 1,923,290
Office	\$ 1,040.14	83.92		\$ 87,289
Industrial	\$ 240.67	1,266.30		\$ 304,760
Total				\$ 5,562,979

Notes:

1 The proposed fee does not include the administrative portion of the fee.

2 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding. Rounded to nearest dollar.

Current Level of Service

Per AB602, when applicable, the nexus study shall identify the existing level of service for each traffic signal facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate. As shown on **Table 5-11**, the proposed Traffic Signal Fee is less than the existing level of service.

Table 5-11: Existing Level of Service per Vehicle Trip

Description	Value
Existing Facilities ⁽¹⁾	
Traffic Signal	\$ 24,105,000
Communications	\$ 10,476,800
<i>Subtotal Facilities</i>	\$ 34,581,800
<i>Soft Costs ⁽²⁾</i>	\$ 13,832,720
<i>Existing Fund Balance</i>	\$ 353,190
Total Costs	\$ 48,767,710
Existing Trip Generation ⁽³⁾	243,050
Cost per Trip	\$ 200.65

Notes:

- 1 Existing Facilities values derived from City Engineer cost estimate of replacement value of existing facilities.
- 2 Soft Costs include 10% - Construction Contingency, 15% - Design and Environmental, and 15% - Construction
- 3 Existing Trip Generation derived using existing residential units and non-residential land use assumptions.

Nexus Requirement Summary

The proposed Traffic Signal Fee meets the Mitigation Fee Act Requirements, as described in this section.

Requirement 1: Identify the purpose of the fee.

The purpose of the Traffic Signal Fee is to fund planned traffic signal facilities included in **Table 5-1** to serve future development. In order to accommodate this need, new facilities must be built and/or existing facilities expanded.

Requirement 2: Identify the use of the fee.

The fee will be used to fund the planned traffic signal facilities identified in **Table 5-1** that are necessary to serve increased demand. The City identified these future projects as the facilities that are required to mitigate the impact of new development in the City.

Requirement 3: Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

The Traffic Signal Fee will be used to fund the new traffic signal facilities and improvements that are necessary to serve the increase in transportation demand due to new development. The cost of

the improvements is spread to each land use based on the number of trips generated by each land use. This correlation to trips ensures that each new development pays their fair share of the transportation costs.

The cost per trip calculations is shown in **Table 5-8**. The fee calculation is shown in **Table 5-9**.

Requirement 4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new residential and non-residential development within the City will generate additional trips that incrementally adds to the need for new traffic infrastructure and facilities to serve the increased residents and businesses within the City and ensure that traffic facilities can accommodate the increased demand. These facilities are provided by the City. Each new residential and non-residential development pays an impact fee based on the additional trips that is expected to be generated by the new development. To accommodate these additional trips, new traffic signal improvements will be needed city-wide. Utilizing trips generated by each development ensures that each type of development pays their fair share of the required new traffic signal facilities. This calculation is shown in **Table 5-9**.

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The Traffic Signal fee is based on the System Plan Method, which estimates the costs for an integrated system of existing and future facilities. The traffic signal facilities that are necessary for the new development are summarized in the planned improvements presented in **Table 5-1**. The existing traffic signal facilities are shown on **Table 5-2**. Each land use pays their fair share of costs based on the number of trips generated by that land use as shown in **Table 5-7**. The Traffic Signal Fee is calculated based on the cost per trip generated by existing and new development divided by the Buildout service population. The total cost of the facilities identified in **Table 5-1** and **Table 5-2** is spread over the anticipated total number of trips at buildout (existing and generated by future development), as shown in **Table 5-6**, to calculate the cost per trip. Utilizing trips ensures that each development pays their fair share of the cost.

Section 6 Traffic Mitigation Fee

Background

This section presents an analysis of the City’s Traffic Mitigation Fee. The proposed Citywide Traffic Mitigation Fee covers the construction of new traffic facilities to meet the needs of new development.

As shown in **Table 6-1**, the future traffic mitigation facilities were developed by the City of Santee based on facilities necessary to serve new development. Facilities are based on the adopted FY 2024-2028 Capital Improvement Program Budget. The City does not anticipate any future major Traffic Mitigation improvements beyond the facilities identified in the CIP. If the City does determine future Traffic Mitigation improvements need to be added to the fee program, the fee would need to be updated.

Table 6-1: Traffic Mitigation Facilities – Planned Facilities

Facility	Description	Total Project Cost	Percent Attributable to	
			New Development ⁽¹⁾	Fee Program Cost
Traffic Mitigation Facility				
Cottonwood Avenue River Crossing ⁽²⁾	Extend Cottonwood Avenue from Riverview Parkway to northern end of Cottonwood Avenue	\$ 20,786,000	100%	\$ 20,786,000
Cottonwood Avenue Widening and Sidewalk Improvements	Widen Cottonwood Avenue and install street improvements between Mission Gorge Road and Prospect Avenue	\$ 12,130,000	21.79%	\$ 2,643,008
Graves Avenue Street Improvements	Widen Graves Avenue from Pepper Drive to Prospect Avenue	\$ 7,544,000	21.79%	\$ 1,643,764
Magnolia Avenue Widening	Widen the west side of Magnolia Avenue from the San Diego River to Park Avenue	\$ 4,786,000	21.79%	\$ 1,042,823
Median Modification - Mission Gorge Road at Marketplace	Realign center median on Mission Gorge Road at Marketplace and Post office to accommodate existing traffic volumes on Mission Gorge Road.	\$ 560,000	21.79%	\$ 122,019
Olive Lane Improvements	Widen Olive Lane from the Forester Creek Bridge to Mission Gorge Road and install street improvements.	\$ 2,850,000	21.79%	\$ 620,987
Prospect Avenue Improvements - West	Widen Prospect Avenue from Mesa Road to Fanita Drive. Install street improvements and purchase right-of-way.	\$ 21,267,000	21.79%	\$ 4,633,871
Subtotal Traffic Mitigation Facilities		\$ 69,923,000		\$ 31,492,471.65
Soft Cost: Construction Contingency (10%)				\$ 3,149,247.17
Soft Cost: Design and Environmental (15%)				\$ 4,723,870.75
Soft Cost: Construction Administration and Inspection (15%)				\$ 4,723,870.75
Total Traffic Mitigation Facilities Costs				\$ 44,089,460.32

Notes:

- 1 Percent attributable to new development based upon additional trips generated by new development over total existing and new trips.
- 2 Cottonwood Avenue River Crossing project is fully attributable to new development based on conversations with the City and the project is in a fully undeveloped area.

Source:

Adopted FY 2024-2028 Capital Improvement Program Budget.

Service Population

Demand for traffic mitigation facilities is based on the additional trips that will be generated by new development through Buildout conditions. The Traffic Mitigation Fee utilizes the land use trip generation assumptions presented in **Table 6-2** for the various residential and non-residential land uses based on Institute of Transportation Engineers common Trip Generation Rates (PM Trip Rate) sourced from the ITE Trip Generation Manual, 11th Edition.

Table 6-2: Future Additional Trips

Land Use	Additional Units / SF	Trips per Unit / 1,000 Bldg. SF	Total Trips (Rounded)
Residential	<u>Units</u>	<u>per Unit</u>	
Single Family	1,444	10.00	14,440
Multi Family	4,466	5.64	25,188
Non-Residential	<u>1,000 Building SF</u>	<u>per 1,000 Building SF</u>	
Commercial ¹	1,020	22.87	23,327
Office	84	12.62	1,060
Industrial	1,266	2.92	3,697
Total			67,712

Notes:

1 ITE Trip Generation Manual, 10th Edition notes all Retail and Services land uses are entitled to a "pass-by" trip reduction between 40%-60%. This study assumes a 50% trip reduction for commercial/retail center (strip commercial).

Cost Summary

The Traffic Mitigation Fee will fund the expansion and construction of new traffic mitigation facilities necessary to serve new growth. These facilities will be necessary to meet the demands of the growth of the City at Buildout. The percent attributable to new development is calculated as the proportion of new vehicle trips that will be generated by new growth in the City over the total trips at buildout, which is shown below. The cost attributable to the Cottonwood Avenue River Crossing project is 100 percent as this improvement is surrounded by undeveloped land and it is necessary to support new development.

Description	Source	Value
Trips		
Existing Trips	Table 5-4	243,050
Total Buildout Trips	Table 5-6	310,762
Net Future Trips		67,712
Trips Allocation		
Existing Trips		78.21%
Future Trips		21.79%
Total Trips		100.00%

As new development occurs, there are additional trips associated with the new development, which correlates to a need for additional traffic mitigation improvements. The Nexus Study acknowledges that the existing development will benefit from these transportation improvements once they are constructed and therefore existing developments' fair share of the improvements (based on trip generation rates) is allocated to existing development and is not spread to new development.

The City will review the potential funding sources for transportation projects to determine the appropriate funding mechanisms as transportation projects move forward as well as identify funding sources through the CIP process and identify action plans in updates to the City's Strategic Plan. It is important for new development to fund their fair share of their impact on transportation facilities. As new development will impact the existing transportation infrastructure, this is a conservative approach that does not burden new development with any existing deficiencies.

Fee Methodology

The Traffic Mitigation Fee uses the Planned Facilities Method to calculate the fee. As stated in the "Impact Fee Nexus Study Template" prepared for the California Department of Housing and Community Development by Turner Center for Housing Innovation at UC Berkeley, the Planned Facilities Method calculates the proposed fee based on the ratio of planned facilities to the increase in demand associated with new development. This method is appropriate when planned facilities have been defined by a long range master plan or expenditure plan which includes specific facilities and cost estimates. As the Planned Facilities Method relies on a long range master plan that may change as the plan is implemented, fees based on this methodology need to be regularly updated to remain consistent with the project lists and current plans.

In order to distribute the share of project costs to each land use type, the total trips generated by new development must be calculated. To calculate the total number of new trips attributable to new development within the City Buildout, the growth projections, detailed in Chapter 3, are multiplied by the corresponding trip generation rates as derived from the Institute of Transportation

Engineers (ITE). The Traffic Mitigation Fee is calculated based on the cost per trip generated by new development. The total cost of the facilities attributed to new development identified in **Table 6-1** is spread over the anticipated number of trips that will be generated by future development (as shown in **Table 6-2**) to calculate the cost per trip.

Residential trips are calculated by multiplying the anticipated growth in residential units by the corresponding density’s trip generation rates. Non-residential trips were calculated by multiplying the anticipated growth in 1,000 building square feet with the corresponding trip generation rates. Commercial trips often coincide with other trips (i.e., Person A stops by the store on their way home from work, Person B stops by a restaurant after grocery shopping, etc.). Pass-by trips are a subset of trips traveling on a road that stops by a near-by commercial development. They are not new trips. The ITE Trip Generation Manual, 11th Edition notes all Retail and Services land uses are entitled to a "pass-by" trip reduction between forty to sixty percent (40-60%). This study assumes a fifty percent (50%) trip reduction for commercial.

To calculate the total number of new trips attributable to new development through Buildout, the growth projections, detailed in Chapter 3, are multiplied by the corresponding trip generation rates identified in **Table 6-2**.

Table 6-3 calculates the total number of existing trips attributable to existing development. The existing land uses and employees, detailed within Chapter 3, are multiplied by the corresponding trip generation rates identified in **Table 6-3**. **Table 6-3** displays the ITE Trip Generation Manual, 11th Edition trip generation rates for the land use types within this fee program. The existing trips are calculated to determine future developments responsibility as the total transportation cost is allocated between existing and future trips.

Table 6-3: Existing Trips

Land Use	Existing Units / SF	Trips per Unit / 1,000 Bldg. SF	Total Trips (Rounded)
Residential	<u>Units</u>	<u>per Unit</u>	
Single Family	13,801	10.00	138,010
Multi Family	7,447	5.64	42,001
Non-Residential	<u>1,000 Building SF</u>	<u>per 1,000 Building SF</u>	
Commercial ¹	2,309	22.87	52,807
Office	190	12.62	2,398
Industrial	2,683	2.92	7,834
Total			243,050

Notes:

¹ ITE Trip Generation Manual, 10th Edition notes all Retail and Services land uses are entitled to a "pass-by" trip reduction between 40%-60%. This study assumes a 50% trip reduction for commercial/retail center (strip commercial).

The cost per trip is calculated by taking the total cost of the improvements identified as attributable to future within the City and dividing it by the future trips to determine the cost per trip. This calculation is shown in **Table 6-4**.

Table 6-4: Traffic Mitigation Facilities Cost per Vehicle Trip

Cost per Trip	
Traffic Mitigation Facilities	\$ 44,089,460.32
Less Fund Balance ⁽¹⁾	\$ (4,231,223.00)
<i>Total Mitigation Cost</i>	\$ 39,858,237.32
Trip Generation	\$ 67,712
Cost per Trip	\$ 588.64

Notes:

- 1 Fund Balance as of 06/30/2024 and provided by the City's Finance Department.

Fee Summary

The Traffic Mitigation Fee for new development is calculated by multiplying the cost per trip identified in **Table 6-4** by trip generation rate for each land use. The residential fee per unit is converted to a fee per square foot by dividing the fee per unit by the unit size estimated in **Table 3-4**. **Table 6-5** shows the proposed new Traffic Mitigation Fees for new development.

Table 6-5: Traffic Mitigation Fee Summary

Land Use	Cost Per Trip	Trip Generation ⁽¹⁾	Fee	Average Unit Size (SF)	Fee
Residential			(per Unit)		(per SF)
Single Family	\$ 588.64	10.00	\$ 5,886.40	2,200	\$ 2.68
Multi Family	\$ 588.64	5.64	\$ 3,319.93	1,600	\$ 2.07
Non-Residential			(per 1,000 SF)		
Commercial ⁽²⁾	\$ 588.64	22.87	\$ 13,462.20		
Office	\$ 588.64	12.62	\$ 7,428.64		
Industrial	\$ 588.64	2.92	\$ 1,718.83		

Notes:

- 1 Institute of Transportation Engineers common Trip Generation Rates (PM Trip Rate) sourced from the ITE Trip Generation Manual, 11th Edition.
- 2 ITE Trip Generation Manual, 10th Edition notes all Retail and Services land uses are entitled to a "pass-by" trip reduction between 40-60%. This study assumes a 50% trip reduction for commercial.

Reduced Traffic Fee

Residential developments near transit stations generate fewer trips than traditional land use configurations that rely on vehicles as the primary mode of transportation. According to various

transportation studies, measurable trip reductions result for projects that are near transit stations and where there are a diversity of land uses that promote connectivity and walkability. To account for the reduced trip rates generated by projects meeting the above characteristics, an additional trip adjustment factor is applied to new residential land uses meeting the following criteria:

4. The housing development is located within one-half mile of a transit station and there is direct access between the project and the transit station along a barrier-free walkable pathway not exceeding one-half mile in length.
5. Convenience retail uses, including a store that sells food, are located within one-half mile of the housing development.
6. The housing development provides either the minimum number of parking spaces required by the local ordinance, or for residential units, no more than one onsite parking space for zero to two bedroom units, and two onsite parking spaces for three or more bedroom units, whichever is less.

For purposes of this reduction, the definition of transit station shall be defined by California Government Code Section 65460.1, “Transit station” means a rail or light-rail station, ferry terminal, bus hub, or bus transfer station. Also, a “housing development” shall be defined by California Government Code Section 66005.1, which is a development project with common ownership and financing consisting of residential use or mixed use where not less than 50 percent of the floorspace is for residential use.

Commercial trips often coincide with other trips (i.e., Person A stops by the store on their way home from work, Person B stops by a restaurant after grocery shopping, etc.) This “pass-by” trip reduction amount is factored into the Commercial trip generation estimates (**Table 6-2**) as well as the fee for commercial land use in **Table 6-5**.

Revenue Projections

Table 6-6 summarizes the anticipated Traffic Mitigation Fee revenue collected at Buildout. The revenue will be used to fund the traffic mitigation facilities shown on **Table 6-1**.

Table 6-6: Anticipated Traffic Mitigation Fee Collection at Buildout

Land Use	Proposed Fee ⁽¹⁾	Anticipated Growth	SF Assumptions	Anticipated Fee Collection at Buildout ⁽²⁾
Residential	(per SF)	(units)		
Single Family	\$ 2.68	1,444	2,200	\$ 8,513,824
Multi Family	\$ 2.07	4,466	1,600	\$ 14,791,392
Non-Residential	(per 1,000 SF)	(1,000 SF)	(1,000 SF)	
Commercial	\$ 13,462.20	1,020.34		\$ 13,736,021
Office	\$ 7,428.64	83.92		\$ 623,411
Industrial	\$ 1,718.83	1,266.30		\$ 2,176,554
Total				\$ 39,841,202

Notes:

1 The proposed fee does not include the administrative portion of the fee.

2 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

Nexus Requirement Summary

The proposed Traffic Mitigation Fee meets the Mitigation Fee Act Requirements, as described in this section.

Requirement 1: Identify the purpose of the fee.

The purpose of the Traffic Mitigation Fee is to fund new developments’ share of planned traffic mitigation facilities included in **Table 6-1** to serve future development. In order to accommodate this need, new facilities must be built and/or existing facilities expanded.

Requirement 2: Identify the use of the fee.

The fee will be used to fund the planned traffic mitigation facilities identified in **Table 6-1** and detailed in **Appendix B**, that are necessary to serve increased demand. The improvements were identified through the current City Adopted FY 2024-2028 Capital Improvement Program Budget, City identified projects, and additional City discussions, as the facilities that are required to mitigate the impact of new development in the City.

Requirement 3: Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed.

The Traffic Mitigation Fee will be used to fund new developments’ share of the new traffic mitigation facilities and improvements that are necessary to serve the increase in transportation demand due to new development. The cost of the improvements is spread to each land use based on the number of trips generated by each land use. This correlation to trips ensures that each new development pays their fair share of the transportation costs.

The cost per trip calculations is shown in **Table 6-4**. The fee calculation is shown in **Table 6-5**.

Requirement 4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new residential and non-residential development within the City will generate additional trips that incrementally adds to the need for new traffic infrastructure and facilities to serve the increased residents and businesses within the City and ensure that traffic facilities can accommodate the increased demand. These facilities were identified through City discussions based on future growth of the City. Each new residential and non-residential development pays an impact fee based on the additional trips that is expected to be generated by the new development. To accommodate these additional trips, new traffic mitigation improvements will be needed city-wide. Utilizing trips generated by each development ensures that each type of development pays their fair share of the required new traffic mitigation facilities. This calculation is shown in **Table 6-4**.

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The transportation facilities that are necessary for the new development are summarized in the planned improvements presented in **Table 6-1**. Each land use pays their fair share of costs based on the number of trips generated by that land use as shown in **Table 6-2**. Existing development is netted out from the analysis based on existing trips (calculated on **Table 6-3**), to ensure that future land uses only pays their fair share of the traffic improvements, as calculated in **Table 6-1**. The cost per trip is then spread to each land use based on the Institute of Transportation Engineers common Trip Generation Rates (PM Trip Rate) sourced from the ITE Trip Generation Manual, 11th Edition rates. This calculation is shown in **Table 6-4**. Utilizing trips ensures that each development pays their fair share of the cost.

Section 7 Drainage Fee

Background

The Drainage Fee is collected for the purpose of maintaining and servicing the existing drainage facilities in the City. The Drainage Fee is calculated using the Existing Inventory Methodology. The existing inventory method uses a facility standard based on the ratio of existing facilities to the existing service population on a cost per unit or cost per square foot basis. Under this approach, new development funds the expansion of facilities at the same standard currently serving existing development. By definition, the existing inventory method ensures that no facility deficiencies are spread to future development. This method is often used when a long range plan for new facilities is not available. An inventory of existing drainage facilities was provided by the City using GIS inventory of drainage facilities the City currently operates and maintains.

Current Level of Service

The current level of service is based on the value of the Drainage Facilities as shown below in **Table 7-1**.

To determine the current level of service, the value of the existing drainage facilities the cost per impervious acre is calculated in **Table 7-2** by totaling the costs associated with the existing drainage facilities, adding the existing fund balance, and dividing by the existing developable impervious acres.

Table 7-1: Existing Drainage Facilities

Facility	Quantity	Unit	Cost Per Unit	Total Cost
Inlets				
Catch Basin	331	EA	\$ 10,000	\$ 3,310,000
Type A	51	EA	\$ 10,000	\$ 510,000
Type B	817	EA	\$ 10,000	\$ 8,170,000
Type C	42	EA	\$ 15,000	\$ 630,000
Type J	16	EA	\$ 10,000	\$ 160,000
Other	286	EA	\$ 10,000	\$ 2,860,000
<i>Subtotal Inlets</i>				\$ 15,640,000
Cleanouts				
Type A	700	EA	\$ 8,500	\$ 5,950,000
Type B	119	EA	\$ 10,000	\$ 1,190,000
Other	116	EA	\$ 8,500	\$ 986,000
<i>Subtotal Cleanouts</i>				\$ 8,126,000
Headwalls				
Straight (Type A)	236	EA	\$ 8,000	\$ 1,888,000
Wing (Type U)	106	EA	\$ 8,500	\$ 901,000
Type L	12	EA	\$ 8,000	\$ 96,000
Other	130	EA	\$ 8,000	\$ 1,040,000
<i>Subtotal Headwalls</i>				\$ 3,925,000
Pipelines				
36" Diameter Storm Drain	32,262	LF	\$ 350	\$ 11,291,700
39" Diameter Storm Drain	1,470	LF	\$ 400	\$ 588,000
42" Diameter Storm Drain	27,720	LF	\$ 450	\$ 12,474,000
45" Diameter Storm Drain	616	LF	\$ 475	\$ 292,600
48" Diameter Storm Drain	17,364	LF	\$ 500	\$ 8,682,000
54" Diameter Storm Drain	17,135	LF	\$ 700	\$ 11,994,500
60" Diameter Storm Drain	6,944	LF	\$ 850	\$ 5,902,400
66" Diameter Storm Drain	5,070	LF	\$ 900	\$ 4,563,000
69" Diameter Storm Drain	487	LF	\$ 925	\$ 450,475
72" Diameter Storm Drain	2,739	LF	\$ 950	\$ 2,602,050
84" Diameter Storm Drain	1,150	LF	\$ 1,200	\$ 1,380,000
96" Diameter Storm Drain	487	LF	\$ 1,500	\$ 730,500
<i>Subtotal Pipelines</i>				\$ 60,951,225
Subtotal Facilities				\$ 88,642,225
Soft Costs				
Construction Contingency (10%)				\$ 8,864,223
Design and Environmental (15%)				\$ 13,296,334
Construction Admin / Inspection (15%)				\$ 13,296,334
Total Facilities				\$ 124,099,115

Table 7-2: Drainage Facilities Cost per Impervious Acre

Description	Value
Existing Facilities ⁽¹⁾	
Inlets	\$ 15,640,000
Cleanouts	\$ 8,126,000
Headwalls	\$ 3,925,000
Pipelines	\$ 60,951,225
<i>Subtotal Costs</i>	<i>\$ 88,642,225</i>
<i>Soft Costs</i>	<i>\$ 35,456,890</i>
<i>Existing Fund Balance</i>	<i>\$ 1,524,379</i>
Total Costs	\$ 125,623,494
Existing Impervious Acres ⁽²⁾	6,044
Existing Cost per Impervious Acre	\$ 20,784.83

Notes:

- 1 Existing Facilities values derived from City Engineer cost estimate of replacement value of existing facilities.
- 2 Existing acres in City identified in the Master Drainage Study Update (2023). Excludes park/open space and right of way acres.

Planned Level of Service

The City’s drainage facilities serve both residents and businesses. Demand for services and associated facilities, is based on the City’s impervious acres. The City plans to maintain the current level of service cost per impervious acre, as shown on **Table 7-2**, with appropriate participation from new development. Per AB602, when applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate. This Nexus Study identifies the existing level of service per impervious acre and based on the Nexus Study analysis and discussions with City staff, it has been deemed appropriate to maintain the existing level of service. As described below, this ensures that no facility deficiencies are spread to future development.

Fee Methodology

The Drainage Fee uses the Existing Inventory Method methodology for calculating the fee. As stated in the “Impact Fee Nexus Study Template” prepared for the California Department of Housing and Community Development by Turner Center for Housing Innovation at UC Berkeley, with the Existing Inventory Method “New development will fund the expansion of facilities at the same standard as currently used to service existing development.” The fees are calculated based on the value of current facilities divided by existing impervious area. Future development will fund facilities at this same standard, which assumes that future facilities will be needed at the same level as current drainage facilities.

Fee Summary

The Drainage Fee is distributed across the various land uses by multiplying by the impervious factor assumptions to calculate a fee per acre, which is then divided by residential unit density and non-residential floor area ratio assumptions to calculate the fee per unit. This fee per unit is then divided by the average unit assumption for Single Family and Multi-Family to reach a fee per square foot for residential land uses and a fee per 1,000 square feet for non-residential land uses (as shown in **Table 7-3**).

Table 7-3: Drainage Fee Summary

Land Use	Impervious Factor ⁽¹⁾	Cost per Impervious Acre	Fee per Acre	Residential Unit Density / FAR ⁽²⁾	Fee per Unit	Average Unit Size (SF) / FAR Conversion ⁽³⁾	Fee
					(per Unit)		(per SF)
Residential							
Single Family ⁽⁴⁾	26%	\$ 20,784.83	\$ 5,404.06	7.00	\$ 772.01	2,200	\$ 0.35
Multi Family ⁽⁵⁾	73%	\$ 20,784.83	\$ 15,172.93	22.00	\$ 689.68	1,600	\$ 0.43
Non-Residential							(per 1,000 SF)
Commercial	85%	\$ 20,784.83	\$ 17,667.11	0.24		10.45	\$ 1,689.92
Office	90%	\$ 20,784.83	\$ 18,706.35	0.68		29.62	\$ 631.53
Industrial	95%	\$ 20,784.83	\$ 19,745.59	0.35		15.25	\$ 1,295.13

Notes:

- 1 Impervious Factor identified in the Master Drainage Study Update (2023) Table 3-3. The impervious factor represents an estimate of the percentage of surface area that will generate storm water run-off.
- 2 Residential Unit Density assumes the median of the land use zones included in the Single Family and Multi-Family groupings. Floor Area Ratio based off City provided Impact Fee Unit Assessments Spreadsheet.
- 3 Average unit size based on planned new development in the City of Santee. Floor Area Ratios used to convert EDU per Acre to per KSF: Commercial (0.24), Office (0.68), and Industrial (0.35).
- 4 Single Family includes HL, R1, R1-A, R2, and R7 land use data from the Master Drainage Study Update (2023). Impervious Factor takes the average and Residential Density takes the median of these land use zones.
- 5 Multi Family includes R14 and R22 land use data from the Master Drainage Study Update (2023). Impervious Factor takes the average and Residential Density takes the median of these land use zones.

Capital Improvement Projects and Revenue Projections

Table 7-4 summarizes the anticipated future facilities needed for new development.

Table 7-4: Anticipated Future Drainage Projects

Project ID	Project Name	Construction Cost	Construction Contingency	Subtotal Construction	Design/Permitting	Project Total Cost
Project 1A	Las Colinas Channel Culvert and Upsizing	\$ 2,340,000	\$ 710,000	\$ 3,050,000	\$ 1,220,000	\$ 4,270,000
Project 1B	Cottonwood Ave to Mission Gorge Storm Drain Upsize	\$ 430,000	\$ 130,000	\$ 560,000	\$ 230,000	\$ 790,000
Project 1C	Mission Gorge Culvert Project	\$ 840,000	\$ 260,000	\$ 1,100,000	\$ 440,000	\$ 1,540,000
Project 2	Buena Vista Channel Upsizing	\$ 1,870,000	\$ 570,000	\$ 2,440,000	\$ 980,000	\$ 3,420,000
Project 3.1A	Cottonwood Ave - Las Brisas Dr to Mission Gorge Rd Storm Drain Upsize	\$ 340,000	\$ 110,000	\$ 450,000	\$ 180,000	\$ 630,000
Project 3.1B	Cottonwood Ave - Happy Ln and Mission Gorge Rd Storm Drain Improvements	\$ 140,000	\$ 50,000	\$ 190,000	\$ 80,000	\$ 270,000
Project 3.2	Cottonwood Ave - El Toro Ln and Buena Vista Ave Storm Drain	\$ 220,000	\$ 70,000	\$ 290,000	\$ 120,000	\$ 410,000
Project 3.3	Cottonwood Ave - Prospect Ave and Hwy 52 Storm Drain	\$ 280,000	\$ 90,000	\$ 370,000	\$ 150,000	\$ 520,000
Project 4.1	South Mission Gorge Rd - Olive Ln and Forester Creek Storm Drain Upsize and Extension	\$ 1,380,000	\$ 420,000	\$ 1,800,000	\$ 720,000	\$ 2,520,000
Project 4.2	North Mission Gorge Rd - Town Center Pkwy and Carlton Hills Storm Drain Extension	\$ 200,000	\$ 60,000	\$ 260,000	\$ 110,000	\$ 370,000
Project 5.1	Shadow Hill Rd and Woodside Ave Drainage Improvements	\$ 1,440,000	\$ 440,000	\$ 1,880,000	\$ 760,000	\$ 2,640,000
Project 5.2	Northcote Rd and Woodside Ave Drainage Improvements	\$ 2,420,000	\$ 730,000	\$ 3,150,000	\$ 1,260,000	\$ 4,410,000
Project 6	Pepper Dr and Graves Ave Drainage Improvements	\$ 530,000	\$ 160,000	\$ 690,000	\$ 280,000	\$ 970,000
Project 7	Prospect Ave to San Diego River Storm Drain	\$ 1,420,000	\$ 430,000	\$ 1,850,000	\$ 740,000	\$ 2,590,000
Total Facilities		13,850,000	4,230,000	18,080,000	7,270,000	25,350,000

Source:

City of Santee Master Drainage Study Update, prepared by Rick Engineering Company (July 20, 2023).

Table 7-5 summarizes the anticipated Drainage Fee revenue that will be utilized to fund the construction and/or expansion of drainage facilities that will serve new development.

Table 7-5: Drainage Fee Estimated Revenue at Buildout

Land Use	Proposed Fee ⁽¹⁾	Anticipated Growth	SF Assumptions	Anticipated Fee Collection at Buildout ⁽²⁾
Residential	(per SF)	(units)		
Single Family	\$ 0.35	1,444	2,200	\$ 1,111,880
Multi Family	\$ 0.43	4,466	1,600	\$ 3,072,608
Non-Residential	(per 1,000 SF)	(1,000 SF)		
Commercial	\$ 1,689.92	1020.34		\$ 1,724,293
Office	\$ 631.53	83.92		\$ 52,998
Industrial	\$ 1,295.13	1266.30		\$ 1,640,023
Total				\$ 7,601,802

Notes:

- 1 The proposed fee does not include the administrative portion of the fee.
- 2 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

Nexus Requirement Summary

The Drainage Fee component of this DIF Study meets the Mitigation Fee Act Requirements, as described in this section.

Requirement 1: Identify the purpose of the fee.

The purpose of the Drainage Fee is to fund the Drainage Facilities needs generated by new development in the City, such as new or expanded drainage facilities in the City. Each new resident and worker create additional impervious acres which creates a demand for additional drainage facilities. In order to accommodate these needs, new drainage facilities will be built and/or existing facilities will be expanded.

Requirement 2: Identify the use of the fee.

The Drainage Fee will be used to fund new drainage facilities in order to maintain the City's existing level of service. The anticipated new facilities are show on **Table 7-4** and the associated fee revenue at Buildout is shown on **Table 7-5**, which will be used to fund new or expanded drainage facilities.

Requirement 3: Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

The fee will be used to fund new drainage facilities that are necessary to serve the increased impervious acres in the City. New development generates additional impervious acres which increases the demand for drainage facilities. The existing inventory method uses a facility standard based on the ratio of existing facilities to the existing service population on a cost per unit or cost per square foot basis. Under this approach, new development funds the construction of new facilities or the expansion of facilities at the same standard currently serving existing development. By definition, the existing inventory method ensures that no facility deficiencies are spread to future development.

Table 7-1 identifies the existing drainage facilities and **Table 7-2** calculates the existing cost per impervious acre. The cost per impervious acre is then allocated to each development type based on the impervious factor. The cost per acre is then multiplied by the residential density (dwelling units per acre) and the non-residential floor area ratio for a fee per unit for residential and per 1,000 square feet for non-residential. Finally, the estimated persons per household and employees per 1,000 square feet is applied to the fee. **Table 7-3** calculates the cost per square foot for the residential units based on the estimated average unit size and cost per 1,000 square feet for non-residential. Calculating the fees based on the anticipated impervious acres ensures a reasonable relationship between the fees use and the type of development planned to be built.

Requirement 4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new development is anticipated to generate additional impervious acres that require drainage facilities. The addition of new residents and workers creates the need for new or expanded drainage facilities to maintain the City's existing level of service. The Drainage Fee is based on the

additional impervious acres created by the new development and the impervious factor for each land use. This ensures that the need for the facilities is directly related to a particular development's impact.

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

As new development is constructed, new or expanded drainage facilities are needed to meet the City's existing level of service for drainage facilities. The fee is based on the Existing Inventory Method.

The existing level of service is calculated by taking the total drainage facilities cost and dividing it by the existing impervious acres to derive the existing level of service cost per impervious acre as shown in **Table 7-2**. The fee for each land use is then calculated by multiplying the cost per impervious acre by the impervious factor assumptions to calculate a fee per acre, which is then divided by residential unit density and non-residential floor area ratio assumptions to calculate the fee per unit. This fee per unit is then divided by the average unit assumption for Single Family and Multi-Family to reach a fee per square foot for residential land uses and a fee per 1,000 square feet for non-residential land uses as shown in **Table 7-3**. Since the need for the facilities directly correlates to the addition of new residents and workers, determining the fee based on the projected equivalent residents for each land use ensures that new development pays for their fair share of the required future facilities.

Section 8 Parks-in-Lieu Fee

Background

Parkland acquisition under the Quimby Act allows for developers to either dedicate land to satisfy their parkland requirement or pay an in-lieu fee. Parks-in-lieu fees are not charged on non-residential land uses.

Residential development in the City will pay the Parks-in-Lieu Fee at building permit issuance. The park cost was estimated based on the existing City adopted standard of five (5) acres of parkland per 1,000 residents. Parkland acquisition under the Quimby Act requires developers to either dedicate land to satisfy their parkland requirement or pay an in-lieu fee. The in-lieu fee is dependent upon appraised land cost and thus, the amount should be agreed upon between the City and the developer when the land dedication is triggered. The City has an existing Quimby in-lieu fee (also known as a Park In-Lieu Fee). As noted in the General Plan, Park In-Lieu Fees stem from the Quimby Act. Quimby provides for the dedication of land for parks, or in certain instances (i.e. a subdivision is small), a fee in-lieu of dedicating land is provided. It is important to note that for the Park In-Lieu Fee, infill projects are exempt, and the fee applies primarily to parkland and land improvements in new neighborhoods.

Parkland

AB1191, also known as the Quimby Act, was established by the California State Legislature in 1965 and codified as California Government Code Section 66477. The Quimby Act outlines the requirements for imposing fees or land dedication for park purposes with a minimum of three (3) acres and a maximum of five (5) acres of green space per 1,000 residents. The Quimby Act allows the legislative body of a city or county, by ordinance, to require the dedication of land or impose a requirement of the payment of fees in-lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative tract map or parcel map.

Currently, per the City's municipal code 12.40.060, the applicant for any development must, as a condition of approval of the development, dedicate land, pay fees in lieu of land, or a combination of both, pursuant to that chapter for the purpose of providing park or recreation facilities to serve future residents of such development. As stated in municipal code 12.40.070, the City imposes the in-lieu fee a Parks Land Dedication based on five (5) acres per 1,000 residents or the payment of the in-lieu fee. The amount of a fee in lieu of land to be paid pursuant to this municipal code chapter is set by resolution of the City Council and is based on the City-wide average of land available for park purposes within the urbanized area of the City, plus the estimated cost for developing said land into usable parks. The fee is automatically adjusted for inflation on July 1 of each year. The inflation adjustment is two percent or based on the previous calendar year's increase in the San Diego Consumer Price Index (CPI-U: All Items) as published by the Bureau of Labor

Statistics, whichever is higher. The fees received under this chapter are deposited in the park in lieu fund and must be used for the purchase, development and/or rehabilitation of park and recreational facilities.

Service Population

The Parks-in-Lieu Fee is not applied to non-residential development because workers typically do not use parkland.

Current Level of Service

Per data provide by the City, the City has a total of 315.14 acres of developed parkland as shown in **Table 8-1**. Based on a population of approximately 58,086, there are 5.43 acres of existing parkland per 1,000 persons/residents as shown in **Table 8-2**. Thus, the current parkland is more than the standard of 5 acres per 1,000 people on a citywide level.

Table 8-1: Parkland Inventory List

Facility	Address	Acres
Parks		
Big Rock Park	8125 Arlette St.	5.00
Deputy Ken Collier Park	9206 Via De Cristina	0.51
Mast Park	9125 Carlton Hills Blvd.	61.16
Mast Park West Trail	9200 Carlton Hiulls Blvd.	43.26
Shadow Hill Park	9161 Shadow Hill Rd.	5.69
Sky Ranch Park	5850 Cala Lily St	1.36
Town Center Park - East	550 Park Center Dr.	55.00
Town Center Park - West	9545 Cuyamaca St	10.20
Walker Preserve	9500 Magnolia Ave	105.08
West Hills Park	8790 Mast Blvd.	8.41
Woodglen Vista Park	10250 Woodglen Vista Dr.	15.00
Weston Park	9050 Trailmark Way	4.47
Total Facilities		315.14

Source:

Park data provided by the City of Santee.

Table 8-2: Existing Level of Service per Resident

Description	Acres
Existing Parkland ⁽¹⁾	
Park Acreages	315.14
Existing Service Population ⁽²⁾	58,086
Total Existing Level of Service per Resident	5.43

Notes:

1 Existing parkland data from the City of Santee.

2 Existing Service population comprises of just residents and does not factor in non-residential.

Planned Level of Service

AB1191, also known as the Quimby Act, was established by the California State Legislature in 1965 and codified as California Government Code Section 66477. The Quimby Act outlines the requirements for imposing fees or dedicating land for park purposes with a minimum of three (3) acres and a maximum of five (5) acres of green space per 1,000 residents. The Quimby Act authorized cities to require dedication of land or impose a requirement of the payment of fees in-lieu thereof, or a combination of both, for park and recreational purposes as a condition of approval of a tentative map or parcel map. Per the City’s municipal code section 12.40.060, except as otherwise provided in that section, only the payment of fees is required for developments containing 50 or fewer parcels, except that when a condominium project, stock cooperative, or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceed 50 dwelling units, dedication of land may be required, even though the number of parcels may be less than 50. An applicant for a development containing 50 or fewer parcels may offer to dedicate land in lieu of paying fees, in which event the City Council may elect to accept the land or require the payment of fees, or a combination of both, and in making such election will consider the factors set forth in this section,

1. For developments containing more than 50 parcels, the City Council determines whether to require dedication of land, payment of a fee in lieu of land, or a combination of both, for developments containing more than 50 parcels. In making this determination, the City Council considers the following factors:
2. Conformity of lands offered for dedication with the recreation element of the General Plan;
3. The topography, soils, soil stability, drainage, access, location and general utility of land in the development available for dedication;
4. The size and shape of the development and land available for dedication;

5. The amount, usability, and location of publicly owned property available for combination with dedicated lands in the formation of local park and recreation facilities;
6. The recreation facilities to be privately owned and maintained by future residents of the development.

Currently, per the City's municipal code 12.40.060, the applicant for any development must, as a condition of approval of the development, dedicate land, pay fees in lieu of land, or a combination of both, pursuant to this chapter for the purpose of providing park or recreation facilities to serve future residents of such development. As stated in municipal code 12.40.070, the City imposes the in-lieu fee a Parks Land Dedication based on five (5) acres per 1,000 residents or the payment of the in-lieu fee. This analysis is based on the existing Quimby standard of five (5) acres of parkland per 1,000 residents, where new development will contribute and develop five (5) acres of parkland per 1,000 residents. Developers can either dedicate land to satisfy their parkland requirement or pay the in-lieu fee. The City is currently meeting this goal.

Fee Credits

Credit for Private Parks:

As stated in the City's municipal code section 12.40.100, where a development provides a private area for park and recreational purposes and such area is to be privately owned and maintained by the future owner(s) of the development, such area may be credited against up to 50% of the requirement of land dedication or fees payment, if the Director determines that it is in the public interest to do so, and that all of the following standards either have been or will be met prior to approval of the final subdivision map:

- A. That yards, court areas, setbacks, and other open areas, required to be maintained by the zoning and building ordinances and other regulations, will not be included in the computation of such private areas;
- B. That the private ownership and maintenance of the area will be adequately provided for by recorded written agreement, covenants or restrictions;
- C. That the use of the private area is restricted for park and recreational purposes by an open space easement or other instrument approved by the City Attorney;
- D. That the proposed private area is reasonably adaptable for use for park or recreational purposes, taking into consideration such factors as size, shape, topography, geology, access, and location;
- E. That the facilities proposed:

1. Are in substantial accordance with the provisions of the recreation element of the General Plan, or adopted community or specific plans,
2. Are appropriate to the recreation needs of the future residents of the development, and
3. Will substitute for the park lands otherwise required to be dedicated in meeting the recreation needs of the residents.

Credit for Public Parks:

As stated in the City’s municipal code section 12.40.120, when an applicant has dedicated a park to the public to serve a subdivision for which a tentative map was filed, the City Council may, pursuant to Sections 12.40.060 and 12.40.070, allow the following credits for such park:

- A. A credit against up to 100% of the requirement for land dedication;
- B. A credit against up to 100% of fee payment required by this chapter for building permits to construct dwellings on the subdivision lots served by the dedicated public park; or
- C. A credit against fees required for such building permits for the value of improvements to such park installed or constructed by the applicant; provided that such credit must not exceed the value of improvements normally authorized by the City for similar parks.

Fee Methodology

Table 8-3 shows the parkland cost per resident. Based on data from CoStar, completed in August 2023, the estimated cost per acre for parkland acquisition is approximately \$1.0 million.

Table 8-3: Parkland Cost per Resident

Park In-Lieu		
Park Land Cost per Acre ⁽¹⁾	\$	1,000,000
Required Acres/1,000 Residents		5.0
Land Acquisition Cost per Resident	\$	5,000.00

Notes:

¹ Land cost derived from median of CoStar Sale Comps Map & List Report (08/24/2023) provided by the City, rounded to \$1,000,000.

Fee Summary

Currently, per the City’s municipal code 12.40.060, the applicant for any development must, as a condition of approval of the development, dedicate land, pay fees in lieu of land, or a combination of both, pursuant to this chapter for the purpose of providing park or recreation facilities to serve

future residents of such development. As stated in municipal code 12.40.070, the City imposes the in-lieu fee based on five (5) acres per 1,000 residents or the payment of the in-lieu fee. The Parks-in-Lieu Fee per unit is calculated by multiplying the cost per resident by the average number of residents per unit type (density). The fee per unit must then be converted to a fee per square foot (SF) by taking the total fee per unit and dividing by the estimated average unit size for each land use to arrive at the fee per square foot. These calculations are shown in **Table 8-4**.

Table 8-4: Parks-in-Lieu Fee Cost Summary

Land Use	Cost Per Resident	Density	Fee	Average Unit Size (SF)	Fee
Residential			(per Unit)		(per SF)
Single Family	\$ 5,000	2.93	\$ 14,650.00	2,200	\$ 6.66
Multi Family	\$ 5,000	2.37	\$ 11,850.00	1,600	\$ 7.41

Note that applicants can either dedicate land, pay fees in lieu of land, or a combination of both.

Nexus Requirement Summary

The Parks-in-Lieu Fee meets the Mitigation Fee Act Requirements, as described in this section.

Requirement 1: Identify the purpose of the fee.

The purpose of the Parks-in-Lieu Fee is to fund the parkland needs generated by new development in the City. Each new resident creates a demand for parkland. The Quimby standard for the City is five (5) acres of parkland for each 1,000 residents. In order to accommodate these needs, new parkland will be dedicated, an in-lieu fee will be paid for parkland acquisition, or a combination of both. **Table 8-3** calculates the parkland cost per resident based on the City’s Quimby standard for parks and the estimated land acquisition cost.

Requirement 2: Identify the use of the fee.

The Parks-in-Lieu Fee will be used to fund new parkland based on the Quimby standard. New parkland will be dedicated, an in-lieu fee will be paid for parkland acquisition, or a combination of both.

Requirement 3: Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed.

The fee will be used to fund new neighborhood, mini and community parks that are necessary to serve the increased residents in the City. New residential development generates additional residents which increases the demand for parkland. The Parks-in-Lieu Fee is calculated using the

Quimby standard of five (5) acres of park per 1,000 residents. Residential development is responsible for paying its fair share to meet the Quimby requirements. Non-residential uses do not pay the fee since they do not generate additional residents and workers have minimal impact on the City's park system.

Table 8-3 calculates the cost per resident. **Table 8-4** then allocates the cost to each development type based on the estimated persons per household and calculates the cost per square foot for the residential units based on the estimated average unit size. By basing the fee on the size of the unit and the estimated number of new residents that is anticipated to be generated by the addition of that square footage, the fee is directly correlated to the increased need for new parks.

Requirement 4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new residential development is anticipated to generate new residents. The addition of new residents creates the need for new parkland to meet the City's Quimby requirement of five (5) acres per 1,000 residents. The fee is directly correlated to the number of new residents expected to be generated by each type of development. Non-residential development does not pay for parks as non-residential developments do not generate a significant demand for parkland. Residential development pays its fair share based on the estimated persons the new unit is expected to generate.

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

As new residential units are constructed, new parks are necessary to meet the City's Quimby requirement of five (5) acres of park per 1,000 residents. The Parks-in-Lieu Fee is calculated by taking the cost per acre of park acquisition times five (5) acres of parks per 1,000 future residents to determine the cost per resident, as shown in **Table 8-3**. The cost per resident is then allocated to each residential land use based on the persons per household each unit is expected to generate and divided by the average unit size in square feet to determine the fee per square foot as shown in **Table 8-4**. Since the need for parkland is based on the number of new residents, calculating the fee based on the number of persons each unit is expected to generate and converting to a fee per square feet, ensures that each new residential unit is paying only its fair share of the required facilities.

By determining the fee based on the estimated new residents that would be generated by new development, each new residential unit is paying only its fair share of the parkland required to meet the City's Quimby requirement. In order to accommodate these needs, new parkland will be dedicated, an in-lieu fee will be paid for parkland acquisition, or a combination of both. Non-residential land uses are not assessed a Parks-in-Lieu Fee as non-residential development will not generate an increase in parkland demand.

Section 9 Fire Facilities Fee

Background

The Fire Facilities Fee is a new proposed DIF that will be used to help fund the construction of new fire stations and the procurement of apparatus to serve the City. The Fire Facilities Fee is calculated using the System Plan Method. The System Plan Method utilizes an integrated approach to allocate the cost of existing facilities and the costs of planned facilities to the total development in the study area. An inventory of existing fire facilities and equipment was provided by the City using facility information and valuation based upon Property Insurance valuation.

Service Population

Demand for fire facilities is based on the total new residents and employees generated at Buildout conditions.

Cost Summary

The Fire Facilities Fee will fund the construction of new fire stations and apparatus to serve the City. These facilities will be necessary to meet the demands of the growth of the City at Buildout. The cost for the Fire Facilities Fee is based on the integrated cost of the current and future facilities. As new development occurs, there are new residents and employees associated with the new development, which correlates to a need for additional fire improvements. The Nexus Study acknowledges that the existing development will also benefit from these fire improvements once they are constructed and therefore existing development has a fair share of these improvements. New development also benefits from the existing fire facilities and therefore new development will fund the integrated system of facilities at the existing standard attributable to new development.

Table 9-1 shows the City's current fire inventory of fire stations, vehicles and equipment that serve the City.

Table 9-1: Fire Facilities Inventory List

Facility	Description 1	SF	Cost
Fire Stations⁽¹⁾			
Fire Station 4	8950 Cottonwood Ave.	15,185	\$ -
Fire Station 5	9130 Carlton Oaks Drive	8,118	\$ -
<i>Subtotal Fire Stations</i>			\$ -
Fire Apparatus			
Engine 5	Type I		\$ 559,899.00
Engine 205	Type I		\$ 650,000.00
Engine 4	Type I		\$ 604,402.97
Engine 6128	Type I		\$ 345,000.00
Engine (New Order)	Type I		\$ 1,020,779.97
Brush 4	Type III		\$ 371,036.91
Truck 4	Aerial		\$ 1,080,907.28
Reserve Engine	Type I		\$ 650,000.00
Reserve Engine	Type I		\$ 650,000.00
Medic 4	Ford Ambulance		\$ 254,865.01
Medic 5	Ford Ambulance		\$ 211,501.46
BLS 4	Ford Ambulance		\$ 153,700.00
Reserve Ambulance	Ford Ambulance		\$ 170,050.71
Reserve Ambulance	Ford Ambulance		\$ 160,068.34
Reserve Ambulance	Ford Ambulance		\$ 172,661.16
Patrol 4	Type 6		\$ 280,000.00
<i>Subtotal Fire Apparatus</i>			\$ 7,334,872.81
Support Vehicles			
Carson Trailer	REMS Trailer		\$ 19,200.00
Ford F-150	Squad		\$ 39,123.47
Ford F-150	Battalion 2		\$ 79,058.89
Ford F-150	Battalion 2		\$ 39,123.47
Ford F-250	Mechanic		\$ 51,280.00
Ford F-350	Tow Vehicle		\$ 69,000.00
Ford Explorer	Fire Chief		\$ 36,143.85
Ford Explorer	Fire Marshal		\$ 30,618.41
Ford Explorer		4204	\$ 30,618.41
Ford Escape Hybrid	Pool Car		\$ 27,746.00
Chevy Tahoe		4202	\$ 113,000.00
Polaris			\$ 26,934.70
<i>Subtotal Support Vehicles</i>			\$ 561,847.20
Equipment (outfitting engines, trucks, ambulance, vehicles)			
Type 1 Engine	Equipment Cost	5.00	\$820,850.00
Type 3 Engine	Equipment Cost	1.00	\$133,014.00
Type 6 Engine	Equipment Cost	1.00	\$151,304.00
Truck 4	Equipment Cost	1.00	\$313,016.00
Ambulance	Equipment Cost	6.00	\$897,396.00
Battalion 2	Equipment Cost	2.00	\$109,336.00
Squad	Equipment Cost	1.00	\$124,128.00
Polaris	Equipment Cost	1.00	\$9,000.00
Fire Chief/Deputy Chief Vehicles	Equipment Cost	3.00	\$149,000.00
PPE	Equipment Cost	112.00	\$544,800.00
Tow Vehicle	Equipment Cost	1.00	\$32,520.00
<i>Subtotal Equipment</i>			\$ 3,284,364.00
Total Facilities (Rounded)			\$ 11,181,084

Notes:

- 1 Fire Facilities identified in the Santee Fire Department Community Risk Assessment Long-Range Master Plan (March 2023). Existing cost not included as facilities will be rebuilt and expanded. Fleet maintenance facility is included in the future facilities as well.
- 2 Fire Station Cost is based on appraised insurance value (2017) provided by the City (09/05/23).
- 3 Fire equipment cost provided by the Santee Fire Department (3/18/2024).

Table 9-2 shows the City’s planned fire stations, vehicles and equipment that serve the City.

Table 9-2: Fire Facilities Planned Facilities

Facility	Description	SF/Number	Cost
Fire Stations/Facilities			
Fire Station 4 Rebuild		18,000	\$25,200,000.00
Fire Station 5 Replacement		10,000	\$14,000,000.00
Fire Station 20 Construction ⁽¹⁾		13,000	\$21,000,000.00
Fire Station 28 Construction ⁽¹⁾		10,000	\$16,000,000.00
Fleet Maintenance Facility		4,141	\$5,797,400.00
<i>Subtotal Fire Stations/Facilities</i>			<i>\$81,997,400.00</i>
Fire Apparatus			
Engine 5	Type I		\$1,200,000.00
Engine 205	Type I		\$1,200,000.00
Engine 4	Type I		\$1,200,000.00
Engine 6128	Type I		\$0.00
Brush 4	Type III		\$690,000.00
Truck 4	Aerial		\$2,060,000.00
Patrol 4	Type 6		\$300,000.00
Reserve Engine	Type I		\$1,200,000.00
Reserve Engine	Type I		\$1,200,000.00
Medic 4	Ford Ambulance		\$340,000.00
Medic 5	Ford Ambulance		\$340,000.00
Remount Ambulance	Ford Ambulance		\$340,000.00
Remount Ambulance	Ford Ambulance		\$340,000.00
Remount Ambulance	Ford Ambulance		\$340,000.00
Remount Ambulance	Ford Ambulance		\$340,000.00
<i>Subtotal Fire Apparatus</i>			<i>\$11,090,000.00</i>
Support Vehicles			
Carson Trailer	REMS Trailer		\$16,000.00
Ford F-350	Squad		\$100,000.00
Ford F-150	Battalion 2		\$80,000.00
Ford F-150	Battalion 2		\$80,000.00
Ford F-250	Mechanic		\$80,000.00
Ford Explorer	Deputy Chief		\$57,000.00
Ford Explorer	Fire Marshal		\$57,000.00
Chevy Tahoe	4202		\$98,000.00
Ford Escape Hybrid	Pool Car		\$19,000.00
Polaris	REMS Unit		\$24,000.00
<i>Subtotal Support Vehicles</i>			<i>\$611,000.00</i>
Equipment (outfitting engines, trucks, ambulance, vehicles)			
Type 1 Engine	Equipment Cost	5.00	\$820,850.00
Type 3 Engine	Equipment Cost	1.00	\$133,014.00
Type 6 Engine	Equipment Cost	1.00	\$151,304.00
Truck 4	Equipment Cost	1.00	\$313,016.00
Ambulance	Equipment Cost	6.00	\$897,396.00
Battalion 2	Equipment Cost	2.00	\$109,336.00
Squad	Equipment Cost	1.00	\$124,128.00
Polaris	Equipment Cost	1.00	\$9,000.00
Fire Chief/Deputy Chief Vehicles	Equipment Cost	2.00	\$99,332.00
PPE	Equipment Cost	112.00	\$544,800.00
<i>Subtotal Equipment</i>			<i>\$3,202,176.00</i>
Total Facilities (Rounded)			\$96,900,576.00

Notes:

1 Based on the construction cost of \$21,000,000 for Station 20 based upon the figures the City received from their designer.

Source: Santee Fire Department (3/18/2024).

Fee Methodology

The Fire Facilities Fee uses the System Plan Method to calculate the fee. As stated in the “Impact Fee Nexus Study Template” prepared for the California Department of Housing and Community Development by Turner Center for Housing Innovation at UC Berkeley, the System Plan Method utilizes an integrated approach to allocate the cost of existing facilities and the costs of planned facilities to the total development in the study area. This method is appropriate when calculating a systemwide fee in which new development will fund an integrated system of facilities at the future standard attributable to new development. By spreading the costs of an integrated system incorporating the existing facilities and planned facilities costs to the total development in the study area, this ensures that new development only pays their proportional share of the total system costs and is not responsible for rectifying any existing deficiencies.

The total fire facilities value is divided by the existing service population to establish the level of service per resident/worker as shown in **Table 9-3**.

Table 9-3: Fire Facilities Level of Service per Capita

Description	Value
Existing Facilities ⁽¹⁾	
Fire Stations ⁽²⁾	\$ -
Fire Apparatus	\$ 7,334,873
Support Vehicles	\$ 561,847
Equipment (outfitting engines, trucks, ambulance, vehicles)	\$ 3,284,364
<i>Subtotal Facilities</i>	\$ 11,181,084
<i>Existing Fund Balance</i>	<i>n/a</i>
Total Existing Costs	\$ 11,181,084
New Facilities ⁽³⁾	
Fire Stations/Facilities	\$ 81,997,400
Fire Apparatus	\$ 11,090,000
Support Vehicles	\$ 611,000
Equipment (outfitting engines, trucks, ambulance, vehicles)	\$ 3,202,176
<i>Subtotal Facilities</i>	\$ 96,900,576
Total Future Costs	\$ 96,900,576
Total Fire Costs	\$ 108,081,660
Total Buildout Service Population	82,028
Total Cost per Resident	\$ 1,317.62
Total Cost Service per Worker	\$ 487.52

Notes:

- 1 Fire Facilities identified in the Santee Fire Department Community Risk Assessment Long-Range Master Plan (March 2023).
- 2 Existing cost not included as facilities will be rebuilt and expanded. Fleet maintenance facility is included in the future facilities as well.
- 3 Santee Fire Department (3/18/2024).

Fee Summary

The Fire Facility Fee per unit is calculated by multiplying the cost per capita by the average number of resident equivalents per unit type (density). The cost per capita for non-residential land uses is weighted using the factors shown in **Table 3-4**. For residential uses, the fee per unit must then be converted to a fee per square foot for each unit type by dividing by the average size of each unit. **Table 9-4** summarizes these calculations.

Table 9-4: Fire Facilities Fee Summary

Land Use	Cost Per Resident / Worker	Density	Fee	Average Unit Size (SF)	Fee
Residential			(per Unit)		(per SF)
Single Family	\$ 1,317.62	2.93	\$ 3,860.63	2,200	\$ 1.75
Multi Family	\$ 1,317.62	2.37	\$ 3,122.76	1,600	\$ 1.95
Non-Residential			(per 1,000 SF)		
Commercial	\$ 487.52	1.82	\$ 887.29		
Office	\$ 487.52	4.00	\$ 1,950.08		
Industrial	\$ 487.52	0.40	\$ 195.01		

Current Level of Service

Per AB602, when applicable, the nexus study shall identify the existing level of service for the fire facilities, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate. As shown on **Table 9-5**, the proposed Fire Facilities Fee is less than the existing level of service.

The Fire Facility Fee includes the facilities that are needed to serve the City at buildout and calculates the percentage attributable to new development based on new developments' proportional share of the new facilities. The percentage attributable to new development is then applied to the costs of the facilities. This methodology conservatively ensures that new development is only funding their proportionate share of the total facilities. As shown in the Nexus Study analysis, based on the cost per capita of the existing facilities, the level of service per capita for existing facilities is lower than the level of service planned for build out. This analysis is based on existing and planned facilities and new developments' proportional fair share of these planned facilities; therefore, this Nexus Study makes the required nexus findings per AB 602.

Government Code section 66001(g) states, "A fee shall not include the costs attributable to existing deficiencies in public facilities, but may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to (1) refurbish existing facilities to maintain the existing level of service, or (2) achieve an adopted level of service that is consistent with the general plan." The CIP, shown in Appendix A, will adopt the new level of service. Furthermore, as shown in **Table 9-3**, the new level of service is the same for both existing residents and new development. The City is not requiring new development to build out at a higher level of service than what is being placed on existing residents at buildout. Rather, the planned level of service, reflected in the City's Capital Improvement Plan for the Fire Facilities Fee, will provide the higher, adopted level of service for both existing residents and future development to be funded by both existing residents and future development. Moreover, the use of a new, increased

level of service is appropriate where, as here, the existing level of service is too low to meet the City’s desired standards and future facility needs.

As residents and employees occupying future development projects become existing residents, they will generate general fund revenues for the City through the payment of property and sales taxes. These general fund revenues can be used for general government purposes throughout the City, including the operation and maintenance of fire and other public facilities and the provision of ongoing government services to the existing population. While the City has the discretion to use general fund revenues to fund the existing population’s fair share costs of future general governmental facilities, these revenues may also be used for any other legal general government service. In contrast, the Fire Facilities fee revenues may only be used to pay for the costs of fire facilities related to new development.

Table 9-5: Fire Facilities Existing Level of Service

Description	Value
Existing Facilities ⁽¹⁾	
Fire Stations (1)	\$ 7,790,819
Fire Apparatus	\$ 7,334,873
Support Vehicles	\$ 561,847
Equipment (outfitting engines, trucks, ambulance, vehicles)	\$ 3,284,364
<i>Subtotal Facilities</i>	\$ 18,971,903
<i>Soft Costs ⁽²⁾</i>	\$ 3,116,328
Total Costs	\$ 22,088,231
Existing Service Population	66,214
Total Existing Level of Service per Resident	\$ 333.59
Total Existing Level of Service per Worker	\$ 123.43

Notes:

- 1 Fire Facilities identified in the Santee Fire Department Community Risk Assessment Long-Range Master Plan (March 2023). Fire station cost included here to show total existing level of service.
- 2 Soft Costs include 10% - Construction Contingency, 15% - Design and Environmental, and 15% - Construction Admin/Inspection. These are applied only to the Fire Stations costs (CIP Structures).

Capital Improvements and Revenue Projections

Table 9-7 summarizes the anticipated Fire Facilities Fees. The revenue will be applied to future fire stations and fire equipment to meet the needs of new development. According to discussions with the Fire Chief, the current fire stations are at full capacity and cannot accommodate any additional expansion to meet additional demand. At full Buildout, an additional two fire stations will be needed. The two additional fire stations will also require fire apparatuses, ambulances, and other equipment. Those costs are also shown on **Table 9-2**. Furthermore, the current stations will

need to be rebuilt/replaced. Finally, the fleet maintenance facility will need to be rebuilt as well. **Table 9-6** shows the construction costs for these facilities are shown below:

Table 9-6: Costs of Future Fire Facilities

Facility	SF/Number	Cost
Fire Stations/Facilities		
Fire Station 4 Rebuild	18,000	\$25,200,000.00
Fire Station 5 Replacement	10,000	\$14,000,000.00
Fire Station 20 Construction	13,000	\$21,000,000.00
Fire Station 28 Construction	10,000	\$16,000,000.00
Fleet Maintenance Facility	4,141	\$5,797,400.00
<i>Subtotal Fire Stations/Facilities</i>		<i>\$81,997,400.00</i>

Table 9-7 shows the anticipated fee revenue at Buildout.

Table 9-7: Anticipated Fire Facilities Estimated Revenue at Buildout

Land Use	Proposed Fee ⁽¹⁾	Anticipated Growth (units)	Average Unit Size (SF)	Anticipated Growth	Anticipated Fee Collection at Buildout ⁽²⁾
Residential	(per SF)			(Total SF)	
Single Family	\$ 1.75	1,444	2,200	3,176,800	\$ 5,559,400.00
Multi Family	\$ 1.95	4,466	1,600	7,145,600	\$ 13,933,920.00
Non-Residential	(per 1,000 SF)	(1,000 SF)			
Commercial	\$ 887.29	1,020.34			\$ 905,337.48
Office	\$ 1,950.08	83.92			\$ 163,650.71
Industrial	\$ 195.01	1,266.30			\$ 246,941.16
Total					\$ 20,809,249.36

Notes:

1 The proposed fee does not include the administrative portion of the fee.

2 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

Nexus Requirement Summary

The Fire Facilities Fee component of this DIF Study meets the Mitigation Fee Act Requirements, as described in this section.

Requirement 1: Identify the purpose of the fee.

The purpose of the Fire Facilities Fee is to fund new development's fair-share portion of new fire facilities, such as new fire stations, vehicles and fire equipment required for the additional fire

personnel that are necessary to mitigate the impacts of new development. Each new resident and worker creates a demand for additional fire facilities. In order to accommodate these needs, new fire facilities will be built and/or existing facilities will be expanded per capita/worker.

Requirement 2: Identify the use of the fee.

The Fire Facilities Fee will be used to fund new development’s fair-share portion of the fire facilities, new fire stations, vehicles and fire equipment required to serve new development in order to maintain the City’s existing level of service. The anticipated fee revenue at Buildout is shown on **Table 9-7**. The capital improvement projects are identified in **Appendix A**.

Requirement 3: Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed.

The fee will be used to fund new fire facilities that are necessary to serve the increased residents and workers in the City. New development generates additional residents and workers which increases the demand for fire facilities. The System Plan Method calculates the proposed fee utilizing the totality of the existing and proposed improvements and subsequently dividing by the service population, future development funds an integrated system of facilities at the future standard applicable to new development. As the System Plan Method spreads the totality of fire facilities improvements based on the total demand at the horizon year, existing deficiencies are by definition not being spread to future development.

Table 9-1 identifies the existing fire facilities, **Table 9-2** shows the future fire facilities, and **Table 9-3** calculates the existing cost per capita/worker. Workers are weighted less than residents to reflect lower per capita service demand. Non-residential buildings are typically occupied less than dwelling units, so it is reasonable to assume that average per-worker demand for services is less than average per-resident demand. The 0.37-weighting factor for workers is based upon a 45-hour work week (40 hours of work plus 1 hour lunch break) relative to a resident’s non-working time of 123 hours (168 hours per week less 45 work hours).

The cost per capita/worker is then allocated to each development type based on the estimated persons per household and employees per 1,000 square feet. **Table 9-4** calculates the cost per square foot for the residential units based on the estimated average unit size and cost per 1,000 square feet for non-residential. Calculating the fees based on the new residents or employees generated ensures a reasonable relationship between the fees use and the type of development project.

Requirement 4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new development is anticipated to generate new residents and workers. The addition of new residents and workers creates the need for new fire facilities to maintain the City’s existing level

of service. The Fire Facilities Fee is based on the number of applicable workers and/or residents each new development is expected to generate, thus ensuring that the need for the facilities is directly related to a particular development's impact. New workers generate a smaller demand than a resident, thus one worker is considered, on average, as equivalent to 0.37 that of a resident. The fee for each unit type is calculated in **Table 9-4**.

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The Fire Facilities fee is based on the System Plan Method, which estimates the costs for an integrated system of existing and future facilities. The fire facilities that are necessary for the new development are summarized in the planned improvements presented in **Table 9-2**. The existing facilities are shown on **Table 9-1**. **Table 9-3** calculates the total cost per capita based on the total planned and existing cost divided by the Buildout population. The fee for each land use is then calculated by multiplying the cost per capita/worker by the projected number of new resident equivalents that each land use will generate and converting to a fee per square foot for residential and a fee per 1,000 square foot for non-residential land uses as shown in **Table 9-4**. Since the need for the facilities directly correlates to the addition of new residents and workers, determining the fee based on the equivalent residents each land use is expected to generate ensures that each new development pays for their fair share of the required future facilities.

Section 10 Long Range Planning Fee

Background

This section presents an analysis of the new proposed Long Range Planning Fee. The Long Range Planning Fee is a new proposed fee and will be collected for the purpose of contributing to fund updates to the City’s General Plan Elements and Sustainable Santee Plan. The General Plan is made up of multiple elements that are updated periodically to account for changes in the City over time. The State of California requires that among these elements be included: Land Use, Conservation, Noise, Environmental Justice, Circulation, Open Space, Safety, Air Quality, and Housing. The City of Santee combines the Safety and Environmental Justice elements and additionally includes a Recreation element.

The City most recently completed an update to the Housing Element in 2022. The next upcoming scheduled update is the Land Use Element, which will be completed in 2024.

Current Level of Service

Table 10-1 describes the planned components of the General Plan update and the Sustainable Santee Plan and their associated costs. **Table 10-2** calculates new developments fair share of the cost based on the population allocation between existing and new service population.

Table 10-1: Long Range Planning Elements Cost

Long Range Planning Documents	Scheduled		Cost
	Last Updated	Next Update	
General Plan Elements ⁽¹⁾			
Land Use ⁽²⁾	2003	2024	\$ 680,000
Housing ⁽³⁾	2022	2028	\$ 300,000
Mobility ⁽³⁾	2017	2030	\$ 400,000
Recreation (Parks & Recreation Master Plan) ⁽⁴⁾	2017	2030	\$ 75,000
Trails (ATP)	2003	2030	\$ 300,000
Conservation (Subarea Plan) ⁽⁵⁾	2003	2075	\$ 2,800,000
Noise ⁽⁴⁾	2003	2030	\$ 75,000
Safety & Environmental Justice ⁽²⁾	2003	2024	\$ 90,000
Community Enhancement ⁽⁴⁾	2003	2030	\$ 75,000
Total Elements			\$ 4,795,000
Sustainable Santee Plan	2019	TBD	\$ 130,000
Total			\$ 4,925,000

Notes:

- 1 General plan is made up of multiple elements that are updated periodically to account for changes in the City over time.
- 2 Cost is based on the City budgeted amount for planned update.
- 3 Cost based on actual costs of last update.
- 4 Cost based on actual costs of Parks and Recreation Master Plan Update.
- 5 Cost based on actual costs incurred in the Subarea Plan. The Conservation Element includes Open Space, which was funded by Council and is required to be updated sooner than 2075.

Source:

City provided information.

The future developments fair share of the General Plan updates allocated to new development based on the allocation of future population to Buildout population. The total cost for future development is then divided by the future service population to establish the total cost per resident/worker as shown in **Table 10-2**.

Table 10-2: Long Range Planning Cost per Resident/Worker

Description	Value
Future Facilities	
Long Range Planning Updates	\$ 4,925,000
Population	
Existing Service Population	66,214
Total Buildout Service Population	82,028
Net Future Population	15,814
Population Allocation	
Existing Service Population	81%
Future Additional Population	19%
Total Population	100%
Cost Allocation	
Existing Service Population	\$ 3,989,250
Future Additional Population	\$ 935,750
Total	\$ 4,925,000
Total Cost per Resident	\$ 59.17
Total Cost per Worker	\$ 21.89

Planned Level of Service

The City plans to allocate the fair share cost of the Long Range Planning documents to new development, as shown on **Table 10-2**. Per AB602, when applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate. This Nexus Study identified the total cost for future General Plan updates and Sustainable Santee Plan and allocated the cost proportionally between existing and new development. The City will have to use other funding sources such as General Fund revenue or Grants to fund existing developments share of the cost.

Fee Methodology

The Long Range Planning Fee is calculated using the Planned Facility Method. As stated in the “Impact Fee Nexus Study Template” prepared for the California Department of Housing and Community Development by Turner Center for Housing Innovation at UC Berkeley, the Planned Facility Method “Estimates the costs for future facilities needed to serve new development based on a long range expenditure plan for these future facility costs.” This method is appropriate when planned facilities are mostly for the benefit of new development.

The Long Range Planning Fee per unit is calculated by multiplying the cost per resident/worker by the average number of resident/worker equivalents per unit type (density). The cost per capita for non-residential land uses is weighted using the factors shown in **Table 3-4**. For residential uses, the fee per unit must be converted to a fee per square foot for each unit type by dividing by the average size of each unit. **Table 10-3** summarizes these calculations.

Table 10-3: Long Range Planning Fee Summary

Land Use	Cost Per Resident / Worker	Density	Fee	Average Unit Size (SF)	Fee
Residential			(per Unit)		(per SF)
Single Family	\$ 59.17	2.93	\$ 173.37	2,200	\$ 0.08
Multi Family	\$ 59.17	2.37	\$ 140.23	1,600	\$ 0.09
Non-Residential			(per 1,000 SF)		
Commercial	\$ 21.89	1.82	\$ 39.84		
Office	\$ 21.89	4.00	\$ 87.56		
Industrial	\$ 21.89	0.40	\$ 8.76		

Capital Improvement Projects and Revenue Projections

Table 10-1 shows the planned future projects to be funded by this fee. **Table 10-4** summarizes the anticipated Long Range Planning Fee revenues collected at Buildout. To ensure that the City can meet the needs of the growing community, the City may choose to introduce additional elements to the General Plan.

Using actual costs from previous General Plan updates and budgeted costs for future updates, additional elements may cost between \$75,000 and \$2,800,000 each. Revenues collected through development impact fees will not fully fund the currently planned updates. **Table 10-4** shows the approximate Long Range Planning Fee revenues collected at Buildout.

Table 10-4: Anticipated Long Range Planning Fee Estimated Revenue at Buildout

Land Use	Proposed Fee ⁽¹⁾	Anticipated Growth (units)	Anticipated Growth	Anticipated Fee Collection at Buildout ⁽²⁾
Residential	(per SF)		(Total SF)	
Single Family	\$ 0.08	1,444	3,176,800	\$ 254,144.00
Multi Family	\$ 0.09	4,466	7,145,600	\$ 643,104.00
Non-Residential	(per 1,000 SF)	(1,000 SF)		
Commercial	\$ 39.84	1,020.34		\$ 40,650.35
Office	\$ 87.56	83.92		\$ 7,348.04
Industrial	\$ 8.76	1,266.30		\$ 11,092.79
Total				\$ 956,339.17

Notes:

1 The proposed fee includes the administrative portion of the fee.

2 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

Nexus Requirement Summary

The Long Range Planning Fee component of this DIF Study meets the Mitigation Fee Act Requirements, as described in this section.

Requirement 1: Identify the purpose of the fee.

The purpose of the Long Range Planning Fee is 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. New residents and workers change the landscape of the City and necessitate updates to the General Plan and Sustainable Santee Plan.

Requirement 2: Identify the use of the fee.

The Long Range Planning Fee will be used to fund new development’s fair-share portion of the General Plan and Sustainable Santee Plan based on the allocation of costs to existing and new development based on the service population. The anticipated fee revenue at Buildout is shown on using actual costs from previous updates and budgeted costs for future updates, additional elements may cost between \$75,000 and \$2,800,000 each. Revenues collected through development impact fees will not fully fund the currently planned updates. **Table 10-4** shows the approximate Long Range Planning Fee revenues collected at Buildout.

Requirement 3: Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed.

The fee will be used to fund new General Plan and Sustainable Santee Plan updates that are necessary to serve the increased residents and workers in the City. New development generates

additional residents and workers which changes the planning landscape of the City. The Planned Facility Method estimates the costs for future facilities needed to serve new development based on a long range expenditure plan for these future facility costs.” **Table 10-1** identifies the future general plan costs and **Table 10-2** new developments fair share of the cost and the cost per resident/worker. Workers are weighted less than residents to reflect lower per capita service demand. Non-residential buildings are typically occupied less intensively than dwelling units, so it is reasonable to assume that average per-worker demand for services is less than average per-resident demand. The 0.37-weighting factor for workers is based upon a 45-hour work week (40 hours of work plus 1 hour lunch break) relative to a resident’s non-working time of 123 hours (168 hours per week less 45 work hours).

The cost per capita/worker is then allocated to each development type based on the estimated persons per household and employees per 1,000 square feet. **Table 10-3** calculates the cost per square foot for the residential units based on the estimated average unit size and cost per 1,000 square feet for non-residential. Calculating the fees based on the new residents or employees generated ensures a reasonable relationship between the fees use and the type of development project.

Requirement 4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new development is anticipated to generate new residents and workers. The addition of new residents and workers creates the need for updates to the Long Range Planning documents. The Long Range Planning Fee is based on the number of applicable workers and/or residents each new development is expected to generate, thus ensuring that the need for the updates is directly related to a particular development’s impact. New workers generate a smaller demand than a resident, thus one worker is considered, on average, as equivalent to 0.37 that of a resident. The fee for each unit type is calculated in **Table 10-3**.

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

As new development is constructed, new updates to the General Plan elements are needed for these planning documents. The fee is based on the Planned Facility Method and the total cost of the future updates is allocated between the existing service population and the new service population. Therefore, new development pays their fair share of the of the costs for of the General Plan and other Long Range Planning documents.

Section 11 Program Administration Fee

Background

The City, with assistance from consultants, oversees the implementation and administration of the existing and future Fee Program, consistent with the requirements of the Mitigation Fee Act. AB602, which came into effect on January 1, 2022, adds additional nexus study requirements. Furthermore, AB1483, which became effective January 1, 2020, requires that public agencies make certain information available on their website, increasing the administrative responsibilities of the City.

A two percent (2%) Administrative Fee is added to fund the costs of the City's management and ongoing fee program administration, collection, and reporting, based on an analysis of the cost administrative cost necessary to support the DIF Program. This includes costs associated with City staff and consultant time, studies, and administration to support the program. Furthermore, AB602, adds additional administration and reporting cities are responsible for meeting. Industry standard ranges from three to six percent (3-6%) of the fee for the administrative component of a development fee program. The administrative functions include, but are not limited to, the following:

- Annual fee adjustments
- Annual fee reporting
- Additional fee reporting every five years
- Posting of nexus studies and fee schedules on the City's website
- Nexus study updates every eight years (an AB602 requirement)
- Master Plans necessary to support the Nexus study updates
- Staff and consultant time related to fee preparation, collection, tracking, and administration
- Staff and consultant time needed to track credits and reimbursements for improvements constructed in the fee program

In addition to the aforementioned administrative activities, the City is responsible for both (i) using fee revenues to plan for and construct required capital facilities and (ii) pursue other funding sources, as required, to bridge financial gaps between what is collected and the actual cost to construct needed facilities. A flat fee will impair the City's ability to abide by AB602's rigorous requirements.

Consistent with the Mitigation Fee Act, the Administrative Fee will be collected to fund the cost of the program administrative activities, such as administration, collection, and reporting. The

costs to administer will vary each year. In addition to annual program reporting activities and additional fee reporting requirements every five years, AB602 requires the Nexus Study must be updated at least every eight years.

Table 11-1 shows the proposed Program Administration Fee as two percent (2%) of the total Impact Fees charged on each project.

Table 11-1: Program Administration Fee

Land Use	Public Facilities	Traffic Signal	Traffic Mitigation	Drainage	Park in-Lieu	Fire Facilities	Long Range Planning	Administration ⁽¹⁾
Residential								
<i>(Fee per Square Foot)</i>								
Single Family	\$ 5.21	\$ 0.37	\$ 2.68	\$ 0.35	\$ 6.66	\$ 1.75	\$ 0.08	\$ 0.34
Multi-Family	\$ 5.79	\$ 0.29	\$ 2.07	\$ 0.43	\$ 7.41	\$ 1.95	\$ 0.09	\$ 0.36
Non-Residential								
<i>(Fee per 1,000 Building Square Foot)</i>								
Commercial	Exempt	\$ 1,884.95	\$ 13,462.20	\$ 1,689.92	Exempt	\$ 887.29	\$ 39.84	\$ 359.28
Office	Exempt	\$ 1,040.14	\$ 7,428.64	\$ 631.53	Exempt	\$ 1,950.08	\$ 87.56	\$ 222.76
Industrial	Exempt	\$ 240.67	\$ 1,718.83	\$ 1,295.13	Exempt	\$ 195.01	\$ 8.76	\$ 69.17

Notes:

1 An administrative fee (2% of each fee) is collected for (1) legal, accounting, and other administrative support and (2) development impact fee program administration costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis.

It is anticipated that administrative costs will continue to increase due to the additional requirements of the state legislation. It is also anticipated that revenue and expenditures will vary year to year due to the cyclical nature of five-year reporting requirements, nexus study updates, and the housing market.

The table below estimates the City’s administrative cost for the fee program and the fee revenue generated. The City’s average annual cost for staff time is based on the City’s current cost related to development impact fee administration. This includes the cost of the Nexus Study, which the City would incur every eight years. Therefore, the annual cost is divided by eight. Given the increase of state legislation, reporting requirements, potential questions, and agreements, the table below estimates additional staff time moving forward. Given the cyclical nature of nexus updates, reporting requirements, and master plans, the cost are shown for those over eight years, based on the escalated cost of the current nexus study, staff time, and other estimated cost. The fee revenue is shown assuming a 2050 Buildout. While the fee revenue is higher, it is assumed that the costs shown are very conservative and a surplus would be needed for additional studies or additional future requirements.

Fiscal Year	Annual Escalation	Staff Time ¹	Nexus Study ²	Master Plan ³	AB1600 Reporting ⁴	Total
Current	3%	\$ 12,346	\$ 7,624	\$ 37,500	\$ 9,074	\$ 66,544
FY 25-26		\$ 12,716	\$ 7,852	\$ 38,625	\$ 9,346	\$ 68,540
FY 26-27		\$ 13,098	\$ 8,088	\$ 39,784	\$ 9,626	\$ 70,596
FY 27-28		\$ 13,491	\$ 8,331	\$ 40,977	\$ 9,915	\$ 72,714
FY 28-29		\$ 13,491	\$ 8,331	\$ 40,977	\$ 9,915	\$ 72,714
FY 29-30		\$ 13,896	\$ 8,581	\$ 42,207	\$ 15,213	\$ 79,895
FY 30-31		\$ 14,312	\$ 8,838	\$ 43,473	\$ 10,669	\$ 77,292
FY 31-32		\$ 14,742	\$ 9,103	\$ 44,777	\$ 10,989	\$ 79,611
FY 32-33		\$ 15,184	\$ 9,376	\$ 46,120	\$ 11,319	\$ 81,999
Total (rounded)		\$ 151,400	\$ 93,500	\$ 459,900	\$ 116,700	\$ 821,500
Annual Average (rounded)		\$ 18,900	\$ 11,700	\$ 57,500	\$ 14,600	\$ 102,700

Average Annual Revenue (assuming 2050 Buildout)⁵ \$ 158,669

¹ Includes average annual staff time based on actual cost incurred by staff over the past two years. Cost related to the Nexus Study was divided by 8 years. Additional staff time related to posting of information per AB 1483, additional staff time to administer this fee program, fee credits/reimbursements, additional legislative requirements and legal review, and other administrative duties related to the fee program. Cost related to the staff time for the master plans is included.

² Projected annual cost based on 8 years for the next Nexus Study update. Based on the current cost for the Nexus Study.

³ Assumes two Master Plans to support the Nexus Study every 8 years. Assumes \$150,000 for each in FY 23-24 cost.

⁴ Assumed additional costs starting in FY 24-25 for AB516 requirements and additional cost in FY 29-30 for the five-year reporting requirements.

⁵ Estimated annual revenue is slightly higher, but the estimated revenue is cyclical in nature and the City is responsible for both (i) using fee revenues to plan for and construct required capital facilities and (ii) pursuing other funding sources, as required, to bridge financial gaps between what is collected and the actual cost to construct needed facilities. The cost shown in this table is conservative for the administrative cost burden for the City.

Nexus Requirement Summary

AB 1600 requires that public agencies satisfy five requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project. The required findings are as follows.

Requirement 1: Identify the purpose of the fee.

The purpose of the Program Administration Fee is to provide the funding necessary to administer and update the Fee Program. This includes consultant and City staff time related to services such as providing fee quotes, updating the fee program, tracking revenue and expenditures, updating the City's website, and preparing annual and five-year reports.

Requirement 2: Identify the use of the fee.

The Program Administration Fee will be used to fund the management and administration of the Fee Program. This includes consultant and City staff time related to services such as posting of nexus studies and fee schedules on the City’s website, annual fee adjustments, annual fee reporting, additional fee reporting every five years, application and tracking of fee credits/reimbursements, periodic nexus study updates, staff and consultant time related to fee preparation, collection, tracking and administration.

Requirement 3: Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed.

New residents and workers that result from new development increases the demand for new infrastructure and facilities. These new infrastructure and facility projects will be funded through the Fee program, which requires City and consultant staff time to manage and administer. The Program Administration Fee is a two percent (2%) mark-up of the DIFs.

Requirement 4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new development adds residents or workers to the City and in order to maintain the City’s desired level of service, public facilities, traffic facilities (including traffic signals), drainage, fire facilities must be built and parkland acquired, and general plan documents completed. These facilities are funded through the DIFs. To ensure these fees for new development are administered according to state law, regular updates, tracking and reporting, staff time is required. In addition, City staff must provide fee quotes for new development. To collect the funding for these resulting activities, the Program Administration Fee is based on a two percent (2%) mark-up of the Fee Program as summarized in **Table 11-1**. Using a percentage of the DIFs, ensures that each new development is charged their fair share. A two percent (2%) fee is below the industry standard range of three to six percent (3-6%).

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The Program Administration Fee provides the funding to administer the DIFs. Having an adopted a policy of collecting a two percent (2%) mark-up to administer fee programs is slightly below the industry standard and effective. Since this fee is calculated as a mark-up of the other DIFs as summarized in **Table 11-1**, each land use pays for their fair share of the management costs based on their impact to the City’s infrastructure.

Section 12 Implementation and Administration

Implementation

According to the California Government Code, prior to levying a new fee or increasing an existing fee, an agency must hold at least one open and public meeting with at least 30 days' notice. In addition, notice of the time and place of the meeting, including a general explanation of the matter to be considered, and a statement that the data required by this section is available, shall be mailed at least 14 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice of the meeting on new or increased fees or service charges. Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed. At least ten days prior to this meeting, the agency must make data on infrastructure costs and funding sources available to the public. Notice of the time and place of the meeting and a general explanation of the matter are to be published in accordance with Section 6062a of the Government Code, which states that publication of notice shall occur for ten days in a newspaper regularly published once a week or more. The new or increased fees shall be effective no earlier than 60 days following the final action on the adoption or increase of the fees.

Fee Program Administrative Requirements

The Government Code requires the City to report every year and every fifth year certain financial information regarding the fees. The City must make available within 180 days after the last day of each fiscal year the following information from the prior fiscal year:

1. A brief description of the type of fee in the account or fund.
2. The amount of the fee.
3. The beginning and ending balance in the account or fund.
4. The amount of the fee collected and the interest earned.
5. An identification of each public improvement for which fees were expended and the amount of expenditures.
6. An identification of an approximate date by which time construction on the improvement will commence if it is determined that sufficient funds exist to complete the project.
7. A description of each interfund transfer or loan made from the account and when it will be repaid.
8. Identification of any refunds made once it is determined that sufficient monies have been collected to fund all fee related projects.

Beginning in 2024, the code has been expanded to include and expand on some of the requirements. The following requirement was added:

An identification of each improvement identified pursuant to requirement #6 listed on a previous report and whether construction began on the approximate date noted within that report. If construction did not commence by the approximate date provided in the previous report, identify the reason for the delay and a revised approximate commencement date.

In addition, requirement 8 was expanded to now require the following information:

Identification of any refunds made and the number of persons or entities identified to receive those refunds once it is determined that sufficient monies have been collected to fund all fee related projects.

The City must make this information available for public review and must also present it at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public.

For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the City must make the following findings with respect to any remaining funds in the fee account, regardless of whether those funds are committed or uncommitted:

1. Identify the purpose to which the fee is to be put.
2. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.
3. Identify all sources and amounts of funding anticipated to complete financing any incomplete improvements.
4. Designate the approximate dates on which funding in item (3) above is expected to be deposited into the fee account.

Based on new legislation, a local agency shall inform a person paying a fee subject of both of the following:

- The person's right to request an audit pursuant to Section 66023.
- The person's right, pursuant to paragraph (1) of subdivision (b), to file a written request for mailed notice of the local agency's meeting to review the information made public pursuant to paragraph (1) of subdivision (b).

A local agency shall provide a person paying a fee subject to this section a link to the page on the local agency's internet website where the information made public pursuant to paragraph (1) of subdivision (b) is available for review.

Fee Adjustment Procedures

The DIFs may be adjusted periodically to reflect revised facility requirements, receipt of funding from alternative sources (i.e., state or federal grants), revised facilities or costs, changes in demographics, changes in the average unit square footage, or changes in the land use plan. In accordance with Santee Municipal Code section 12.30.050, Santee Development Impact Fees are automatically adjusted for inflation on July 1 of each year. The inflation adjustment is two percent or based on the previous calendar years increase in the San Diego Consumer Price Index (CPI-U: All Items) as published by the Bureau of Labor Statistics, whichever is higher. The Municipal Code will need to be updated to adjusting annually on July 1st based on the Construction Cost Index (CCI) for the 20-City Average as reported by Engineering News Record (ENR) for a twelve-month period or a similar published index if the CCI Index is no longer available.

Timing of Fee Payment

Fees will be collected at the time the building permit for the project is issued. All residential projects will pay a fee based on the livable square footage of the residential unit(s). For high-density residential projects, the fee will be due at the time of the building permit for each building. For high-density residential projects, the non-residential communal portion (i.e., clubhouse, maintenance facility, gym, etc.) will not be assessed impact fees as the impact is assumed to be captured in the residential fees. Area that are accessible by the public (i.e., leasing office) will be charged impact fees according to use.

Credits and Reimbursement Policies

The City may provide fee credits or reimbursements to developers who dedicate land or construct eligible facilities. Fee credits or reimbursements may be provided up to the cost of the improvement, as shown in this study, subject to periodic inflation adjustments, or the actual cost paid by the developer, whichever is lower. For construction cost overruns, only that amount shown in the study, subject to periodic inflation adjustments, would be credited or reimbursed. The City will evaluate the appropriate fee credit or reimbursement based on the value of the dedication or improvement. Credits or reimbursements may be repaid based on the priority of the capital improvements, as determined by the City. The City will determine fee credits and reimbursements on a case-by-case basis and possibly through the use of a development agreement.

Administrative Fee

A Program Administrative Fee of two (2) percent of the total DIF Program cost is included as its own fee and may be used for costs for legal, accounting, and other administrative support and development impact fee program administration costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis. Additionally, the administrative fee may be used to fund the impact fee nexus study updates that must be updated at

a minimum every eight (8) years pursuant to AB602. Please refer to Section 11 for a breakdown of the administration fee and additional information.

Programming Revenues with the CIP

The City should maintain its CIP to adequately plan for future infrastructure needs. The CIP should commit all projected fee revenues and fund balances to specific projects that are necessary to serve growth as described in this report. The use of the CIP provides documentation necessary for the City to hold funds in a project account for longer than five years if necessary to collect sufficient funds to complete a project. In addition, the CIP is required per AB602. This report outlines the projects that are to be funded with the fee program and forms the basis of the CIP, as shown in **Appendix A**.

Fee Reporting

Assembly Bill No. 1483, which became effective January 1, 2020, requires that public agencies make the following information available on their website. The following information must be provided:

1. A current schedule of fees, exactions, and affordability requirements imposed by the city, county, or special district, including any dependent special districts, of the city or county applicable to a proposed housing development project, which shall be presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel.
2. All zoning ordinances and development standards, which shall specify the zoning, design, and development standards that apply to each parcel.
3. The list of information required to be compiled pursuant to Section 65940.
4. The current and five previous annual fee reports or the current and five previous annual financial reports, which were required pursuant to subdivision.
5. An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the city, county, or special district on or after January 1, 2018.

Any updates to the above information must be available within 30 days.

Accessory Dwelling Units

An Accessory Dwelling Unit (ADU) is a second unit that is attached or detached from a single-family home. In accordance with Assembly Bill No. 881 approved on October 9, 2019, fees will not be charged for an ADU that is less than 750 square feet. For an ADU that is 750 square feet or larger, the ADU will be charged proportionately in relation to the square footage of the primary dwelling unit. Since the residential fees are now being charged on a square footage basis, ADU fees will be calculated by multiplying the Single-Family Residential fee by the ADU's square footage.

Specialized Development Projects

The fees in this Report may not apply to specialized development projects such as golf courses, cemeteries, sports stadium, or other specialized land uses. For specialized development projects the City will review the development's impacts to determine the applicable fees. The fee rates presented in this Report may be reduced, exempted, or waived under certain circumstances as determined by the City. Any exemption or reduction in fees will be based on the City's independent analysis and review of the subject property. In addition, for reuse, density increasing, or rezone projects, the developer shall only be responsible for paying fees for the intensification of the development. In cases of disaster, impact fees will not be charged on the rebuilding of the structures that were affected by the disaster to the extent that the overall size and use of the new structure is similar to the structure destroyed by the disaster. The City will review the development's increased impacts to determine the applicable fees.

Some developments may include more than one land use type. In these cases, the fee is calculated separately for each land use. The City has the discretion to impose the fees based on the specific aspects of a proposed development regardless of zoning. The fee imposed should be based on the land use type that most closely represents the impacts of the development.

Rebuild or Expansion Projects

For reuse, expansions, density increasing, or rezone projects, the developer shall only be responsible for paying fees for the intensification or expansion. For example, if a homeowner wishes to build an addition to their home that is 100 square feet, the homeowner would be responsible for paying fees for the 100 square foot addition. The City will review the new development's impacts to determine the applicable fees on a case-by-case basis.

In cases of rebuilding a structure after a demolition, impact fees will not be assessed on the rebuild to the extent that the overall size and use of the new structure is similar to the structure prior to demolition. Similarly, in cases of disaster, impact fees will not be charged on the rebuilding of the structures that were affected by the disaster to the extent that the overall size and use of the new structure is the same as the structure destroyed by the disaster. Impact fees for the new structure will be calculated based on the new rebuilt structure and the fees paid for the previous structure, and the difference between these fees will be assessed. No refunds will be made for rebuilds that have a lower impact fee than the previous structure.

Appendix A: Capital Improvement Plan

Table A-1: Capital Improvement Plan (Page 1 of 2)

Projects	Total Project Cost	Other Funding Expected	DIF Project Cost
Public Facilities			
Santee Community Center	\$ 21,000,000	\$ 16,800,000	\$ 4,200,000
Future Park Recreation Facilities (assumes 74.08 acres) ⁽¹⁾	\$ 53,708,000	\$ -	\$ 53,708,000
<i>Subtotal Public Facilities</i>	<i>\$ 74,708,000</i>	<i>\$ 16,800,000</i>	<i>\$ 57,908,000</i>
Traffic Signal			
6 Phase Signal (Magnolia Ave & Princess Joann Rd)	\$ 415,000	\$ -	\$ 415,000
6 Phase Signal (Cottonwood Ave & Riverview Pkwy)	\$ 415,000	\$ -	\$ 415,000
8 Phase Signal (Woodside Ave & Mission Del Magnolia/Riderwood Terrance)	\$ 450,000	\$ -	\$ 450,000
6 Phase Signal (Mission Gorge Rd & Marrokal Ln)	\$ 415,000	\$ -	\$ 415,000
Pedestrian Signal - Hawk (Mission Gorge Rd & Forester Creek)	\$ 220,000	\$ -	\$ 220,000
Pedestrian Signal - Hawk (Cuyamaca St & South River Trail)	\$ 220,000	\$ -	\$ 220,000
Pedestrian Signal - Hawk (Prospect Ave & Forester Creek)	\$ 220,000	\$ -	\$ 220,000
Update/replace traffic signal cabinet and controllers	\$ 196,000	\$ -	\$ 196,000
Pedestrian Ramp Upgrades	\$ 107,800	\$ -	\$ 107,800
Audible Pedestrian Signal Button Installation	\$ 392,000	\$ -	\$ 392,000
Smart Signals and Controller/Detection Upgrades	\$ 1,680,000	\$ -	\$ 1,680,000
Signal Modification (Carlton Oaks Dr & Wethersfield Rd)	\$ 439,000	\$ -	\$ 439,000
Signal Modification (Mast Blvd & Calton Hills Blvd)	\$ 203,900	\$ -	\$ 203,900
Install new fiberoptic communication	\$ 216,000	\$ 160,000	\$ 56,000
Install new fiberoptic communication	\$ 1,134,000	\$ 630,000	\$ 504,000
<i>Subtotal Traffic Signal</i>	<i>\$ 6,723,700</i>	<i>\$ 790,000</i>	<i>\$ 5,933,700</i>
Traffic Mitigation			
Cottonwood Avenue River Crossing	\$ 20,786,000	\$ -	\$ 20,786,000
Cottonwood Avenue Widening and Sidewalk Improvements	\$ 12,130,000	\$ 9,486,992	\$ 2,643,008
Graves Avenue Street Improvements	\$ 7,544,000	\$ 5,900,236	\$ 1,643,764
Magnolia Avenue Widening	\$ 4,786,000	\$ 3,743,177	\$ 1,042,823
Median Modification - Mission Gorge Road at Marketplace	\$ 560,000	\$ 437,981	\$ 122,019
Olive Lane Improvements	\$ 2,850,000	\$ 2,229,013	\$ 620,987
Prospect Avenue Improvements - West	\$ 21,267,000	\$ 16,633,129	\$ 4,633,871
<i>Subtotal Traffic Mitigation</i>	<i>\$ 69,923,000</i>	<i>\$ 38,430,528</i>	<i>\$ 31,492,472</i>

Table A-1: Capital Improvement Plan (Page 1 of 2)

Projects	Total Project Cost	Other Funding Expected	DIF Project Cost
Drainage			
Project 1A	\$ 4,270,000	\$ -	\$ 4,270,000
Project 1B	\$ 790,000	\$ -	\$ 790,000
Project 1C	\$ 1,540,000	\$ -	\$ 1,540,000
Project 2	\$ 3,420,000	\$ -	\$ 3,420,000
Project 3.1A	\$ 630,000	\$ -	\$ 630,000
Project 3.1B	\$ 270,000	\$ -	\$ 270,000
Project 3.2	\$ 410,000	\$ -	\$ 410,000
Project 3.3	\$ 520,000	\$ -	\$ 520,000
Project 4.1	\$ 2,520,000	\$ -	\$ 2,520,000
Project 4.2	\$ 370,000	\$ -	\$ 370,000
Project 5.1	\$ 2,640,000	\$ -	\$ 2,640,000
Project 5.2	\$ 4,410,000	\$ -	\$ 4,410,000
Project 6	\$ 970,000	\$ -	\$ 970,000
Project 7	\$ 2,590,000	\$ -	\$ 2,590,000
<i>Subtotal Drainage</i>	\$ 25,350,000	\$ -	\$ 25,350,000
Park In-Lieu			
Future Park Land (assumes 74.08 acres) ⁽¹⁾	\$ 74,080,000	\$ -	\$ 74,080,000
<i>Subtotal Park In-Lieu</i>	\$ 74,080,000	\$ -	\$ 74,080,000
Fire Facilities⁽²⁾			
Fire Station 4 Rebuild	\$ 25,200,000	\$ -	\$ 25,200,000
Fire Station 5 Replacement	\$ 14,000,000	\$ -	\$ 14,000,000
Fire Station 20 Construction	\$ 21,000,000	\$ -	\$ 21,000,000
Fire Station 28 Construction	\$ 16,000,000	\$ -	\$ 16,000,000
Fleet Maintenance Facility	\$ 5,797,400	\$ -	\$ 5,797,400
<i>Subtotal Fire Facilities</i>	\$ 81,997,400	\$ -	\$ 81,997,400
Long Range Planning			
Land Use Element	\$ 680,000	Potential Grants	\$ 680,000
Housing Element	\$ 300,000	Potential Grants	\$ 300,000
Mobility Element	\$ 400,000	Potential Grants	\$ 400,000
Recreation Element	\$ 75,000	Potential Grants	\$ 75,000
Trails (ATP)	\$ 300,000	Potential Grants	\$ 300,000
Conservation Element (Subarea Plan)	\$ 2,800,000	Potential Grants	\$ 2,800,000
Noise Element	\$ 75,000	Potential Grants	\$ 75,000
Safety & Environmental Justice Element	\$ 90,000	Potential Grants	\$ 90,000
Community Enhancement Element	\$ 75,000	Potential Grants	\$ 75,000
Sustainable Santee Plan	\$ 130,000	Potential Grants	\$ 130,000
<i>Subtotal Long Range Planning</i>	\$ 4,925,000	\$ -	\$ 4,925,000
Total (Rounded)	\$ 337,707,100	\$ 56,020,528	\$ 281,686,572

Notes:

1 The specific location of park improvements will be dictated by the individual developments and cannot be determined at this time. The assumed acreage is calculated using the General Plan standard of 5 acres per 1,000 people and growth assumptions in the City.

2 Fire Facilities identified in the Santee Adopted Capital Improvement Program (Fiscal Years 2024-28) and by the Fire Chief.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, AMENDING CERTAIN SECTIONS OF THE SANTEE MUNICIPAL CODE TITLE 12 “SUBDIVISION OF LAND, DEVELOPMENT FEES, AND DEDICATIONS” AND CHAPTER 12.30 “DEVELOPMENT IMPACT FEES” AND FINDING THAT THE ACTIONS ARE EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City of Santee, California (the “City”) is a charter city, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, pursuant to article XI, section 5 of the California Constitution and Government Code section 37100, the legislative body of a city may pass ordinances not in conflict with the Constitution and laws of the State of California or the United States; and

WHEREAS, pursuant to the police powers delegated to it by the California Constitution, the City has the authority to enact laws which promote the public health, safety, and general welfare of its citizens; and

WHEREAS, the City currently imposes Development Impact Fees (the “Fees”) and administers a Fee program applicable to all new development within the City to recover the costs of capital facilities, infrastructure, vehicles, and equipment to mitigate the demands placed upon the City caused by new development; and

WHEREAS, pursuant to California Government Code, section 66000, *et seq.* (also known as the “Mitigation Fee Act” or the “Act”) the City is required to complete certain procedural and substantive requirements prior to imposing the Fees; and

WHEREAS, the City retained an independent consultant to conduct and prepare an impact fee nexus study, the Comprehensive Development Impact Fee Nexus Study dated December 2024, (the “Study”), attached hereto as Exhibit “B” and incorporated herein by this reference; and

WHEREAS, based upon the findings of the Study, the City wishes to increase existing development impact fee category amounts; implement new categories of development impact fees for fire facilities, long range planning and program administration; and change the methodology how the Fees are imposed on residential projects requiring the City Council to update the City’s Municipal Code (the “Code”) to account for these actions and other necessary updates thereto; and

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

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

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. Findings. The City Council hereby makes the following findings. The evidence supporting such findings, including a complete description of such findings, can be found in the Study, which is incorporated herein by this reference. The Study:

- A. Identifies the purpose of the Fees;
- B. Identifies the use to which the Fees will be put;
- C. Shows a reasonable relationship between the use of the Fees and the type of development project on which the Fees are imposed;
- D. Demonstrates a reasonable relationship between the need for the public facilities and the type of development projects on which the Fees are imposed; and
- E. Demonstrates a reasonable relationship between the amount of the Fees and the cost of the public facilities or portion of the public facilities attributable to the development on which the Fees are imposed.

Section 3. Fee Uses. The City Council hereby determines that the Fees collected shall be used to finance the public facilities described or identified in the Study or other such facility plans as may be proposed, modified, or amended from time to time by the City Council.

Section 4. Adoption of the Study and Fees. Pursuant to Section 12.30.050, the City Council shall adopt the Fees established by the Study by resolution to be adopted concurrently with the adoption of this Ordinance.

Section 5. Determination of the Fees. The Fees as set forth in Exhibit "A" to this Ordinance, attached hereto and incorporated herein by this reference shall be determined and imposed on the following basis:

- A. For residential property – Fees for residential property (i.e., single-family and multifamily property) are 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 of property.
- B. For non-residential property (excluding Drainage Fees) – Fees for non-residential property (i.e., any land use other than residential property)

are calculated by multiplying the total square footage of structures included in the building permit, divided by 1,000, and multiplied by the Fee rate (dollars per 1,000 square feet per unit) for the respective non-residential land uses.

- a. Drainage Fees for Non-residential property – Drainage Fees for non-residential property are the product of the total square footage, divided by 1,000, of impermeable surface to be constructed, including, but not limited to, roof area of structures, parking lots, driveways, patios, streets, and sidewalks, and the Fee rate (dollars per 1,000 square feet per unit) for the respective non-residential land uses.

Section 6. Municipal Code. Chapter 12.30 of the City's Code shall be updated and amended as follows. All other provisions of Chapter 12.30 not expressly amended by this Ordinance as set forth herein shall remain in full force and effect:

- A. Section 12.30.020, subdivision B shall be amended to read: "B. The purpose of the fees established by this chapter is to impose upon new development the costs of constructing public facilities which are reasonably related to the impacts of the new development. New development in the City will require the construction of new public facilities, including, without limitation, drainage improvements, traffic improvements, traffic signals, public park facilities, community facilities and other public improvements, fire facilities, facilities identified as part of the City's long range planning, and program administration. The City Council finds that it is in the interest of the public's health, safety and welfare for new development to pay the costs of constructing the public facilities reasonably related to the impacts of the new development."
- B. Section 12.30.020, subdivision D shall be amended to read: "D. The City Council finds that there is a reasonable relationship between the use of the fees established by this chapter and the types of development on which the fees are imposed. The public facilities, include, without limitation, drainage improvements, traffic improvements, traffic signals, public park facilities, community facilities and other public improvements, fire facilities, facilities identified as part of the City's long range planning, and program administration for which the fees are collected are reasonably related to the types of development to which they apply."
- C. Section 12.30.020, subdivision E shall be amended to read: "E. The City Council finds that there is a reasonable relationship between the need for the public facilities and the types of development projects to which the fees apply. The public facilities, drainage improvements, traffic improvements, traffic signals, fire facilities, facilities identified as part of the City's long range planning, and program administration that the fees

are to be used for, are needed because of the impacts caused by the type of development projects to which they apply.”

- D. Section 12.30.040, shall have the following subdivision added to read:
“E. Park-in-lieu fee is for the acquisition and development of park facilities.”
- E. Section 12.30.040, shall have the following subdivision added to read:
“F. Fire facilities fee is to fund the construction of new fire stations and procurement of apparatus and equipment.”
- F. Section 12.30.040, shall have the following subdivision added to read:
“G. Long range planning fee is for the purpose of funding updates to the City’s General Plan Elements and Sustainable Santee Plan as amended.”
- G. Section 12.30.040, shall have the following subdivision added to read:
“H. Program administration fee is a two percent (2%) fee to be added to the amount of the development impact fees due for a project to fund the costs of the City’s management and ongoing program administration, collection, and reporting costs necessary to carry out the City’s development impact fee program.”
- H. Section 12.30.050, subdivision C shall be amended to read: “C. The development impact fees, exclusive of the RTCIP mitigation fee, are automatically adjusted for inflation on July 1 of each year. The inflation adjustment is the greater of two percent (2%) or based on the Construction Cost Index (CCI) for the 20-City Average as reported by the Engineering News Record for a twelve-month period, or a similar published index if the CCI is no longer available.”
- I. Section 12.30.060, subdivision A shall be amended to read: “A. Subject to California Government Code section 66007, developers must pay the applicable development impact fees to the City at issuance of the building permit for the purpose of defraying the actual or estimated cost of the installation of any public facilities.”
- J. Section 12.30.070, subdivision A shall be amended to read: “A. All development impact fees collection pursuant to this chapter must be placed into separate accounts for each fee type. All such revenue must be expended solely for land acquisition, construction or engineering, and other related costs necessary for the installation of the public facility, or reimbursement for land acquisition, construction or engineering of the public facility for which the fee was collected.”

K. Section 12.30.150 is to be deleted in its entirety and replaced as follows:

“§ 12.30.150 **Determination of fees.**

A. With exception of the RTCIP mitigation fee, all other City development impact fees shall be calculated in accordance to the methodology provided in the authorizing ordinance and/or resolution imposing such fees adopted by the City Council, as may be amended.”

L. Sections 12.30.160, 12.30.180, and 12.30.190 are to be deleted in their entirety. Except section 12.30.160 shall remain in the Code and amended to read a title only: “§ 12.30.160 **Reserved.**”

Section 7. CEQA. The City Council has reviewed the matter and hereby finds that this Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment nor have a significant impact on the environment and is therefore not subject to California Environmental Quality Act (“CEQA”) Sections 15060(c)(2), 15060(c)(3) and/or 15061(b)(3) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3.

Section 8. Prior Fees. Pursuant to section 12.30.050 of the City’s Code, Fees are to be adopted by a resolution of the City Council. Except as provided herein and a subsequent resolution to be adopted concurrently with this Ordinance, any previous action, including any previously adopted ordinance, resolution, fee or charge, is hereby superseded and replaced by this Ordinance and resolution to be adopted concurrently approving the Fees, to the extent such previous action(s) conflict with the provisions herein.

Section 9. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council of the City of Santee hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrases be declared unconstitutional.

Section 10. Effective Date. This Ordinance shall become effective thirty (30) days after its adoption.

Section 11. Certification. The City Clerk is hereby directed to certify the adoption of this Ordinance and cause the same to be published as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 8th day of January, 2025, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on this 22nd day of January, 2025, by the following vote to wit:

AYES:
NOES:
ABSENT:

APPROVED

JOHN MINTO, MAYOR

ATTEST

JAMES JEFFRIES, CITY CLERK

EXHIBIT “A”

2025 DEVELOPMENT IMPACT FEE SCHEDULE

Land Use	Public Facilities	Traffic Signal	Traffic Mitigation	Drainage	Park in-Lieu	Fire Facilities	Long Range Planning	Administration ⁽¹⁾	Total
Residential									
<i>(Fee per Square Foot)</i>									
Single Family	\$ 5.21	\$ 0.37	\$ 2.68	\$ 0.35	\$ 6.66	\$ 1.75	\$ 0.08	\$ 0.34	\$ 17.44
Multi-Family	\$ 5.79	\$ 0.29	\$ 2.07	\$ 0.43	\$ 7.41	\$ 1.95	\$ 0.09	\$ 0.36	\$ 18.39
Non-Residential									
<i>(Fee per 1,000 Building Square Foot)</i>									
Commercial	Exempt	\$ 1,884.95	\$ 13,462.20	\$ 1,689.92	Exempt	\$ 887.29	\$ 39.84	\$ 359.28	\$18,323.48
Office	Exempt	\$ 1,040.14	\$ 7,428.64	\$ 631.53	Exempt	\$ 1,950.08	\$ 87.56	\$ 222.76	\$11,360.71
Industrial	Exempt	\$ 240.67	\$ 1,718.83	\$ 1,295.13	Exempt	\$ 195.01	\$ 8.76	\$ 69.17	\$ 3,527.57

Notes:

1 An administrative fee (2% of each fee) is collected for (1) legal, accounting, and other administrative support and (2) development impact fee program administration costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis.

EXHIBIT "B"

DEVELOPMENT IMPACT FEE NEXUS STUDY

Ordinance attachment Exhibit “B” – Development Impact Fee Nexus Study, is the same attachment previously listed with the Resolution.

**Attachment 3 – Previously provided October 23, 2024,
Staff Report provided for reference.**

STAFF REPORT

**CITY COUNCIL WORKSHOP TO REVIEW AND DISCUSS THE CITY
OF SANTEE DEVELOPMENT IMPACT FEE NEXUS STUDY AND
PROPOSED DEVELOPMENT IMPACT FEES**

**CITY COUNCIL MEETING
OCTOBER 23, 2024**

BACKGROUND

The purpose of this workshop is to review and discuss the findings and recommendations made in the Comprehensive Development Impact Fee Nexus Study and the proposed updates to Development Impact Fees (DIFs or Impact Fees) prepared by Harris & Associates.

California's AB1600, adopted in 1987 and codified as California Government Code Section 66000 et. seq., allows the City to impose Development Impact Fees on new development within the City. DIFs are a one-time charge on new development that is collected and used by the City to cover the cost of capital facilities, infrastructure, vehicles, and equipment that are required to serve new growth.

As provided in the City of Santee Impact Fee Ordinance, Santee collects impact fees from new development to pay for the costs of constructing public facilities which are reasonably related to the impacts of the new development. The City of Santee currently assesses drainage, traffic and traffic signal impact fees on non-residential and residential development, and park-in-lieu and public facilities fees on new residential development. The schedule of established fees may be amended from time to time by resolution of the City Council. They can also be updated administratively by an annual inflation factor that is included as part of the adopting resolution.

The last time the City of Santee conducted a formal Development Impact Fee update was in 2005. Since that time, development impact fees have been automatically adjusted for inflation on July 1 of each year based on the previous year's increase in the San Diego Consumer Price Index (CPI-U) or by 2.0 percent, whichever is higher.

City staff is recommending an updated Comprehensive Development Impact Fee Nexus Study and recommended Development Impact Fee Schedule in accordance with the Mitigation Fee Act (California Government Code Section 66000 et seq.), as amended by AB 602.

DISCUSSION

A Development Impact Fee Nexus Study (Nexus Study or Report) is an analysis required by California law that demonstrates the need for additional backbone infrastructure and facilities to serve anticipated growth and identifies the associated costs of those infrastructure facilities and how these costs are recovered through development impact fees.

The Mitigation Fee Act requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified.
3. Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed.
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The purpose of the Nexus Study is to demonstrate that all fee components comply with the Mitigation Fee Act. The assumptions, methodologies, facility standards, costs, and cost allocation factors that were used to establish the nexus between the fees and the development on which the fees will be charged are summarized in the Nexus Study.

AB602 requires that when applicable, the Nexus Study identifies the existing level of service for each public facility, identifies the proposed new level of service, and includes an explanation of why the new level of service is appropriate. The Nexus Study meets this requirement and includes a CIP to be adopted as part of the Nexus Study.

The Nexus Study report prepared by Harris & Associates satisfies the AB1600 Nexus requirements, AB602 requirements, and provides the necessary technical analysis to support the adoption of updated development impact fees.

In September 2024, Harris & Associates and City staff met with the development community through the Building Industry Association (BIA) as part of the process to receive feedback on the draft report and the proposed fee schedule. Harris & Associated provided a presentation to the BIA and provided a draft report following the meeting. After reviewing the draft report, the BIA had no additional comments or questions regarding the report or the proposed development impact fees. In addition, numerous attempts were made to contact representatives of the Association of General Contractors (AGC) but all attempts were unsuccessful as there was no response from the AGC. The BIA and AGC did not have any questions or comments to be considered by the City Council pursuant to Government Code section 66019.

FEE ANALYSIS

The City completed the last nexus study for the Impact Fees in 2005. At that time the list of projects was amended and the fees for both residential and non-residential were updated based upon the revised project list and revised project construction costs; however, the city has not completed a fee study for the Impact Fees since that time. Because of the extended amount of time, the need to update the project list and construction costs, and to comply with

AB602, the City began a new nexus fee study for the Impact Fees with Harris & Associates. Harris & Associates worked with City staff to update the land uses, assumptions in the analysis, project list, construction costs, and ensuring compliance with AB602.

Currently, Santee collects the following Impact Fees: Public Facilities Fee, Traffic Signal Fee, Traffic Mitigation Fee, Drainage Fee, Park In-Lieu Fee, and RTCIP Fee. The RTCIP Fee is updated annually by SANDAG and therefore, was not included in the Nexus Study. Funds from each of these Impact Fees are maintained in separate accounts until expended pursuant to the requirements of each Impact Fee. The description and purpose of each of these Impact Fees are set forth below:

Public Facilities Fee — The Public Facilities Fee is collected from new development for the installation of passive and active park facilities and for the construction of community buildings/recreation facilities. Public Facilities Fees collected from new development projects are maintained in the Public Facilities Fund.

Traffic Signal Fee — The Traffic Signal Fee is collected from new development for the installation of needed traffic signals identified from the City’s traffic signal needs list and the Nexus Study CIP, once adopted. Traffic Signal Fees collected from new development projects are maintained in the Traffic Signal Fund.

Traffic Mitigation Fee — The Traffic Mitigation Fee is collected from new development for the installation of needed improvements identified in the Circulation Element of the City’s General Plan and the Nexus Study CIP, once adopted. Traffic Mitigation Fees collected from new development projects are maintained in the Traffic Mitigation Fund.

Drainage Fee — The Drainage Fee is collected from new development for the installation of needed drainage improvements identified in the City’s latest master drainage facility study and the Nexus Study CIP, once adopted.

Park In-Lieu Fee — The Park In-Lieu Fee is collected from new development for the acquisition and development of park facilities. Park In-Lieu Fees collected from new development projects are maintained in the Park In-Lieu Fund.

The Nexus Study includes the following proposed new development impact fees:

Fire Facilities Fee — The Fire Facilities Fee is a new proposed DIF that will be collected from new development that will be used to help fund the construction of new fire stations and the procurement of apparatus to serve the City.

Long Range Planning — The Long Range Planning Fee is a new proposed fee and will be collected from new development for the purpose of contributing to fund updates to the City’s General Plan Elements and Sustainable Santee Plan. The General Plan is made up of multiple elements that are updated periodically to account for changes in the City over time. The State of California requires that among these elements be included: Land Use, Conservation, Noise, Environmental Justice, Circulation, Open Space, Safety, Air Quality, and Housing. The City of

Santee combines the Safety and Environmental Justice elements and additionally includes a Recreation element.

Program Administration — The Program Administration Fee is a new proposed fee to be collected from new development. There have been recent changes in the Mitigation Fee Act which governs the collection of impact fees. AB602 went into effect in 2022 and added Section 66016.5 to the Mitigation Fee Act and imposed several new requirements on impact fees. Three of those requirements directly impact administration of the City’s development impact fee program. First, AB602 requires that nexus studies be updated every eight years, from the period beginning on January 1, 2022. Second, AB602 requires that all fee studies shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units in the development, unless certain findings are made, and a local agency that imposes the fee utilizing this method shall be deemed to have used a valid method to establish the reasonable relationship between the fee charged and the burden posed by the development. Third, AB602 states that large jurisdictions shall adopt a CIP as part of the nexus study.

A two percent (2%) Program Administrative Fee is proposed to be added to fund the costs of the City’s management and ongoing fee program administration, collection, and reporting, based on an analysis of the administrative cost necessary to support the DIF Program. This includes costs associated with City staff and consultant time, studies, and administration to support the program and the recent additional administration requirements created by AB602. The proposed 2 percent fee is below the industry standard of 3 to 6 percent.

The Comprehensive Development Impact Fee Nexus Study provides an in-depth analysis of each of the impact fee categories, as well as, supporting detail of how the proposed development impact fees meet the requirements of the Mitigation Fee Act.

SUMMARY OF NEXUS STUDY RECOMMENDATIONS

The following is an overview of the recommended updates to the City’s development impact fee program found in the Development Impact Fee Nexus Study:

1. Adjustments to the existing development impact fees are recommended based on the findings in the Nexus Study.
2. Three new development impact fees are being proposed for Fire Facilities, Long-Range Planning and Program Administration as discussed earlier in this report.
3. A change in the methodology for calculating residential impact fees from a per unit basis to square footage was applied to comply with the proportionality requirement of AB602.
4. It is recommended that annual fee adjustments be based on the Engineering News Record Construction Cost Index instead of the Consumer Price Index. This change would require an update to the City’s Municipal Code.

The proposed Development Impact Fees are provided in the table below. The proposed updates to the fees are described in detail in the Development Impact Fee Nexus Study.

Staff Report – Development Impact Fee Nexus Study Workshop
 October 23, 2024

Land Use	Public Facilities	Traffic Signal	Traffic Mitigation	Drainage	Park in-Lieu	Fire Facilities	Long Range Planning	Administration ⁽¹⁾
Residential								
<i>(Fee per Square Foot)</i>								
Single Family	\$ 5.21	\$ 0.39	\$ 2.82	\$ 0.35	\$ 6.66	\$ 1.75	\$ 0.08	\$ 0.35
Multi-Family	\$ 5.79	\$ 0.30	\$ 2.19	\$ 0.43	\$ 7.41	\$ 1.95	\$ 0.09	\$ 0.36
Non-Residential								
<i>(Fee per 1,000 Building Square Foot)</i>								
Commercial	Exempt	\$ 1,946.24	\$ 14,182.60	\$ 1,684.85	Exempt	\$ 887.29	\$ 39.84	\$ 374.82
Office	Exempt	\$ 1,073.96	\$ 7,826.17	\$ 629.63	Exempt	\$ 1,950.08	\$ 87.56	\$ 231.35
Industrial	Exempt	\$ 248.49	\$ 1,810.81	\$ 1,291.25	Exempt	\$ 195.01	\$ 8.76	\$ 71.09

Notes:

1 An administrative fee (2% of each fee) is collected for (1) legal, accounting, and other administrative support and (2) development impact fee program administration costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis.

The City recognizes that because there has not been an update to the Nexus study since 2005, the maximum allowable fees would be a considerable increase over the existing fee currently applied to development. The following table compares the proposed fees against the existing fees for residential land uses. Existing residential fees were converted from a fee per dwelling unit to per square foot. Fees for Fire Facilities, General Plan, and Program Administration are new proposed fees so there are no existing fees to compare to.

Comparison of Proposed and Existing Development Impact and In-Lieu Fees (Residential)

Single Family	Existing Fee ⁽¹⁾	Proposed Fee	Percentage Change
Public Facilities	\$ 3.67	\$ 5.21	42%
Traffic Signal	\$ 0.21	\$ 0.39	83%
Traffic Mitigation	\$ 2.07	\$ 2.82	36%
Drainage ⁽²⁾	\$ 1.99	\$ 0.35	-82%
Park in-lieu	\$ 4.42	\$ 6.66	51%
Fire Facilities	\$ -	\$ 1.75	N/A
General Plan	\$ -	\$ 0.08	N/A
Administration	\$ -	\$ 0.35	N/A
TOTAL	\$ 12.36	\$ 17.61	42%

Multi Family	Existing Fee ⁽¹⁾	Proposed Fee	Percentage Change
Public Facilities	\$ 4.56	\$ 5.79	27%
Traffic Signal	\$ 0.18	\$ 0.30	63%
Traffic Mitigation	\$ 1.78	\$ 2.19	23%
Drainage	\$ 1.54	\$ 0.43	-72%
Park in-lieu	\$ 5.54	\$ 7.41	34%
Fire Facilities	\$ -	\$ 1.95	N/A
General Plan	\$ -	\$ 0.09	N/A
Administration	\$ -	\$ 0.36	N/A
TOTAL	\$ 13.60	\$ 18.52	36%

Notes:

- Existing fees were converted from a fee per dwelling unit to per square foot using the same residential size assumptions in this study to provide a more accurate comparison to the new fee structure.
- Drainage Fee for existing Single Family takes the average of Land Uses: HL, R1, R1A, and R2.

The table below provides a comparison of the proposed fees against the existing fees for non-residential land uses. Office and Commercial land uses experience a large increase (144% and 50% respectively), mainly due to the Traffic Signal and Traffic Mitigation fees. The existing fee collected on these two land uses were abnormally low. Furthermore, the assumptions for non-residential development have changed significantly since the prior fee update, which greatly impacted the analysis.

Comparison of Proposed and Existing Development Impact and In-Lieu Fees (Non-Residential)

Commercial	Existing Fee		Proposed Fee		Percentage Change
Public Facilities		Exempt		Exempt	Exempt
Traffic Signal	\$	1,568.00	\$	1,946.24	24%
Traffic Mitigation	\$	9,721.00	\$	14,182.60	46%
Drainage	\$	1,452.00	\$	1,684.85	16%
Park in-lieu		Exempt		Exempt	Exempt
Fire Facilities	\$	-	\$	887.29	N/A
General Plan	\$	-	\$	39.84	N/A
Administration	\$	-	\$	374.82	N/A
TOTAL	\$	12,741.00	\$	19,115.64	50%

Office	Existing Fee		Proposed Fee		Percentage Change
Public Facilities		Exempt		Exempt	Exempt
Traffic Signal	\$	470.00	\$	1,073.96	129%
Traffic Mitigation	\$	2,913.00	\$	7,826.17	169%
Drainage	\$	1,452.00	\$	629.63	-57%
Park in-lieu		Exempt		Exempt	Exempt
Fire Facilities	\$	-	\$	1,950.08	N/A
General Plan	\$	-	\$	87.56	N/A
Administration	\$	-	\$	231.35	N/A
TOTAL	\$	4,835.00	\$	11,798.75	144%

Industrial	Existing Fee		Proposed Fee		Percentage Change
Public Facilities		Exempt		Exempt	Exempt
Traffic Signal	\$	197.00	\$	248.49	26%
Traffic Mitigation	\$	1,216.00	\$	1,810.81	49%
Drainage	\$	1,452.00	\$	1,291.25	-11%
Park in-lieu		Exempt		Exempt	Exempt
Fire Facilities	\$	-	\$	195.01	N/A
General Plan	\$	-	\$	8.76	N/A
Administration	\$	-	\$	71.09	N/A
TOTAL	\$	2,865.00	\$	3,625.41	27%

The DIFs may be adjusted periodically to reflect revised facility requirements, receipt of funding from alternative sources (i.e., state or federal grants), revised facilities or costs, changes in demographics, changes in the average unit square footage, or changes in the land use plan. In accordance with Santee Municipal Code section 12.30.050, Santee Development Impact Fees are automatically adjusted for inflation on July 1 of each year. The inflation adjustment is two percent or based on the previous calendar years increase in the San Diego Consumer Price Index (CPI-U: All Items) as published by the Bureau of Labor Statistics, whichever is higher. If the Development Impact Fee Nexus Study is approved, the Municipal Code would need to be updated to adjust fees annually on July 1st based on the Construction Cost Index (CCI) for the 20-City Average as reported by Engineering News Record (ENR) for a twelve-month period or a similar published index if the CCI Index is no longer available.

PUBLIC HEARING REQUIREMENTS

According to the California Government Code, prior to levying a new fee or increasing an existing fee, an agency must hold at least one open and public meeting with at least 30 days' notice. In addition, notice of the time and place of the meeting, including a general explanation of the matter to be considered, and a statement that the data required by this section is available, shall be mailed at least 14 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice of the meeting on new or increased fees or service charges. Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed. At least ten days prior to this meeting, the agency must make data on infrastructure costs and funding sources available to the public. Notice of the time and place of the meeting and a general explanation of the matter are to be published in accordance with Section 6062a of the Government Code, which states that publication of notice shall occur for ten days in a newspaper regularly published once a week or more. The new or increased fees shall be effective no earlier than 60 days following the final action on the adoption or increase of the fees.

To meet the above noticing requirements, the Notice of Public Hearing was published in the East County Californian on October 11, 2024, and will be published two additional times on November 1 and November 8, 2024. Staff mailed two letters to interested parties on October 11, 2024. Both the BIA and SDG&E had a written request for notification of fee increases on file with the City Clerk. The Notice of Public Hearing was also posted outside the City Council Chambers on October 11, 2024. The final draft Development Impact Fee Nexus Study will be available for public review in the City Clerk's Office and made available on the City's website on November 1, 2024.

The public hearing to adopt the Development Impact Fee Nexus Study and the proposed updates to the development impact fees, is currently scheduled on November 13, 2024. If the proposed development impact fees are approved, the new fees would take effect at least 60 days following the public hearing on January 13, 2025.

ENVIRONMENTAL DETERMINATION

This action is exempt from the California Environmental Quality Act (CEQA) as it does not constitute a project, as defined by Section 15378 of the State CEQA Guidelines. Therefore, no environmental review is required.

RECOMMENDATION

It is recommended that the City Council conduct the public workshop to review and discuss the Comprehensive Development Impact Fee Nexus Study and the proposed updated development impact fees. It is further recommended that the City Council conduct a public hearing on November 13, 2024, to consider public testimony and adopt the Comprehensive Development Impact Fee Nexus Study and the proposed updated development impact fees.

MEETING DATE January 8, 2025

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

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

The terms for some Council and Citizen Committees are expiring. Representatives need to be reappointed or appointed for the 2025 calendar year. Policy LPM 2018-1 authorizes the City Council to make appointments to the City's committees.

Mayor Minto will call for a vote on his recommendation for each Committee and direct the City Clerk to send notices of updates to each organization. The new terms will begin on January 9, 2025, and expire on January 27, 2027.

FINANCIAL STATEMENT

None.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MMB*

Take action on the Mayor's recommendation to the City's Boards, Commissions and Committees appointments.

ATTACHMENT

Proposed Local Appointment List

CITY OF SANTEE – LOCAL APPOINTMENT LIST
BOARDS, COMMISSIONS AND COMMITTEES
 (Proposed 2025 changes)

Proposed List
 Changes are noted in
 yellow highlight

Council Committees

CITY COUNCIL & SANTEE ELEMENTARY SCHOOL DISTRICT CONFERENCE COMMITTEE

Qualifications: Member of the City Council or School Board; terms are annual

	Appointed	Current Term Expiration
Representative – Vice Mayor Rob McNelis	01/08/25	01/27/27
Representative – Councilmember Dustin Trotter	01/08/25	01/27/27

SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES AUTHORITY (SLEMSA)

Qualifications: Member of the City Council; term is per appointing agency.

	Appointed	Current Term Expiration
Representative – Councilmember Dustin Trotter	01/08/25	01/27/27
Representative – Councilmember Ronn Hall	01/08/25	01/27/27
Alternate – Mayor John W. Minto	01/08/25	01/27/27

GOODAN RANCH POLICY COMMITTEE

Qualifications: Three elected representatives from the County of San Diego, City of Poway and City of Santee; terms are annual

	Appointed	Current Term Expiration
Representative – Councilmember Dustin Trotter	01/08/25	01/27/27
Alternate – Vice Mayor Rob McNelis	01/08/25	01/27/27

HEARTLAND COMMUNICATIONS FACILITY COMMISSION*

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

	Appointed	Current Term Expiration
Representative – Councilmember Laura Koval	01/08/25	01/27/27
Alternate – Vice Mayor Rob McNelis	01/08/25	01/27/27

*Stipend Received

HEARTLAND FIRE TRAINING FACILITY AUTHORITY COMMISSION*

Qualifications: Agency member Heartland Fire Training Facility Authority; term is per appointing agency

	Appointed	Current Term Expiration
Representative – Vice Mayor Rob McNelis	01/08/25	01/27/27
Alternate – Councilmember Ronn Hall	01/08/25	01/27/27

*Stipend Received

LOCAL APPOINTMENTS LIST, PROPOSED 2025 CHANGES

LEAGUE OF CALIFORNIA CITIES*

Qualifications: Member of the City Council; terms are annual.

	Appointed	Current Term Expiration
Representative – Mayor John W. Minto	01/08/25	01/27/27
Alternate – Councilmember Laura Koval	01/08/25	01/27/27

**Any Council Member may choose to attend any individual event*

MISSION TRAILS REGIONAL PARK TASK FORCE

Qualifications: Member of City Council; terms are annual

	Appointed	Current Term Expiration
Representative – Councilmember Dustin Trotter	01/08/25	01/27/27
Alternate – Vice Mayor Rob McNelis	01/08/25	01/27/27

SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG) Board of Directors*

Qualifications: Member of the City Council; terms are annual

	Appointed	Current Term Expiration
Representative – Mayor John W. Minto	01/08/25	01/27/27
Alternate – Councilmember Laura Koval	01/08/25	01/27/27
2 nd Alternate – Councilmember Ronn Hall	01/08/25	01/27/27

**Stipend Received*

SAN DIEGO METROPOLITAN TRANSIT SYSTEM (MTS)*

Qualifications: Member of the City Council; terms are annual.

	Appointed	Current Term Expiration
Representative – Councilmember Ronn Hall	01/08/25	01/27/27
Alternate – Councilmember Laura Koval	01/08/25	01/27/27
2 nd Alternate – Mayor John W. Minto	01/08/25	01/27/27

**Stipend Received*

SAN DIEGO RIVER CONSERVANCY BOARD

Qualifications: Member of the City Council; terms are annual.

	Appointed	Current Term Expiration
Representative – Councilmember Dustin Trotter	01/08/25	01/27/27
Alternate – Councilmember Laura Koval	01/08/25	01/27/27

EAST COUNTY ECONOMIC DEVELOPMENT COUNCIL

Qualifications: Member of the City Council; terms are annual

	Appointed	Current Term Expiration
Representative – Councilmember Dustin Trotter	01/08/25	01/27/27
Alternate – Councilmember Ronn Hall	01/08/25	01/27/27

LOCAL APPOINTMENTS LIST, PROPOSED 2025 CHANGES

CITIZEN COMMITTEES

<u>CITIZENS ADVISORY COMMITTEE FOR MISSION TRAILS REGIONAL PARK</u>			<u>DISTRICT</u>
<i>Qualifications: City of Santee resident; terms are annual</i>			
	Appointed	Current Term Expiration	
Representative – Gary Strawn	01/08/25	01/27/27	4

<u>COMMUNITY ORIENTED POLICING COMMITTEE</u>			<u>DISTRICT</u>
<i>Requirements: Members are set forth by Council and include a City Council Member, City Manager, Santee Sheriff's Station Commander, representatives from the Santee School District, West Hills High School, Santana High School, Chamber of Commerce, Santee Collaborative, Institute for Public Strategies, CASA/Santee Solutions Coalition, 5 Citizens-At-Large, and honorary member Denette McLagan; term limits are at the pleasure of the legislative body.</i>			
	Appointed	Current Term Expiration	
Representative – John Minto, Mayor	01/08/25	01/27/27	
Citizen-At-Large – Mike Aiken	01/08/25	01/27/27	2
Citizen-At-Large – Linda Roach	01/08/25	01/27/27	3
Citizen-At-Large – Dr. Mark Foreman	01/08/25	01/27/27	1
Citizen-At-Large – Steve Stelman	01/08/25	01/27/27	2
Citizen-At-Large – Peter Diehl	01/08/25	01/27/27	1

<u>GILLESPIE FIELD DEVELOPMENT COUNCIL</u>			<u>DISTRICT</u>
<i>Qualifications: Expertise and experience in real estate, finance, industrial development or aviation, and have a demonstrated interest in the economic viability of Gillespie Field; term is four years</i>			
	Appointed	Current Term Expiration	
Representative – James Sly	12/14/22	08/06/27	4

<u>MANUFACTURED HOME FAIR PRACTICES COMMISSION*</u>			<u>DISTRICT</u>
<i>Qualifications: The Commission consists of five regular members and all members must be resident electors and are appointed by the Mayor, with the approval of the City Council. Term: Each regular member shall be appointed to serve a two-year term and shall hold office until a new member has been duly appointed.</i>			
	Appointed	Current Term Expiration	
Commissioner D'Arcy Granbois	12/14/22	01/28/26	2
Commissioner Edward Vandiver	12/14/22	01/28/26	2
Commissioner Keshav Damoor	01/08/25	01/27/27	4
Commissioner Lili Patch	01/08/25	01/27/27	2
Commissioner Linda Dochterman	01/08/25	01/27/27	4

*Stipend Received

LOCAL APPOINTMENTS LIST, PROPOSED 2025 CHANGES

<u>SALARY SETTING ADVISORY COMMITTEE</u>			
<i>Regular biennial meetings are held on odd-numbered years. Appointments are made by the Mayor, with the approval of the City Council; terms are at the pleasure of the legislative body.</i>			
			<u>DISTRICT</u>
	Appointed	Current Term Expiration	
John Smith	01/08/25	01/27/27	1
Justin Schlaefli	12/14/22	01/28/26	2
Karen Bisignano	01/08/25	01/27/27	2
Keshav Damoor	01/08/25	01/27/27	4
Lili Patch	12/14/22	01/28/26	2
Robert Dean Velasco	12/14/22	01/28/26	4
Warren Savage	01/08/25	01/27/27	4

<u>SANTEE PARK AND RECREATION COMMITTEE (SPARC)</u>			
<i>Resident appointments to the SPARC are made by the Mayor, with the approval of the City Council. Term is at the pleasure of the legislative body.</i>			
			<u>DISTRICT</u>
	Appointed	Current Term Expiration	
Alan Tuthill	01/08/25	01/27/27	1
Cyndy Carlton	12/14/22	01/28/26	1
Dan Bickford	12/14/22	01/28/26	3
Kathleen Pishny	12/14/22	01/28/26	3
Ken Fox	01/08/25	01/27/27	2
Lynda Marrokal	01/08/25	01/27/27	3
Michelle Dressler	01/08/25	01/27/27	3
Robert "Bob" Llyod	01/08/25	01/27/27	4
Robert Dean Velasco	12/14/22	01/28/26	4
Ryan McCarthy	12/14/22	01/28/26	4
Stephanie Price	01/08/25	01/27/27	2
Anita Bautista – Honorary Member*	01/08/25	01/27/27	1

*Honorary Members have no voting authority